



TUALATIN CITY COUNCIL MEETING

MONDAY, SEPTEMBER 28, 2020

JUANITA POHL CENTER
8513 SW TUALATIN ROAD
TUALATIN, OR 97062

Mayor Frank Bubenik
Council President Nancy Grimes
Councilor Paul Morrison Councilor Robert Kellogg
Councilor Bridget Brooks Councilor Maria Reyes
Councilor Valerie Pratt

To the extent possible, the public is encouraged to watch the meeting live on local cable channel 28, or on the City's website.

For those wishing to provide comment during the meeting, there is one opportunity on the agenda: Public Comment. Written statements may be sent in advance of the meeting to Deputy City Recorder Nicole Morris up until 4:30 pm on Monday, September 28. These statements will be included in the official meeting record, but not read during the meeting.

For those who would prefer to make verbal comment, there are two ways to do so. As always, public comment is limited to three minutes per person.

Phone: +1 669 900 6833

Meeting ID: 861 2129 3664 Password: 18880

Link: <https://us02web.zoom.us/j/86121293664?pwd=SS9XZUZyT3FnMk5rbDVKKN2pWbnZ6UT09>

Work Session

- 1. 5:00 p.m. (45 min) – Tualatin Moving Forward Bus Tour (Virtual) & Quarterly Update.** In light of health recommendations, this year's bus tour has gone virtual. The presentation will include eight tour stops highlighting recently completed projects and others that have reached significant milestones.
 - 2. 5:45 p.m. (45 min) – Regulation of Marijuana Facilities in Tualatin.** Council will review the public feedback received in response to proposed changes to Tualatin's regulations of marijuana facilities, and if appropriate give staff direction on next steps.
 - 3. 6:30 p.m. (30 min) – Council Meeting Agenda Review, Communications & Roundtable.** Council will review the agenda for the September 28th City Council meeting and brief the Council on issues of mutual interest.
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7:00 P.M. CITY COUNCIL MEETING

Call to Order

Announcements

- [1.](#) Proclamation Declaring October 2020 as Domestic Violence Awareness Month in the City of Tualatin
- [2.](#) Proclamation Declaring September 2020 as Emergency Preparedness Month

Public Comment

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

Consent Agenda

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda.

- [1.](#) Consideration of Approval of the City Council Work Session and Regular Meeting Minutes of August 10, 2020 and September 14, 2020
- [2.](#) Consideration of **Resolution No. 5521-20** Awarding Fiscal Year 2020-21 Outside Agency Grant Funds to Provide Services to the Tualatin Community

Special Reports

- [1.](#) Presentation of the Final Report on the Feasibility of Urban Renewal Districts in Tualatin, Oregon

Public Hearings - Legislative or Other

- [1.](#) Consideration of Plan Text Amendment 20-0003 to Modify the Medium Low-Density Residential (RML) Zone to Allow Detached Single-Family Residential Dwellings as an Outright Permitted Use (continued from August 10, 2020)

Items Removed from Consent Agenda

Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

Council Communications

Adjournment

Meeting materials, including agendas, packets, public hearing and public comment guidelines, and Mayor and Councilor bios are available at www.tualatinoregon.gov/council.

Tualatin City Council meets are broadcast live, and recorded, by Tualatin Valley Community Television (TVCTV) Government Access Programming. For more information, contact TVCTV at 503.629.8534 or visit www.tvctv.org/tualatin.

In compliance with the Americans with Disabilities Act, this meeting location is accessible to persons with disabilities. To request accommodations, please contact the City Manager's Office at 503.691.3011 36 hours in advance of the meeting.



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Jeff Fuchs, P.E., Public Works Director
Kelsey Lewis, Deputy Program Manager/Management Analyst II
Megan George, Assistant to the City Manager

DATE: September 28, 2020

SUBJECT:
Tualatin Moving Forward Quarterly Update/Virtual Bus Tour

EXECUTIVE SUMMARY:

In light of health recommendations, this year's bus tour has gone "virtual". The presentation will include eight tour stops highlighting recently completed projects and others that have reached significant milestones.

In May 2018, Tualatin voters approved a \$20 million bond measure to pay for projects that improve traffic flow, neighborhood safety, and provide safe access to schools and parks citywide. The Tualatin Moving Forward Program Team is committed to providing the City Council with quarterly updates in alignment with the agreed-upon communication goals to:

- Be fully transparent and commit to communicating at every stage;
- Continue to engage the community in projects;
- Use multiple channels to communicate with diverse audiences; and
- Demonstrate progress and build confidence with the community-score cards, quarterly reports, project signage and more.

ATTACHMENTS:

- Virtual Bus Tour Presentation



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Aquilla Hurd-Ravich, Community Development Director
DATE: September 28, 2020

SUBJECT:

Public feedback in response to proposed changes to Tualatin's regulations of marijuana facilities.

RECOMMENDATION:

Staff recommends the Council review the public feedback and give staff direction to amend Tualatin Development Code Chapter 80 if the Council so chooses.

EXECUTIVE SUMMARY:

On several occasions over the course of this past year the Council has discussed the possibility of amending Tualatin Development Code (TDC) Chapter 80 which regulates marijuana facilities in the City. After a discussion at the January 27, 2020 Work Session the Council directed staff to seek feedback on potential changes to the code. Staff drafted a public outreach plan and was preparing to commence outreach last March when the COVID-19 pandemic forced an abrupt change to the way public engagement was conducted. After staff, the community, and the public in general adjusted to virtual meetings and on-line engagement we returned to this topic. On September 16, 2020, we held our first virtual engagement session in the form of public webinar. Tonight we will present the questions and comments we received in reaction to the proposed changes.

The proposed changes include:

- Location:
 - Allow retail dispensaries in commercial zones
 - All other business types (including wholesale, processing, and growing) will continued to be allowed in industrial areas
- Reduce buffers to 1,000 foot buffer from other uses:
 - Schools
 - Parks
 - Libraries
 - Residential zones
- Reduce the separation requirement between marijuana facilities to 1,000 feet to match state law.

Based on the comments we received during the webinar, through email, and on social media prior to the webinar there is generally support to maintain the existing code. The questions and comments we have received are included in the packet.

OUTCOMES OF DECISION:

If Council directs staff to amend the code, Planning staff will prepare an amendment and present it to the Planning Commission in October for their consideration and recommendation. Following Planning Commission, Council will hold a public hearing to consider the amendments in November.

ATTACHMENTS:

A - Presentation from the Webinar

B – Questions and Comments received from the public

MARIJUANA REGULATIONS CONVERSATION
Questions and Answers

ANTHONY WARREN

Studies by researchers from University of Denver (as published in Justice Quarterly) found neighborhoods with one or more medical or recreational dispensaries saw increased crime rates that were between 26 and 1,452 percent higher than in neighborhoods without any commercial marijuana activity. Given this research, how do you defend to families in the community these kinds of risky proposed changes?

Response: *Marijuana businesses are not allowed in neighborhoods by State law. The changes being considered, would allow marijuana retailers in commercial areas, subject being sited at least 1,000 feet away from residential neighborhoods, in addition to schools, parks, and libraries.*

NIKLAS WARREN

Knowing state law makes personal marijuana use legal on one's own private property/home, and not out in public, what practical purpose does reducing minimum distance in public serve?

Response: *The Tualatin City Council has directed staff to solicit public feedback on the proposed reduction of the existing 3,000 buffers from schools, libraries, parks to 1,000 feet.*

WILLIAM DI GIALLORENZO

How can I open a marijuana store in Tualatin?

Response: *Marijuana businesses in Oregon are primarily regulated by the Oregon Liquor Licensing Commission. Businesses seeking a license to do business in Tualatin are required to obtain approval for their location and comply with Tualatin's locally adopted regulations (Chapter 80 of the Development Code). All businesses operating in Tualatin must also obtain a business license.*

KATHLEEN SILLOWAY

My question has to do with the reduction in distance from marijuana dispensaries to places like schools and parks--as well as between each other. Is this to get more in line with state guidelines? If not, why the proposed reduction?

Response: *The proposed changes include a change to reduce the maximum distance between marijuana businesses from 2,000 feet to 1,000, to comply with state law. State guidelines require marijuana businesses to be 1,000 feet from schools and outside of residential areas. Tualatin's other existing marijuana regulations and proposed changes are locally adopted.*

Also, why the limitation on the central commercial district? We have a vaping store and bars there; how is this different? It seems somewhat hypocritical to me, truth be told.

Response: *The proposed changes would allow marijuana retailers in commercial areas but would require them to be at least 1,000 feet from parks, schools, the library, and residential areas. In certain commercial locations, including those adjacent to the Tualatin Library and Tualatin Commons park, this 1,000 foot "buffer" would effectively prohibit marijuana retailers.*

Thank you. I am hoping to be able to be on the Zoom call. Will it be recorded and accessible later for those who can't?

Response: Yes. Please visit: <https://www.tualatinoregon.gov/communitydevelopment/information-session-proposed-changes-marijuana-regulations>

SUSAN HANSON

Can you tell us the process for making changes? Will the council make the decision, or will there be a vote?

Response: *If approved, the proposed changes would be made by Ordinance adopted by the City Council, and would not be put out to a public vote. A public hearing on the proposed changes is currently scheduled for November 9, 2020.*

Are there other cities in Oregon with restrictions that exceed the minimum state restrictions specifically regarding 1000 feet from schools? And is the 1000 feet distance from schools the state restriction?

Response: *State law requires marijuana businesses to be at least 1,000 feet from schools. The City has not conducted a comparative analysis of other municipal marijuana facility regulations.*

Will you be able to provide us with a map showing where marijuana businesses can be located given the proposed changes?

Response: Yes. Please visit: <https://www.tualatinoregon.gov/communitydevelopment/information-session-proposed-changes-marijuana-regulations>

I believe there is only one liquor store in the city of Tualatin, will there be a limited number of marijuana businesses allowed in the city of Tualatin?

Response: *There is no existing or proposed limit strictly based on the number of marijuana businesses located in Tualatin.*

RIVERPARK CIO

Do you have dispensaries showing interest in opening here?

Response: *Since the adoption of regulations in 2015, several prospective facility operators have contacted the Planning Division to inquire about Tualatin's location requirements and regulations.*

PAT BUDOR

Is there a minimum distance from a residential zone? Commercial zones are right next to residential zones, so if it's right on the border it will in effect be in a residential one.

Response: *State law prohibits marijuana facilities in residential zones. The changes being considered would require marijuana facilities to be located at least 1,000 feet from a residential zone.*

ANTHONY WARREN

I am curious when will we have the opportunity to engage city councilors on this directly? I have already emailed them in the past on this topic but am hoping for more direct community QA from officials.

Response: *You may contact City Councilors on this topic at any time. However, all comments and questions received through this outreach process will be shared with the entire City Council. The City Council will consider the proposed changes at a public hearing currently scheduled for November 9, 2020, at which you may also provide written and/or verbal testimony.*

Also why is the city eager to change these rules? The attempt at possible revenue increase does not seem in line with community values and the work done in years.

Response: *The Tualatin City Council has directed staff to solicit public feedback on the proposed changes.*

ANONYMOUS

Will the many emails and public testimony against changing regulation the council received earlier this year be included in the record?

Response: *To ensure any emails and testimony are included in the public record for the recently proposed changes, please email to engman@tualatin.gov.*

MARIJUANA REGULATIONS CONVERSATION
Comments Received

SEPTEMBER 11, 2020

I don't know if there will be a public comment period or if this hearing is it. On proposals that are being considered, but I did want to reach out and just express my support for the historic ordinances that have existed, as well as significant concern over potential changes. I could understand being more liberal with regard to industrial zones, but continuing the restrictions around schools and other institutions seems very prudent. I recognize there are likely significant tax implications of maintaining the existing ordinances, however it has been point of pride for me that Tualatin doesn't look like all the towns on the coast. We are a family-centered community and maintaining existing ordinances is critical to sustaining that identity.

Thank you for the consideration,
Melissa Evers-Hood

SEPTEMBER 15, 2020

Please consider this a public comment/question ahead of tomorrow's city public meeting on this.

I don't find myself persuaded on the argument I have heard from some of the city councilors around this being a revenue booster for the city. I do not think this would be good for the city. Making it easier for people to access a federally controlled substance is not in the best interest of the community.

I would really encourage the city council to review studies by researchers from University of Denver (as published in Justice Quarterly) which found neighborhoods with one or more medical or recreational dispensaries saw increased crime rates that were between 26 and 1,452 percent higher than in neighborhoods without any commercial marijuana activity. In the same way Jiggles for years brought in revenue to the city, it was a stain on the city's reputation and not for the betterment of the community.

Given this research, how do you defend to families in the community these kinds of risky proposed changes?

Anthony Warren
Tualatin resident, father and Tualatin Parks Advisory Committee Member

My comments/plea:

Please do not reduce the distance. It is already terrible having to smell this disgusting drug in our parks and other public spaces as it is.

If people want to do this in their own home, fine, but I and the rest of the general public should not be subject to this.

Do not forfeit public health in public spaces for money from a pot shop.

Thank you,
Niklas Warren
Resident of Tualatin

SEPTEMBER 16, 2020

I want to voice that I am STRONGLY against changing the distance regulations. If these stores must be in Tualatin there are plenty of places they can be that are not close to places I go with my children.

Holly Cuperus

Please do pass this along as well -- just because you can (in accordance with state law) does not mean you should.

Local governments have the power to implement zoning controls as is beneficial to the community, and Tualatin does not need the pot business. Please do not sacrifice the well being of the community at the altar of profit.

Niklas Warren

I was not able to give feedback at the meeting today, but I'd like to voice concern about the change in regulations.

I feel that reducing the buffer from schools and distance between dispensaries to 1000 feet is not in the best interest of the city and it's residents.

1000 feet is only a few blocks. If the regulation is changed, a dispensary could be located just a few blocks from Hazelbrook Middle School.

The businesses in the NW commercial zone are, in general, not retail stores. While the General Manufacturing Planning District does allow for marijuana facilities, reducing the buffer as well as distance between facilities to 1000 feet will increase the number of retail store fronts. We've already seen areas of Portland that have a glut of dispensaries, where they seem more common than coffee shops. The increase in retail store fronts will change the business profile of an area that is mainly intended for General Manufacturing.

I would caution against changing the regulations. Once they are changed it's difficult to go back. If the city feels that the regulations need to be loosened. I would suggest a distance of 2000 feet and updating the planning zones. If you were to remove the allowance for marijuana facilities from the general manufacturing zone and create a new manufacturing zone that also allowed marijuana facilities, you could have finer control over their placement and density.

Brian Maguire

WEBINAR

In my humble opinion, Oregon has more than enough pot shops. You can throw a stone without hitting one anywhere else in the metro area. Tualatin doesn't need one.

Anonymous

September 18, 2020

SEPTEMBER 18, 2020

I read an article about the proposed changes and watched the replay of the zoom meeting from last night. I'd like to share my humble opinion to add to your collection of comments.

As a wife and mother of two young children, a homeowner, and a former CIO president and treasurer, I care deeply about my community. Something that I love about Tualatin is that I can envision my children riding their bikes to stores, the library, and friends' houses as they get older like I was able to do as a child. The city feels clean, safe, and friendly. In a lot of ways, I feel like it is one of the last sweet suburbs of Portland. Since marijuana was legalized, I've seen so many cities and towns throughout Oregon become loaded with marijuana shops and I feel that a grungy, uncomfortable vibe has come with it. I am fearful that if it becomes easier for marijuana shops to open in Tualatin, we will lose our charm and I won't feel as comfortable letting my children enjoy the wonderful accessibility of our town.

Thank you so much for listening,
Jamie Gowins

FACEBOOK

- Rob Spalding** You'll be lowering my taxes when you bring in taxes from this right? No? Damn
Ban Rob Spalding · Unhide · Message · 1w
- E.S. Lamb** Tualatin does not need weed shops. Keep them regulated as they are or get them out completely. Want weed? Go to Tigard. They have plenty.
Like · Reply · Message · 1w
- E.S. Lamb** Keep weed out of Tualatin. More homeless scumbags are already moving in here. We don't need further incentive to attract any more of them.
Like · Reply · Message · 5d
- Kristine Fagler** houseless people are not who is using recreational marijuana. Maybe stop complaining on every single post and do some research
Like · Reply · Message · 5d
- E.S. Lamb** Kristine Fagler Do you work downtown among the homeless as I have? How's that for research? The streets of Portland are littered with the trash of the homeless, including empty marijuana vials (and needles) issued from any number of dispensaries. To deny the connection between the homeless and drug use and this obvious reality is absolutely absurd.
Like · Reply · Message · 5d · Edited
- Kristine Fagler** E.S. Lamb houseless people with drug addiction issue and mental health problems is a separate conversation. This is about Tualatin reviewing regulations on recreational marijuana.
Like · Reply · Message · 5d
- E.S. Lamb** Kristine Fagler You're absolutely clueless if you cannot admit the link that obviously exists between the two, vagrants and drugs. "Houseless?" Is that the new kinder and gentler term, some sort of further semantic gymnastics, issued to you by headquarters? What a joke.
Like · Reply · Message · 4d

- Kristine Fagler** E.S. Lamb reading comprehension is a learned skill. I recommend you take classes.
Like · Reply · Message · 4d
- E.S. Lamb** Kristine Fagler Oh, the irony. You couldn't even read and comprehend the prior posts in this thread.
- Sara Evans** It would be nice to have a dispensary here.
Like · Reply · Message · 6d


Hide 11 Replies

 - E.S. Lamb** Sara Evans Go to Tigard. They have plenty.
Like · Reply · Message · 5d
 - Sara Evans** E.S. Lamb I don't wanna
Like · Reply · Message · 5d
 - Sara Evans** E.S. Lamb besides, what's wrong with a dispensary here in town?
Like · Reply · Message · 5d
 - E.S. Lamb** Sara Evans Too lazy? Typical dope smoker.
Like · Reply · Message · 5d
 - Sara Evans** Hahaha.... far from it
Like · Reply · Message · 5d
 - Alicia Eginton Hoyle** Sara Evans this isn't about having a dispensary in Tualatin. They are currently allowed. It's about changing the zoning to allow them within 1,000 feet of schools, parks, playgrounds and libraries.
Like · Reply · Message · 5d


FACEBOOK

 **Sara Evans** Alicia Eginton Hoyle gotcha


Like · Reply · Message · 5d

 **Jonathan Crane** Alicia Eginton Hoyle Not within 1000 feet, at least a thousand feet, which is consistent with the State law and how most other municipalities are doing it. For all intents and purposes, we have a ban.

Like · Reply · Message · 5d


 **Alicia Eginton Hoyle** Jonathan Crane what are Lake Oswego, Wilsonville and West Linn doing? It's my understanding that they are not allowing it at all. Was this an issue before Western Dispensaries hired an attorney to get the city to change the zoning so they could put a store at a freeway exit in Tualatin. A pot shop on one side and an In n Out on the other. If the zoning changes, that could very well become the image of Tualatin.

Like · Reply · Message · 5d

 **Jonathan Crane** Alicia Eginton Hoyle I just think the city has bigger fish to fry. Pot is legal, can't stop it. People (yes, even Tualatin residents) are going to buy it, whether it's a few blocks away in Tigard or King City or not, so perhaps might be best to accept... [See More](#)


Like · Reply · Message · 4d




 **Jonathan Crane** Alicia Eginton Hoyle I just think the city has bigger fish to fry. Pot is legal, can't stop it. People (yes, even Tualatin residents) are going to buy it, whether it's a few blocks away in Tigard or King City or not, so perhaps might be best to accept this reality and enjoy the sizable tax proceeds and prospering local businesses like most of our neighboring cities do. We allow alcohol, cigarettes, gambling, which all have far greater addictive powers than THC. I think it's time for society to move on, Including Tualatin.

Like · Reply · Message · 4d



 **Doug McClure** If it brings in tax money for the city do it. I don't care for the leaf myself but it's legal in the state, so why not?


Like · Reply · Message · 4d

 Reply as City of Tualatin

 **Jonathan Crane** Why not? We have a liquor store. What's the difference?


Like · Reply · Message · 5d




 **Niklas Warren** These proposed changes are terrible. I am so sick of smelling this garbage in public, and now we want to bring MORE of this into our community? NO THANK YOU.

Like · Reply · Message · 1d




 **Sarah Hall** Drive 10 minutes to another city and get it. I feel like there are more pot shops then Starbucks in the area now. Stay out of Tualatin.

Like · Reply · Message · 21h

 **David Dunn** Ban the sales of an illegal product.

Like · Reply · Message · 1d

 **Ethan Lamb** Get rid of dope in Tualatin. We have enough homeless now as it is without supplying them weed.

Like · Reply · Message · 1d

TWITTER



tweem @NTFT8T · Sep 11
Finally



marinemajor 🤘 @marinemajor · Sep 6
Shut them down.

INSTAGRAM



jayperez23 Glad to hear there's more discussion on this topic taking place. More love and more money into the community ❤️

1w Reply



irishpdx I really hope that we do not change our regulations.

1w Reply

NEXT DOOR



Kathy M. • Riverpark CIO1
Maybe we could also talk about food carts for Tualatin
3 Sep

❤️ 😊 3



Barbara M. • CIO2 - East Tualatin
Restaurants are all struggling... food carts may hurt their business???

3 Sep

❤️ 1



Kathy M. • Riverpark CIO1
I heard that 2 years ago before Covid was around. Would be nice to see Tualatin come to the 21st century
3 Sep

❤️ 3



Toni & Len C. • Riverpark CIO1
Good info from City councilors Paul Morrison and Nancy Grimes in a recent Tualatin Life. They don't agree with the location zone changes.
5 Sep

❤️ 1



James F. • Ibach CIO
They don't even represent a majority on the council. Marijuana is legal in Oregon and yet Tualatin, by pushing dispensaries, etc. to the fringes of the city, is disingenuous in accepting state tax dollars from their sales. Alcohol, tobacco and other vaping products are allowed to operate all over Tualatin and in the downtown core. Why is marijuana being subjected to a different standard? I'm a disabled veteran with a medical marijuana card that has to travel out of town to obtain this product and I have a vehicle to do so. There are others like me who don't have this ability.

6 Sep

❤️ 4



Joey B. • Riverpark CIO1
James Folk I agree with you.
9 Sep

▼

CHAPTER 80 - MARIJUANA FACILITIES

TDC 80.010. - Purpose.

The purpose of this chapter is to:

- (1) Protect the general health, safety, property, and welfare of the public;
- (2) Balance the right of individuals to produce and access marijuana and marijuana derivatives consistent with state law, with the need to minimize adverse impacts to nearby properties that may result from the production, storage, distribution, sale, and/or use of marijuana and derivatives;
- (3) Prevent or reduce criminal activity that may result in harm to persons or property;
- (4) Prevent or reduce diversion of state-licensed marijuana and marijuana derivatives to minors; and
- (5) Minimize impacts to the City's public safety services by reducing calls for service.

(Ord No. 1379-15, 03-23-15)

TDC 80.020. - Definitions.

The words and phrases have the following meanings:

Edible marijuana means edible product that contains marijuana.

Homegrown marijuana means marijuana grown or made by a person 21 years of age or older for noncommercial purposes.

Marijuana means all parts of the plant of the Cannabis family Cannabaceae, whether growing or not; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its resin, and includes both medical and recreational marijuana as defined by Oregon law.

Marijuana extract means a product obtained by separating resins from the marijuana plant by solvent extraction.

Marijuana facility means a commercial or public use or structure where marijuana is produced, processed, wholesaled, retailed, distributed, transferred, sold or consumed and registered with the Oregon Health Authority (OHA) or the Oregon Liquor Control Commission (OLCC).

(Ord No. 1379-15, 03-23-15; Ord 1414-18, 12-10-18)

TDC 80.030. - Relationship to Other Standards.

(1) The provisions of this Chapter apply to all marijuana facilities requiring a state license or registration.

(2) The regulations in this Chapter are in addition to other development code standards, including all base zone standards. Sites with overlay zones, plan districts, inventoried hazards, and/or sensitive lands are subject to additional regulations. Specific uses or development types may also be subject to regulations set forth elsewhere in the Tualatin Development Code.

(3) To the extent there is a conflict between other provisions in the Tualatin Development Code and the provisions of this Chapter, the provisions in this Chapter apply.

(Ord No. 1379-15, 03-23-15)

TDC 80.050. - Planning Districts Where Marijuana Facilities Permitted.

(1) All types of marijuana facilities are permitted in the following planning districts and subject to the other provisions of this Chapter:

- (a) ~~(1)~~ Light Manufacturing (ML);
- (b) ~~(2)~~ General Manufacturing (MG); and
- (c) ~~(3)~~ Manufacturing Business Park (MBP)

(2) In addition to subsection (1), retail sales and medical dispensary marijuana facilities are permitted in the following planning districts and subject to the other provisions of this Chapter:

- (a) Office Commercial (CO);
- (b) Neighborhood Commercial (CN);
- (c) Recreation Commercial (CR);
- (d) General Commercial (CG);
- (e) Mid Rise/Office Commercial (CO/MR);
- (f) Medical Center (MC); and
- (g) Mixed Use Commercial (MUC).

(Ord No. 1379-15, 03-23-15)

TDC 80.060. - Standards for Marijuana Facilities.

(1) All Marijuana facilities must comply with all applicable State requirements.

(2) A marijuana facility cannot be located within ~~3,000~~ 1,000 feet, measured from the closest property line, from any:

(a) Residential Planning District ~~or residential uses~~;

(b) City Park listed below:

(i) Atfalati Park

(ii) Brown's Ferry Park

(iii) Ibach Park

(iv) Jurgens Park

(v) Lafky Park

(vi) Little Woodrose Nature Park

(vii) Saarinen Wayside Park

(viii) Stoneridge Park

(ix) Sweek Pond Natural Area Park

(x) Tualatin Commons

(xi) Tualatin Commons Park

(xii) Tualatin Community Park

(c) School; and

(d) Library.

(3) A marijuana facility cannot be located within ~~2,000~~ 1,000 feet, measured from the closest property line, of any other marijuana facility.

(4) A marijuana facility cannot exceed 3,000 square feet in size.

(5) A marijuana facility must be located in a permanent building and may not be located in a trailer, shipping container, cargo container, tent, motor vehicle, or other non-permanent structure.

(6) A marijuana facility that is a retail sales or medical dispensary marijuana facility is prohibited from co-locating with any other marijuana facility.

(7) Drive-through marijuana facilities are prohibited.

(Ord No. 1379-15, 03-23-15)

TDC 80.070. - Marijuana Facility Operating Restrictions.

(1) Retail sales and medical dispensary marijuana facilities are restricted to the following operating hours:

(a) The hours of operation that a retail sales marijuana facility may be open to the public is between 10:00 a.m. and 8:00 p.m. of the same day.

(b) The hours of operation that a medical dispensary marijuana facility may be open to registry identification cardholders is between 10:00 a.m. and 8:00 p.m. of the same day.

(2) All marijuana facilities must comply with the following operating restrictions:

(a) Comply with the restrictions on edible marijuana as provided in TDC 80.100;

(b) All marijuana odors and other objectionable odors must be confined to levels undetectable at the property line;

(c) Primary entrances must be located on street-facing facades and clearly visible from a public or private street; and

(d) Outdoor storage of merchandise, plants, or other materials is prohibited.

(Ord No. 1379-15, 03-23-15)

TDC 80.100. - Edible Marijuana.

Marijuana facilities that produce, process, wholesale, distribute, transfer, or sell edible marijuana must comply with the following provisions:

(1) All edible marijuana must be individually wrapped at the original point of preparation.

(2) Labeling must be distinctly and clearly legible on the front of the package and must include:

(a) A warning that the contents contain marijuana;

(b) A statement that the contents are not a food product; and

(c) A statement emphasizing that the product is to be kept away from children.

(3) Packaging of edibles must be in child-resistant packaging.

(4) Packaging that makes the product attractive to children or imitates candy is prohibited.

(5) Retail sale of edible marijuana products must be behind a commercial counter or in an enclosed display case.

(Ord No. 1379-15, 03-23-15)

TDC 80.200. - Butane Extraction.

The production of marijuana extracts through the use of butane is prohibited.

(Ord No. 1379-15, 03-23-15)

TDC 80.300. - Homegrown Marijuana.

(1) Persons growing homegrown marijuana must comply with all applicable state law requirements.

(2) Homegrown marijuana cannot be grown in the front yard of any property in a residential planning district and must comply with the following:

(a) Be fully screened from view on all sides; and

(b) Be located at least ten feet away from all property lines and 25 feet away from all adjacent residences on neighboring properties.

(3) No person may produce, process, keep, or store homemade marijuana extracts.

(Ord No. 1379-15, 03-23-15)

TDC 80.400. - Violations.

(1) Any person who violates any provision of this Chapter commits a civil infraction and is subject to a fine of up to \$1,000.00. Each violation, and each day that a violation continues, is a separate civil infraction.

(2) The civil infraction procedures in Tualatin Municipal Code Chapter 7-01 apply to the prosecution of any violation of this Chapter.

(Ord No. 1379-15, 03-23-15)



City of Tualatin

Tualatin's Marijuana Regulations

LEARN ABOUT PROPOSED CHANGES

SEPTEMBER 16, 2020

English/ Español



Click the interpretation button on the bottom of your screen

Click on "Spanish"

If you would like to mute the presentation in English, click on "Mute Original Audio"

Español

Hay información de interpretación en la parte inferior de su pantalla "español"

Si desea silenciar la presentación en inglés, haga clic en "Silenciar audio original"



Webinar things to know...



Your facilitators



Megan George
Assistant to the City Manager



Aquilla Hurd-Ravich
Community Development Director




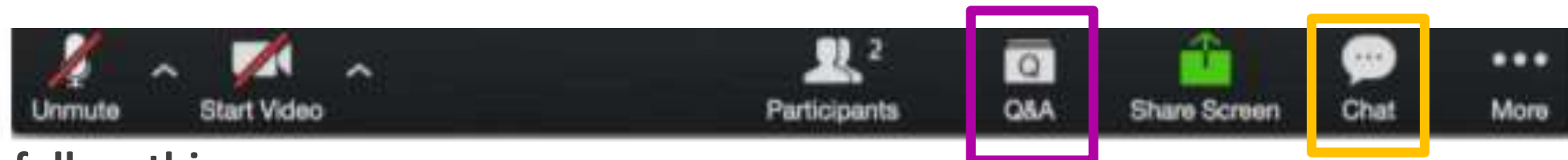
Webinar things to know...

If you have a technology question-

- Use the Chat feature now or 
- During the presentation email Megan George at mgeorge@tualatin.gov

If you have a code question or comment-

- Use the **Q&A feature** 
- Some questions will be answered toward the end of the presentation
- Questions that are not answered tonight will get compiled and answered and made available on our website here: <https://tinyurl.com/yxuerp53>



To follow this process-

- please email Erin Engman eengman@tualatin.gov and you will be added to an interested parties list

Why are we here?



- The City Council is considering changing the code and wants to hear from you.



How did we get here?



- Marijuana was legalized in 2014 by a vote of the people in Oregon
- State law allows cities to put some regulations on marijuana businesses known as “time, place and manner”
- Tualatin adopted regulations in 2015



What do the regulations say?



- Location:
 - Allowed in industrial zoning districts
- Must be 3,000 feet from other uses:
 - Schools
 - Libraries
 - Parks
 - Residential
- Must be 2,000 feet from other marijuana businesses
- Other regulations can be found in the Development Code Chapter 80.



Proposed Changes



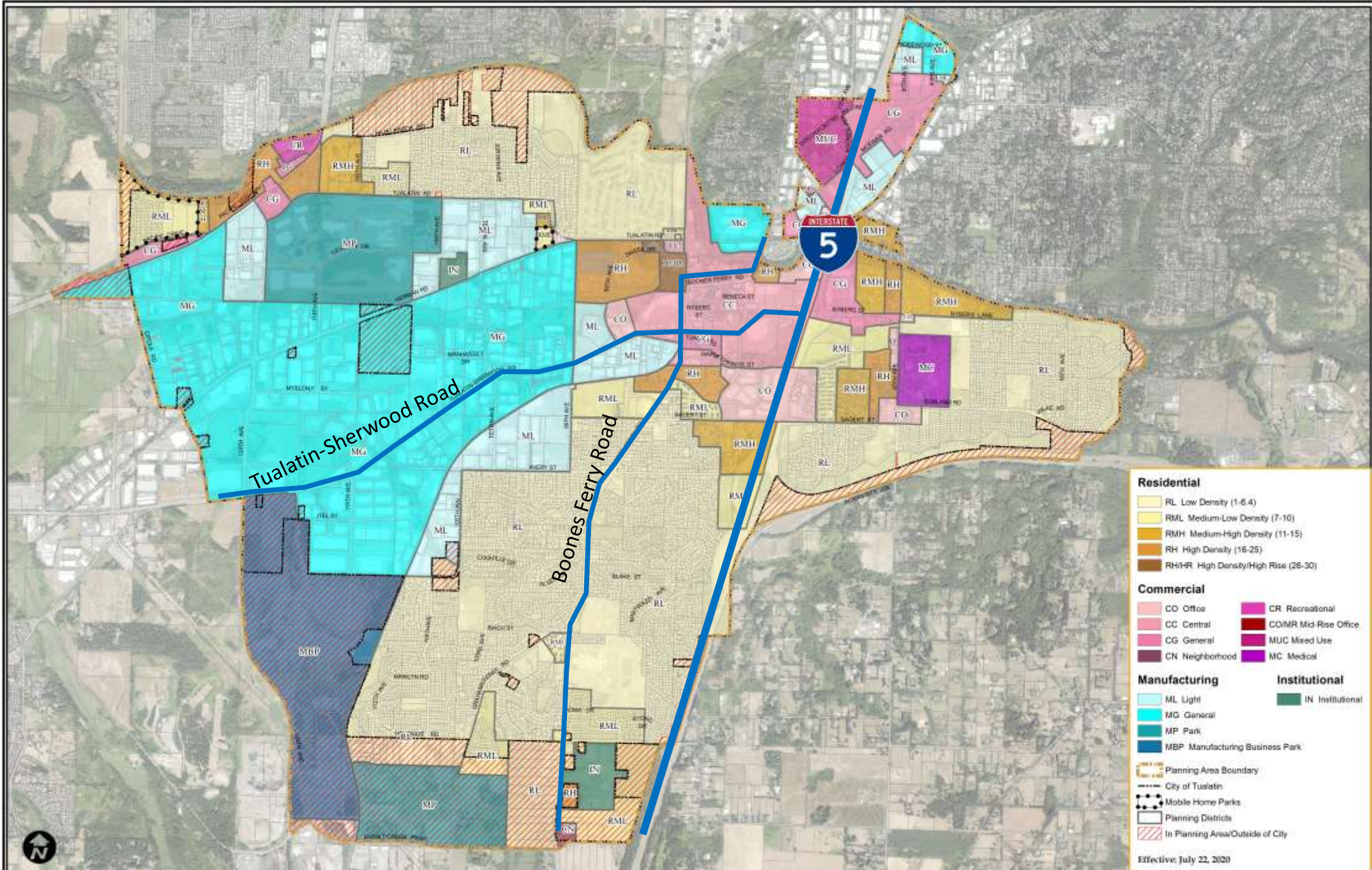
- Location:
 - Allow in industrial and commercial zones
 - **Allow retail in commercial zones**
 - **Not allowed in Central Commercial**
 - All other business types in industrial zones
 - **Reduce to buffers 1,000 feet from other uses**
 - Schools
 - Libraries
 - Parks
 - Residential
 - **Reduce to 1,000 feet between marijuana businesses to match State law**



*Hmmm....
What does that look like????*



City of Tualatin



Residential

- RL Low Density (1-6.4)
- RML Medium-Low Density (7-10)
- RMH Medium-High Density (11-15)
- RH High Density (16-25)
- RH/HR High Density/High Rise (26-30)

Commercial

- CO Office
- CC Central
- CG General
- CN Neighborhood
- CR Recreational
- COMR Mid-Rise Office
- MUC Mixed Use
- MC Medical

Manufacturing

- ML Light
- MG General
- MP Park
- MBP Manufacturing Business Park

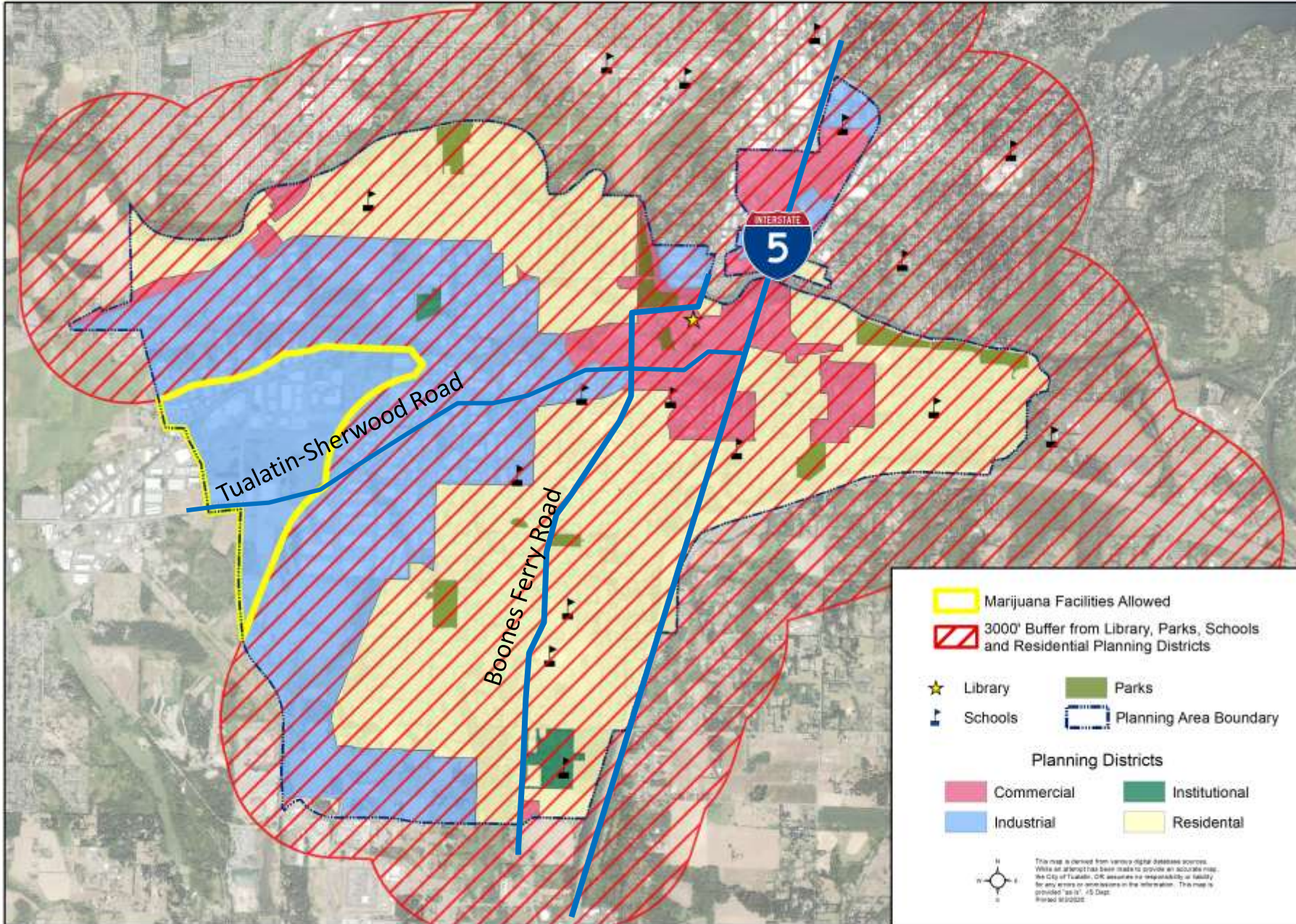
Institutional

- IN Institutional

- - - Planning Area Boundary
 - - - City of Tualatin
 - - - Mobile Home Parks
 - - - Planning Districts
 - - - In Planning Area/Outside of City

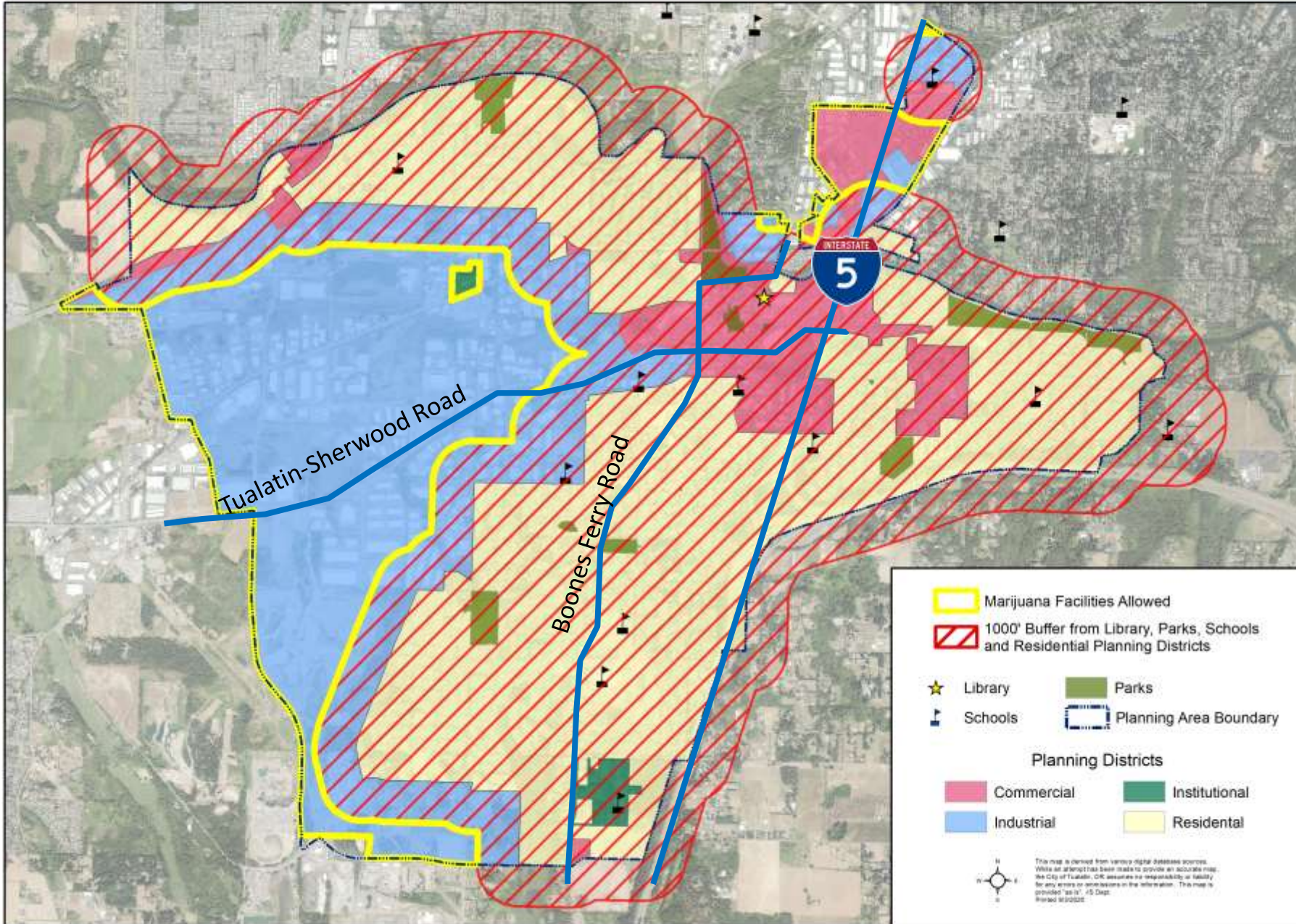
Effective: July 22, 2020





Current regulations:

- **3,000 foot buffer** from library, parks, schools, and residential zones
- **Allowed in zones** Light Manufacturing, General Manufacturing, and Manufacturing Business Park
- **Must be 2,000 feet** from any other marijuana business



Proposed Changes:

- **1,000 foot buffer** from library, schools, parks and residential zones
- Allowed in **all industrial zones and retail stores in commercial zones** except Central Commercial
- **Must have 1,000 feet of separation** between marijuana businesses

Questions we've heard from you...



For the full list of questions and answers visit the webpage at
<https://tinyurl.com/yxuerp53>

(Full Url: <https://www.tualatinoregon.gov/communitydevelopment/proposed-changes-marijuana-regulations-tualatin>)

Contact us...



Send questions and comments to

Erin Engman, Associate Planner

eengman@tualatin.gov

503-691-3024

Next steps



- September 28, 5pm City Council Work session:
 - Present public comments to City Council
- October 15, 6:30pm Planning Commission meeting
 - Planning Commission meeting to consider code changes and make a recommendation to City Council
- November 9, 7pm City Council Business meeting
 - City Council public hearing to consider and adopt proposed changes

Thank you!





City of Tualatin

**CITY OF TUALATIN
Staff Report**

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Bill Steele, Chief of Police
DATE: September 28, 2020

SUBJECT:
Domestic Violence Awareness Month Proclamation

RECOMMENDATION:
Review and accept proclamation designating October 2020 as Domestic Violence Awareness Month in the city of Tualatin.

EXECUTIVE SUMMARY:
Domestic Violence Awareness Month provides an excellent platform to show support for the domestic violence advocates, crisis hotline staff, victim service organizations, the prosecutors who hold offenders accountable and law enforcement officers in our community. It also provides our community the opportunity to learn more about preventing domestic violence and show support for the numerous organizations and individuals who provide critical advocacy, resources, hope and assistance to victims.

ATTACHMENTS:

-PROCLAMATION

-

Proclamation

Proclamation Declaring the Month of October, 2020 as Domestic Violence Awareness Month in the City of Tualatin

WHEREAS, domestic violence is a serious crime that affects people of all races, ages, gender identities, socio-economic levels, religions, backgrounds, beliefs and abilities; and domestic violence includes physical, emotional, social, sexual, spiritual, financial and digital abuse; and can occur between family members, intimate partners and within dating relationships; and

WHEREAS, more than one in three women and one in four men in the United States report having experienced domestic violence, stalking, sexual assault or physical assault by an intimate partner during their lifetimes. One in fifteen children are exposed to intimate partner violence each year, and 90% of these children are eyewitnesses to this violence and grow up in violent homes are believed to be abused and neglected at a rate higher than the national average, often resulting in life long trauma; and

WHEREAS, it is not uncommon for domestic violence abusers to isolate their victims as an act of control or to reduce opportunity for disclosure of abuse, and the current societal conditions, including reduced accessibility to shelters and resources, are likely furthering the impact of these actions; and

WHEREAS, our law enforcement officers put their lives at risk daily responding to domestic violence incidents and the Tualatin Police Department believes a coordinated community effort is imperative to raising awareness of the increased risks to survivors due to COVID-19 and putting a stop to this cycle of violence; and

NOW, THEREFORE BE IT PROCLAIMED that the City of Tualatin designates the month of October 2020 as "*Domestic Violence Awareness Month*". Domestic Violence Awareness Month provides an excellent platform to show support for the domestic violence advocates, crisis hotline staff, victim service organizations, the prosecutors who hold offenders accountable and law enforcement officers in our community. It also provides our community the opportunity to learn more about preventing domestic violence and show support for the numerous organizations and individuals who provide critical advocacy, resources, hope and assistance to victims.

INTRODUCED AND ADOPTED this 28th day of September 2020.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____
City Recorder

Proclamation

Declaring the Month of September 2020 as Emergency Preparedness Month in the City of Tualatin

WHEREAS National Preparedness Month is a nationwide coordinated effort sponsored by the U.S. Department of Homeland Security each September to encourage Americans to prepare for emergencies in their homes, businesses, and schools; and,

WHEREAS disasters often strike quickly, with little or no warning, and residents might be forced to evacuate neighborhoods, schools, and worksites, or be confined to homes; and

WHEREAS the world is currently grappling with the COVID-19 pandemic, which is likely to continue to impact the nation and City for an extended period of time, requiring residents to prepare differently for other disasters that may affect their community; and

WHEREAS Oregon is currently experiencing record-breaking wildfires throughout the State, which have resulted in evacuations effecting both counties in which Tualatin resides (Washington and Clackamas); and,

WHEREAS emergency preparedness is the responsibility of every resident of the City of Tualatin, Oregon, and all residents are urged to make preparedness a priority and work together, as a team, to ensure that individuals, families, and communities are prepared for disasters and emergencies of any type.

WHEREAS Preparedness Month creates a significant opportunity for every resident of the City of Tualatin to reflect and act on shared responsibility to be prepared; and

WHEREAS The City supports and encourages citizen participation in the Tualatin Community Emergency Response Team (CERT) so our community can be prepared, trained, and respond to emergencies; and

WHEREAS the City of Tualatin participates in the Great Shakeout drill each October to promote earthquake awareness for employees; and

NOW, THEREFORE, IT IS PROCLAIMED by the Tualatin City Council that September 2020 is Emergency Preparedness Month and encourages all residents and businesses to develop their own emergency preparedness plan and work together toward creating a more prepared community.

INTRODUCED AND ADOPTED this 28th day of September 2020.

CITY OF TUALATIN, OREGON

BY _____

Mayor

ATTEST:

BY _____

City Recorder



City of Tualatin

CITY OF TUALATIN
Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Nicole Morris, Deputy City Recorder
DATE: September 14, 2020

SUBJECT:

Consideration of Approval of the City Council Work Session and Regular Meeting Minutes of August 10, 2020 and Work Session and Regular Meeting Minutes September 14, 2020

RECOMMENDATION:

Staff respectfully recommends the Council adopt the attached minutes.

ATTACHMENTS:

- City Council Work Session Meeting Minutes of August 10, 2020
- City Council Regular Meeting Minutes of August 10, 2020
- City Council Work Session Meeting Minutes of September 14, 2020
- City Council Regular Meeting Minutes of September 14, 2020



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR AUGUST 10, 2020

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Robert Kellogg, Councilor Paul Morrison, Councilor Maria Reyes, Councilor Valerie Pratt

Work Session

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

1. Urban Renewal Feasibility Study Update

Economic Development Manager Jonathan Taylor introduced Consultants Elaine Howard and Nick Popenuk who presented on the Urban Renewal Feasibility Study. The consultants presented a brief background on the feasibility study and how areas are determined feasible or not. Currently they are evaluating two study areas: Study Area One: North District and Study Area Two: Basalt Creek.

Councilor Pratt asked how timing works with areas that are not currently part of the city. Consultant Howard stated the Council may form an Urban Renewal Agency (URA) within city limits and areas outside city limits but within the urban growth boundary, which would then require County approval.

Councilor Pratt also asked how long it would take to form study area one. Consultant Howard stated approximately 6-8 months.

Councilor Kellogg asked what the approach is to engage the community. Consultant Howard stated an advisory committee would need to be formed and meet a minimum of three times. She noted community visioning could be conducted by a planning firm.

Councilor Kellogg asked what notice is given to the public and how would they provide feedback. Consultant Howard stated there are three required formal meetings for adoption of an Urban Renewal Plan which includes a formal meeting with the URA, the Planning Commission, and a public hearing with the City Council.

Councilor Morrison asked for clarification about the financial capacity of study area one. Consultant Popenuk stated a \$100 Million is the amount the URA would have available to spend on projects from the annual tax increment finance revenue over a 10-20 year period.

Manager Taylor asked for further explanation of tax increment financing for the URA. Consultant Popenuk explained there is already some assessed value in the URA that is the frozen base. He noted overtime the value will grow and the taxes from the frozen value will continue to go to the overlapping tax districts.

Councilor Brooks asked what other cities do with urban renewal dollars. Consultant Popenuk stated most URA's have a clear vision that can include items such as pipes and pavement, performing arts centers, parking garage structures, business revitalization, affordable housing, or trails.

Councilor Brooks asked if a URA could support greenspaces. Consultant Howard stated it could.

Mayor Bubenik asked when the reports would be available. Consultant Popenuk stated the reports are fully drafted and will be released after Council comments have been received.

Mayor Bubenik asked if meetings could be held virtually for a URA and expressed concerns with stakeholder involvement in that format. Consultant Howard stated meetings could be held virtually. Manager Taylor stated the city has a great contact list from work done on the Tualatin 2040 project that could be utilized for outreach.

Council consensus was reached to have more detailed proposals prepared for both study areas.

Councilor Morrison asked if there is a timing issues to study both areas. Manager Hurd-Ravich stated both areas could be done at the same time. City Manager Lombos noted study area one would require more time for project development and that study area two is straightforward.

2. Parks Asset Costs

Parks and Recreation Director Ross Hoover presented the Parks Asset Costs Assessment. He explained the condition ranking for the parks and the breakdown of the 739 assets within the parks system. Director Hoover stated the capital needs for the 140 amenities ranked five totals \$7,485,860 and the 170 amenities ranked a four totals \$4,077,165. He stated the goal is to get these amenities replaced or renovated over the next five years. Director Hoover stated the approach for all the projects is safety, ADA equity and access, environmental sustainability improvements, and operational sustainably. He stated the next step is to look at other communities who have dealt with this type of challenge, assess different funding mechanisms, and review the National Community Survey results.

Council President Grimes asked if this is covered in the budget. Director Hoover responded some of it is and the remainder is a capital need that will need separate funding. City Manager Lombos added stated these items would need to be part of the Capital Improvement Plan and noted there is not typically enough funding for all of the city needs.

Councilor Pratt asked how we go about handling safety issues. Director Hoover responded amenities with safety issues are closed.

Councilor Reyes asked how this will be funded. Director Hoover stated staff will be back with ideas on how other cities have replaced aging amenities.

Councilor Brooks inquired about products for a more modern, durable, efficient, and sustainable infrastructure. Director Hoover stated environmental sustainability is one of the key criteria to make a significant improvement in the parks.

Councilor Pratt stated she would like to see maintenance costs included in future budget numbers so the city does not get back to this place. Director Hoover stated a dedicated ongoing source would need to be identified for asset replacement.

Councilor Kellogg asked what percentage of the costs are not included in the estimate. Director Hoover responded studies have not been done on certain items yet to be able to identify a dollar amount for such items as design and engineering.

Councilor Kellogg asked if building new items will exacerbate the issues we currently have. Director Hoover responded new amenities and assets would take 20 plus years before replacement.

Mayor Bubenik agreed he would need clarity on costs before deciding on a funding mechanism.

3. Council Meeting Agenda Review, Communications & Roundtable

Councilor Pratt stated she attended the AARP Oregon Age Friendly Housing webinar, the Tualatin Community Police Foundation meeting, and a town hall call with Representative Suzanne Bonamici.

Councilor Reyes stated she attended a presentation on the I-205 Tolling Project and the C4 meeting.

Councilor Brooks stated she attended a local leaders meeting, the Representative Suzanne Bonamici call, and the Community Action Network meeting.

Councilor Kellogg stated several local business owners are struggling and is looking forward to the next Council Meeting to discuss the size and scope of the next stimulus plan.

Councilor Morrison stated he attended Representative Suzanne Bonamici town hall.

Council President Grimes reiterated the opportunity for people to give public testimony and comments for the I-205 Tolling Project.

Mayor Bubenik stated he attended the following meetings and events: the AARP Age Friendly Housing webinar, the Obama Foundation webinar, and the Washington County Chair Mayor's meeting.

Mayor Bubenik adjourned the meeting at 6:57 p.m.

Sherilyn Lombos, City Manager

_____ / Teresa Wegscheid, Recording Secretary

_____ / Frank Bubenik, Mayor



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR AUGUST 10, 2020

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Robert Kellogg, Councilor Paul Morrison, Councilor Maria Reyes, Councilor Valerie Pratt

7:00 P.M. CITY COUNCIL MEETING

Call to Order

Mayor Bubenik called the meeting to order at 7:00 p.m.

Public Comment

Scott Mittan, Dan Cobb, and Tom Re spoke regarding tonight's Plan Text Amendment. Mayor Bubenik noted their comments would be part of the public hearing later this evening.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Kellogg, Seconded by Council President Grimes.

Voting Yea: Councilor Pratt, Councilor Reyes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, and Mayor Bubenik

MOTION PASSED

1. Consideration of Approval of the City Council Work Session and Regular Meeting Minutes of July 27, 2020
2. Consideration of Approval of a Change in Liquor License Application for Bushwhackers
3. Consideration of **Resolution No. 5510-20** Authorizing Award of a Preliminary Engineering Contract for the Herman Road (Teton Ave to Tualatin Rd) Project to Century West Engineering Corporation
4. Consideration of **Resolution No. 5514-20** Authorizing the City Manager to Execute an Intergovernmental Agreement (IGA) with Washington County for City and Special District Assistance Program
5. Consideration of **Resolution No. 5515-20** Authorizing the City Manager to Execute a Deed Acquiring Riverfront Property for the Tualatin River Greenway

Special Reports

1. Quarterly Financial Report

Finance Director Don Hudson presented the quarterly financial report. He presented the annual letters from the auditors and the 2019-2020 budget to actual numbers for both expenses and

revenue. He shared the Quarter End Investment Report, noting the advantage of an investment advisor, the change in investment strategy, and the diversification of the portfolio has resulted in a higher yield than if the city had remained with the State Pool. Director Hudson provided updates on CARES Act Funding and the Utility Assistance Program.

Councilor Pratt asked if the budget would be reviewed again in the quarter starting in January. Director Hudson stated he would be performing continual monitoring of the budget.

Councilor Brooks asked where those needing utility assistance could find information. Director Hudson stated information will be available on the city's website.

Councilor Morrison asked if there were COVID expenses not reimbursed. Director Hudson responded a large percentage of expenses have fallen under the CARES Act Funding.

Councilor Reyes asked for clarification for utility assistance. Director Hudson said he would pass along the marketing information when it's available.

Mayor Bubenik mentioned the Washington County Commissioners will be discussing the programs and processes for rental and utility assistance at their meeting tomorrow.

Public Hearings - Quasi-Judicial

1. Consideration of Plan Text Amendment (PTA) 20-0003 which would modify the Medium Low-Density Residential (RML) zone to allow detached single-family residential dwellings as an outright permitted use

Mayor Bubenik read the required script per Oregon Legislature.

PUBLIC COMMENT

City Attorney Sean Brady submitted to the record previous testimony from citizen comment by Scott Mittan, Dan Cobb, Paul Pennington, and Tom Re.

Scott Mitton spoke in favor of the PTA, stating the need for more affordable housing in Tualatin.

Dan Cobb spoke to concerns in the current tax base and the need to take care of responsibilities, and growing the tax base is not the need.

Paul Pennington spoke in favor of the PTA.

Tom Re spoke in favor of the PTA.

Planning Commission Chair Bill Beers stated the planning commissioners forwarded a recommendation to not approve PTA 20-0003 with a vote of 4-3. Their approvals are generally unanimous. He mentioned Planning Manager Steve Koper notified him the PTA they forwarded a no recommendation on is not the same one Council is reviewing tonight.

Community Development Director Aquilla Hurd-Ravich mentioned the zoning assigned is intentional, and the applicant is able to apply for a Conditional Use Permit (CUP), which allows detached single-family homes. However, the applicant is asking to allow the development of detached single-family residences without a CUP and to change maximum lot configurations and coverage different from today's code. That questions why this is in the public interest. The

Housing Needs Analysis was developed with community input to increase attached single-family homes. The applicants come from a market perspective. If they believe the policy and the market do not meet, then they can make that case.

Planning Manager Steve Koper responded it is a conundrum because the applicant requesting an amendment to the plan. We would not ask them to shoulder the burden to fix issues identified in the Housing Needs Analysis. It is hard to point to something other than the Housing Needs Analysis as to what the community's interest is. Both factors need balance.

Mimi Doukas, Planning Project Manager, with AKS Engineering was present along with the applicants, Lennar Northwest and Venture Properties, the owners of the properties, P3 Properties and Autumn Sunrise, as well as legal counsel, Michael Robison from Schwabe Williamson and Wyatt. They are requesting a change to the RML zone to permit detached housing. Lot size averaging allows them to achieve diversity of housing. Their plan includes setback revisions and lot coverage standards to reflect single-family detached homes. There are no density changes in proposal, making it neutral from a transportation standpoint. It is consistent with Tualatin 2040, which calls for housing affordability and small lot development, providing a diversity of housing types.

PUBLIC COMMENT IN FAVOR OF THE APPLICATION

Gordon Root, a homebuilder, stated it was known the existing city code would not get diversity of housing and meet what the market really wants. In their study, 7 percent responded they would look at a townhome, but now the majority wants detached long term.

Chris Fromhart, a Tualatin resident, stated he is in favor of text amendment based on diverse housing providing affordability.

Levi Llavasa, an Autumn Sunrise property owner, spoke in favor of the Plan Text Amendment.

PUBLIC COMMENT OPPOSED TO THE APPLICATION

Gillian Stratton stated concerns with air quality with high-density housing along I-5.

Veronica Williams stated the plan barely budges the 15% goal of attached housing for the city as a whole and mentioned concern of them becoming undesired homes.

Dan Cobb commented the density of the development would negatively affect the quality of life. 4,500 square foot lot size is good, and could be broken up by green spaces, miniature parks, and standing trees. Tightly packed housing has higher turnover of ownership and degrades maintenance.

Gillian Stratton stated a need for balance between housing and health. She encouraged the use of science the decision regarding how many trees to save and how close to build near I-5.

Stephen Hall mentioned concerns for the benefit for citizens, health, environmental issues, and whether it will really provide greater affordability.

APPLICANT REBUTTAL

Project Manager Doukas mentioned this application does advance 2040 policies. The drawings are conceptual and do show the type of diversity housing mix. Small lot subdivisions are a way to achieve affordability.

COUNCIL QUESTIONS

Councilor Brooks questioned the need for code change since there is already a conditional use permit to building single-family homes. Manager Steve Koper responded the applicant want to remove the CUP for subdivisions instead of additional conditions being put on that permit and to reduce some development standards for increased lot coverage and smaller setbacks.

Councilor Brooks stated metrics from metro and the state are reasons why we have a code. We need to meet the criteria of metrics for multi-use housing. She questions if we are redeveloping existing neighborhoods without the infrastructure to support multi-families within neighborhoods. Mr. Root stated the density standards by the city, metro, and the state are being met by this plan, which still has 10 units per acre. With the code text amendment, they will be able to provide some detached housing within this zoning

Councilor Brooks asked why change the code instead of applying for the process already in place. Mr. Builder Root responded they wanted to have the flexibility to incorporate detached housing and a code text amendment would be needed to meet the Metro minimum density standards.

Councilor Kellogg asked for clarification on what amount of single-family attached housing is correct, 6% from staff or 9% from the eco-northwest studies. Director Hurd-Ravich responded the Housing Needs Analysis says 6%.

Councilor Kellogg asked if there was an assumption in the Housing Needs Analysis that the value of single-family attached equate to more affordable than single family detached. Manager Koper responded yes it is through the policy statements. The current code is challenging to develop either housing type.

Councilor Kellogg asked for explanation the rigidity of the CUP requiring a 4,500 square foot lot. Manager Koper responded they searched earnestly but could not find any legislative history. Given the context of the zone, there was intended to make detached housing a little harder as a way to encourage attached housing. The comp plan suggests the encouraging of building attached housing. City Attorney Braded responded chapter 5 of the comp plan is written so the RML District is supposed to be for attached housing. The only method for detached housing in the comp plan is through a CUP.

Councilor Kellogg asked the applicants what evidence they that small lot detached homes can reach the same price range as attached homes and are in greater demand by the market. Project Manager Doukas based on market experience of the two developers in areas such as South Hillsboro and the River Terrace planning.

Councilor Kellogg asked about if developing diversity in lot sizes provides diversity in square footage of units. Project Manager Doukas responded yes with some exceptions.

Councilor Kellogg asked about the purple lots looking to be 20-foot frontage with 50-foot length. Project Manager Doukas responded they are 20 feet wide townhomes on a 25-foot-wide lot, which includes a 5-foot setback, which looks like a traditional single-family Tualatin house.

Councilor Kellogg asked if the purple lots are individual lots. Project Manager Doukas responded they are individual fee simple townhomes.

Councilor Reyes responded she needs clarification because she thought the entire area would be zoned for high density, but it looks like one section. Director Hurd-Ravich responded they are not talking about the entirety of Basalt Creek.

Councilor Morrison asked once HB2001 is fully implemented, how many units per acre will be able to be developed. Director Hurd-Ravich responded it allows for other types of units besides single-family homes in areas for single family residential.

Councilor Morrison asked Manager Koper about if the Plan Text Amendment would make it easier to develop and asked why he called it hard/challenging. Manager Koper said it would be easier from the applicant's perspective. The City's own code sets the bar for changing the code is challenging.

Councilor Pratt mentioned she thinks the area in question looks like it takes up the majority of the low density residential. She asked for clarity on density level for areas left in the Basalt Creek Concept Plan, particularly definition of the low-density area near Boones Ferry and the high-density area near Horizon. Director Hurd-Ravich responded the low density area on the west side of Basalt Creek is medium density single family housing with about 6,500 square foot lots. Tonight's amendment is focusing on the residential medium low density around of Horizon is the majority of the RML in Basalt Creek next to Grahams Ferry.

Councilor Pratt asked Project Manager Doukas where the other 300 units outside Basalt Creek were available to develop. Project Manager Doukas responded Exhibit 4 of Housing Needs Analysis shows vacant land across the whole city in medium high density and high-density zones.

Council President Grimes asked clarification on existing code in the shaded box on page 4 of the PowerPoint in and inquired if it should also say retirement housing. She also asked if we would be waiving the CUP for small lot dwellings but leaving it in place for retirement facility on proposed changes. Project Manager Doukas responded everything else is staying the same. The change is for detached lots in the zone becomes a permitted use specific to Basalt Creek for projects over 15 acres.

Council President Grimes asked if part of the change is doing away with CUP. Manager Koper responded it is just in a specific area and stays in place for the majority of the city.

Council President Grimes asked to clarify the added burden to developers with the CUP and asked to clarify if certain conditions of development could be addressed with CUP. Manager Koper responded the CUP does address certain impacts from development, and there is an additional regulatory burden still having to do the subdivision after they do the CUP. Modifying plans to meet community desires presents uncertainty compared to the predictability in a normal subdivision.

Councilor Pratt asked if the developer applied for CUP, does the planning commission still have the right to say there has to be a certain amount of attached housing. Director Hurd-Ravich responded the two do not cancel each other out. CUP is used to mitigate problems arising from a use. She mentioned it requires more investigation. City Attorney Brady said conditions could be placed on the amount of small lot subdivision if the decision maker did not want to approve it

for the full amount. Unless there is a prohibition in the code or something strange about the application, those are conditions that would have been applied elsewhere.

COUNCIL DELIBERATION

Councilor Reyes stated there is a need for all generations and is in favor for diversity of homes.

Councilor Pratt stated she is not in favor, does not see why we need to make an exception, and does not feel burden of proving Housing Needs Analysis has been met.

Councilor Morrison stated if the council is committed to affordable housing, this allows the developer to move forward. Adding many costs via CUP does not make it a builder friendly community.

Councilor Kellogg stated he is troubled by the lack of zoning for housing that is supposed to meet the missing middle and wants to see more flexibility in CUP to allow lot leveraging.

Councilor Brooks mentioned she is not convinced that detached houses are the same value as attached houses. From appraisal work, yard size does not always factor on value of a house. She thinks there is a way through with the CUP.

Mayor Bubenik identifies with the burden to the applicants and the need for the CUP process. He suggested streamlining the process to get single-family detached homes in this area. The CUP is the leverage needed to get the types of homes needed. He leans toward denying.

Motion to accept the Plan Text Amendment 20-0003 as submitted by Councilor Morrison,
Seconded by Councilor Reyes.

Voting Nay: Councilor Reyes, Councilor Kellogg, Councilor Pratt, Councilor Brooks, Council President Grimes, and Mayor Bubenik. Voting Yea: Councilor Morrison.

MOTION FAILED

Motion to strike staff to deny the Plan Text Amendment 20-0003 as submitted and direct Staff to draft a resolution to implement the decision for Council consideration by Councilor Pratt,
Seconded by Councilor Brooks.

Motion to make an amendment to the current motion to deny the Plan Text Amendment 20-0003 and motioned to green light proposed changes to Plan Text Amendment 20-0003 with the exception of waiving the CUP requirement by Council President Grimes, Seconded by Councilor Morrison.

Voting Nay: Councilor Kellogg, Councilor Pratt, and Councilor Brooks. Abstaining: Councilor Morrison. Voting Yea: Councilor Reyes and Council President Grimes.

MOTION FAILED

Motion to move the hearing to date certain on September 28 for Plan Text Amendment 20-0003 by Council President Grimes, Seconded by Councilor Pratt.

Voting Yea: Councilor Reyes, Councilor Kellogg, Councilor Pratt, Councilor Brooks, Councilor Morrison, Council President Grimes, and Mayor Bubenik.

MOTION PASSED

Adjournment

Mayor Bubenik adjourned the meeting at 10:04 p.m.

Sherilyn Lombos, City Manager

_____ / Teresa Wegscheid, Recording Secretary

_____ / Frank Bubenik, Mayor



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR SEPTEMBER 14, 2020

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Robert Kellogg, Councilor Paul Morrison, Councilor Maria Reyes, Councilor Valerie Pratt

Work Session

Mayor Bubenik called the meeting to order at 5:31 p.m.

1. Clackamas County: Transit Development Plan and Shuttles Study.

Management Analyst Gareth Prior introduced Clackamas County Staff Karen Buehrig, Brett Setterfield, and Kristina Babcock to present an update on the Transit Development Plan and the Last Mile Shuttle planning. Mrs. Buehrig stated the project looks at the TriMet service area in Clackamas County and unincorporated Clackamas County with no transit providers. Mr. Setterfield stated there are seven transit providers in Clackamas County with 46 fixed routes and 18 formal and informal park and ride facilities. He stated the project goals include enhanced connectivity, equity, health and safety, promote sustainability, and improved customer experience and mobility. Mr. Setterfield stated the issues include areas within the transit supportive areas that do not have service. He shared the service area demographics for the study area. Mrs. Buehrig stated the needs overview includes the few direct connections from the county to major employment areas, regional corridors without transit service, intercommunity connections, and communities without transit access. She stated common needs identified included new connections, new local service, and additional transit service. Mrs. Buehrig stated next steps include public involvement and identifying and evaluating future service enhancements.

Mrs. Babcock presented on the Clackamas County Last Mile Shuttle project. She stated the four specific projects identified include: Oregon City Last Mile, Clackamas Industrial, Milwaukie Industrial, and a Tualatin/West Linn/Oregon City commuter shuttle. Mrs. Babcock stated the Tualatin/West Linn/Oregon City Shuttle is currently in the feasibility study phase. She stated shuttle planning includes looking at existing services, service providers, connection, demand, frequency, and routing needs. Mrs. Babcock stated the feasibility effort is being funded by HB 2017 Regional Coordination Dollars allocated to Clackamas County. She stated there is no long term funding for implementation of the project.

Councilor Brooks asked for clarification on the connection to Bridgeport. Mrs. Babcock stated Ride Connection would rework the red route to reach the southern parts of Tualatin and add a green loop to service the missed areas.

Councilor Reyes asked about the proposed operational times. Mrs. Babcock stated tentatively they would run from 5am-9pm.

Councilor Pratt asked about long term funding after the pilot program period. Mrs. Babcock stated after demand is established they will spend the time to seek out the long term funding.

Councilor Morrison thanked Clackamas County staff for their work on these projects.

Council President Grimes asked what the implementation timeframe is. She also wants to ensure there is transit out to Borland as that is where critical services are available. Mrs. Babcock stated the implementation timeline would start around June 2021.

Mayor Bubenik asked how you demonstrate ridership without funding being available until 2022. Mrs. Babcock stated they work off projections before they receive funding. Mayor Bubenik asked if this will be state or federal funding. Mrs. Babcock stated it can be a mix of both.

Councilor Brooks asked if there will be shelter and pullouts on these new routes. Mrs. Babcock stated design won't happen during the pilot program but will be evaluated for long term projects.

2. Allocation of Funds to Outside Agencies.

Assistant City Manager Megan George stated the Council allocated \$40,000 for Outside Agency Grants this year. She stated the city received 18 applications with a request total of approximately \$84,000.

The Council deliberated and allocated funding for selected recipients. A resolution will be brought back to the next meeting for approval.

3. Council Meeting Agenda Review, Communications & Roundtable.

Moved to regular meeting.

Mayor Bubenik adjourned the meeting at 6:59 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR SEPTEMBER 14, 2020

Present: Mayor Frank Bubenik, Council President Nancy Grimes Councilor Bridget Brooks, Councilor Robert Kellogg, Councilor Paul Morrison, Councilor Maria Reyes, Councilor Valerie Pratt

7:00 P.M. CITY COUNCIL MEETING

Call to Order

Mayor Bubenik called the meeting to order at 7:00 p.m.

Announcements

1. Our Home, Our Health Event Announcement

Community Development Director Aquilla Hurd-Ravich announced the Our Home, Our Health event on September 30, 6:00 p.m., online.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Council President Grimes, Seconded by Councilor Brooks.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt

MOTION PASSED

1. Consideration of Approval of the City Council Work Session and Regular Meeting Minutes of August 24, 2020
2. Consideration of **Resolution No. 5520-20** Authorizing the City Manager to Enter into an Intergovernmental Agreement (IGA) with the Oregon Department of Land Conservation and Development (DLCD) to Provide the City with Consultant Assistance for a Housing Production Strategy and Housing Code Updates

Special Reports

1. Tualatin Arts Advisory Committee Annual Report

Tualatin Arts Advisory Committee (TAAC) Member Brett Hamilton presented the committee's annual report. Member Hamilton stated the committee's mission is to support, connect, and inspire the creation and integration of all art forms into the city's rich cultural heritage and vibrant future. He stated the committee meets monthly, attends and hosts activities and events, encourages opportunities for art recognition, and work to stimulate private and public support for

the arts. Member Hamilton stated 2019-2020 accomplishments include the Viva Tualatin event, Storm Drain mural installations, sidewalk art, Community Arts Engagement Awards, financial support to arts agencies, and participation in the Veterans' Memorial Stakeholder Committee. Chair Buck Braden stated committee goals for 2020-2021 included expanding the storm drain art program, completing the SW Martinazzi traffic box wrap installation, installation of street murals, identifying future arts programs, and continued support of local arts programs through grants and award.

Councilor Brooks thanked all the committee members for their participation over the last year.

General Business

1. Consideration of Approval of the Veterans Memorial Report

Parks and Recreation Director Ross Hoover presented an update on the Veterans Memorial project. He presented a brief overview of the background on the project. He stated the memorial will honor all military service members and branches, military family members, freedom and peace, and hidden heroes. The objective of the memorial is for connection, shared values, engagement, timelessness, and to be an experience. Parks and Recreation Manager Rich Mueller spoke to the site assessments noting city wide parkland was considered and narrowed to eight sites. He stated desirable site attributes included a gathering space, intimate and passive spaces with seating, space for solitude, space for storytelling, recreation space, interpretive elements, signage, parking, and public transportation. Manager Mueller stated the sites were narrowed to three preferred site locations including the Tualatin Commons, Brown's Ferry Park, and Sweek Pond Natural Area. He stated the committee conducted a survey on the location which had 262 participants with 53% of the public preferring the Tualatin Commons location. Manager Mueller stated other community engagement has included focus groups, outreach, a stakeholder advisory committee, community engagement meetings, and three surveys. He stated next steps include site specific development at the Tualatin Commons with additional public engagement, selection of schematic design, construction costs, and funding identification.

Tualatin Arts Advisory Committee Member Brett Hamilton stated the selected site is a great match of site and use.

Tualatin Parks Advisory Committee Vice-Chair Christen Sacco stated the process and site selection were thorough.

PUBLIC COMMENT

None.

COUNCIL COMMENTS

Councilor Brooks thanked the committee and staff for their work on the project.

Councilor Kellogg wants to make sure parking concerns are addressed during the construction phase.

Council President Grimes stated she is in favor of the project and the selected site.

Councilor Reyes asked if there would be a big change and what the impacts would be to the area. Director Hoover stated the design would happen in the next phase of the process and include community involvement.

Council Morrison thanked everyone involved in the project.

Mayor Bubenik thanked the facilitators from Shapiro and Didway for doing a great job guiding the group through the process efficiently.

Motion to approve the Veteran's Memorial Report made by Councilor Pratt, Seconded by Councilor Brooks.

Voting Yea: Mayor Bubenik, Council President Grimes, Councilor Brooks, Councilor Kellogg, Councilor Morrison, Councilor Reyes, Councilor Pratt

MOTION PASSED

Council Communications

Councilor Brooks thanked all the city volunteers for all their great work and contributions to the city. She stated she participated in two TIP meetings regarding the distribution of funding from the Metro Bond to Washington County.

Councilor Pratt stated Meal on Wheels is hosting their 50th Anniversary Gala virtually next week. There is more information available on their website to buy tickets.

Councilor Morrison stated he attended the C4 meeting where they discussed the ODOT Tolling Project and participated in the Washington County Coordinating Committee meeting.

Council President Grimes spoke to how citizens can receive public alerts from the city and the county.

Mayor Bubenik stated he participated in the following: the emergency meeting with Washington County Chair Harrington regarding the Governor's Orders, Westside Economic Alliance meeting, Tigard-Tualatin Student Union meeting, Clackamas County Chairs meeting, worked on the Obama Pledge implementation, Washington County Mayors luncheon, and the Washington County Coordinating Committee. He reminded citizens about the upcoming meeting on marijuana regulations, he noted information to attend is available on the city's website.

Adjournment

Mayor Bubenik adjourned the meeting at 8:31 p.m.

Sherilyn Lombos, City Manager

_____ / Nicole Morris, Recording Secretary

_____ / Frank Bubenik, Mayor



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Nicole Morris, Deputy City Recorder
DATE: 9/28/2020

SUBJECT:

Consideration of Resolution No. 5521-20 Awarding Fiscal Year 2020-21 Outside Agency Grant Funds to Provide Services to the Tualatin Community

RECOMMENDATION:

Staff recommends the City Council approve Resolution No 5521-20 awarding the 2020-21 Outside Agency Grants.

EXECUTIVE SUMMARY:

On September 14, 2020, the City Council discussed in work session the disbursements of the fiscal year 2020-21 Outside Agency Grant funding. Consensus was reached at the meeting to disperse the funds as follows:

Agency	Award Amount
Borland Free Clinic	\$1,000
Columbia Land Trust	\$1,500
Community Action Organization	\$2,500
Domestic Violence Resource Center	\$2,000
Family Justice Center of Washington County	\$4,500
Family Promise of Tualatin Valley	\$3,500
Good Neighbor Center	\$4,500
Meals on Wheels People	\$1,000
Neighbors Nourishing Communities	\$2,500

Oregon Community Warehouse	\$3,000
Sexual Assault Resource Center	\$2,000
The Foundation for Tigard Tualatin Schools	\$2,000
Tualatin High School MEChA	\$2,000
Tigard-Tualatin Family Resource Center	\$4,000
Tualatin School House Food Pantry	\$3,000
With Love	\$1,000

FINANCIAL IMPLICATIONS:

Grant funds for the Outside Agency Grants were budgeted for Fiscal Year 2020-21 in the amount of \$40,000.

ATTACHMENTS:

-Resolution No. 5521-20

RESOLUTION NO. 5521-20

A RESOLUTION AWARDING FISCAL YEAR 2020/2021 OUTSIDE AGENCY GRANT FUNDS TO PROVIDE SOCIAL SERVICES TO THE TUALATIN COMMUNITY

WHEREAS, the City Council finds that providing social services is an important governmental function; and

WHEREAS, the City does not provide social services directly; and

WHEREAS, other non-profit entities exist that provide social services that serve Tualatin community members; and

WHEREAS, the City finds it is most efficient for the City to utilize these entities to provide social services to the Tualatin community; and

WHEREAS, the City finds it is in the public interest for the City to grant funds directly to non-profit entities in order to provide needed social services;

WHEREAS, the City Council finds the City will receive a direct public benefit from the expenditure of these funds.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The City Council awards the following amounts to the following entities as a grant to provide social services to the Tualatin community:

Agency	Award Amount
Borland Free Clinic	\$1,000
Columbia Land Trust	\$1,500
Community Action Organization	\$2,500
Domestic Violence Resource Center	\$2,000
Family Justice Center of Washington County	\$4,500
Family Promise of Tualatin Valley	\$3,500

Good Neighbor Center	\$4,500
Meals on Wheels People	\$1,000
Neighbors Nourishing Communities	\$2,500
Oregon Community Warehouse	\$3,000
Sexual Assault Resource Center	\$2,000
The Foundation for Tigard Tualatin Schools	\$2,000
Tualatin High School MEChA	\$2,000
Tigard-Tualatin Family Resource Center	\$4,000
Tualatin School House Food Pantry	\$3,000
With Love	\$1,000

Section 2. The City Manager is authorized to execute grant agreements with the entities and amounts established in Section 1 of this resolution.

Section 3. This resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 28th day of September, 2020.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO LEGAL FORM

ATTEST:

BY _____
City Attorney

BY _____
City Recorder



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Jonathan Taylor, Economic Development Manager
DATE: September 28th, 2020

SUBJECT:

Presentation of the Final Report on the Feasibility of Urban Renewal Districts in Tualatin, Oregon

RECOMMENDATION:

None.

EXECUTIVE SUMMARY:

Background

In 2019, the City of Tualatin began a multi-phased process to consider the use of urban renewal as a potential financing tool to support community revitalization. Phase 1 was an urban renewal education series, including four presentations to City Council that covered: (1) an overview of urban renewal and tax increment financing; (2) the history of Tualatin's urban renewal areas and how to close down an urban renewal area; (3) what to do with the remaining assets of Central Urban Renewal District and Leveton Tax Increment Finance District; and (4) an exploration of the feasibility of new districts based on Council-identified community and economic development goals.

In January 2020, in the second phase, *Urban Renewal Area Official Closure*, City Council and the Tualatin Development Commission closed the Central Urban Renewal District (CURD), transferring remaining assets to the City of Tualatin, and adopted the final report on CURD.

On February 24, 2020, City Council directed staff to begin Phase 3 with the technical feasibility study of two potential urban renewal areas: (1) Basalt Creek/Southwest Industrial Area (Basalt Creek) and (2) the I-5 Corridor and Tualatin-Sherwood Road (North District). The purpose of these studies was to understand if tax increment financing is an appropriate tool to help meet the needs of the community. The City of Tualatin hired Tiberius Solutions and Elaine Howard Consulting to conduct these two feasibility studies.

The attached reports are the culmination of Phase 3, *Technical Feasibility Study of Urban Renewal Areas*. The reports summarize the results of the feasibility analysis for the North District Study Area and the Basalt Creek Study Area. These reports are focused on financial analysis and do not discuss or address social and equity impacts of urban renewal.

RESULTS AND IMPLICATIONS

North District

For the North District Study Area, the total potential tax increment finance (TIF) revenue over a 30-year period is estimated to be between \$248.2 million and \$362.7 million, depending on the future growth in assessed value in the area. Three growth scenarios were analyzed as described in the attached report. This would support a total maximum indebtedness (i.e., the total principal amount of projects to be funded) between \$210.0 million and \$308.3 million. When accounting for inflation and adjusting the maximum indebtedness to be reported in constant 2020 dollars, the forecast of the true financial capacity of the URA to be between \$118.1 million and \$171.4 million.

These calculations reflect the technical financial capacity of the URA. The actual financial capacity and maximum indebtedness of any URA is typically determined, with input from an advisory committee, the stakeholders in Tualatin, and the public, by City Council during the adoption of a new Plan. While the North District Study Area has the potential for significant tax increment revenues, the actual urban renewal plan can be established to reduce the tax increment revenues, and therefore reduce the impacts on taxing districts. If the City chooses to move forward with a URA for the North District Study Area, these strategies will be reviewed.

The results of the feasibility study have the following key implications:

- Urban renewal could generate significant financial capacity for the North District Study Area in the City of Tualatin, including funding for up to \$171.4 million of projects. This funding could pay for significant infrastructure improvements and other high-priority economic development projects in the area.
- The projected financial capacity for the North District Study Area is likely more than the City would choose to pursue for a URA in this area. There are multiple options that the City could pursue to implement urban renewal in the North District, while reducing the long-term financial capacity and impacts to taxing districts. These options include reducing the size of the boundary, reducing the duration of the urban renewal plan, and/or committing to a more generous formula for underlevying annual TIF revenue (i.e., revenue sharing).
- The North District Study Area could benefit from more significant public outreach, prior to adopting an urban renewal plan. The North District Study Area has significant financial capacity, and City Council has articulated desired outcomes for the North District Study Area. However, there is a lack of clarity around the specific projects that could best achieve the desired outcomes, and which of those projects are the highest priority for the public.

Basalt Creek

For the Basalt Creek Study Area, the total potential TIF revenue over a 30-year period is estimated to be between \$28.4 million and \$55.5 million, depending on the future growth in assessed value in the area. Three growth scenarios were analyzed as described in the attached report. This would support a total maximum indebtedness (i.e., the total principal amount of projects to be funded) between \$24.5 million and \$48.7 million. When accounting for inflation and adjusting the maximum indebtedness to be reported in constant 2020 dollars, the forecast for the true financial capacity of the URA to be between \$13.6 million and \$26.2 million.

The results of the feasibility study have the following key implications:

- Urban renewal could generate significant financial capacity for the Basalt Creek area and Southwest Industrial Area in the City of Tualatin, including funding for up to \$26.2 million of

projects. This funding could pay for significant infrastructure improvements and other high-priority economic development projects in the Area.

- This financial capacity would not be available immediately, but would build slowly over time. As an example, the soonest the City could adopt an urban renewal plan would be in calendar year 2021, which would result in the URA first receiving TIF revenue in FYE 2023. Over the first five years of the URA (from FYE 2023 through FYE 2027), annual TIF revenue is projected to grow to \$400,000. This revenue stream (when combined with financing options, and adjusting for inflation) is projected to support funding for less than \$2 million of projects during this time period. Thus, long-term financial capacity does not necessarily translate into substantial short-term financial capacity.
- Past planning efforts for the Basalt Creek and Southwest Industrial Area have identified key infrastructure projects that are needed in the area. Because of these past planning efforts, there is a clear vision and specific list of projects that could be funded with urban renewal. An urban renewal plan for the Basalt Creek and Southwest Industrial Area could likely gather sufficient public input through the typical urban renewal planning process, which includes input from an advisory committee.

OUTCOMES OF DECISION:

If no objections to the final reports, and based on the decision of City Council to move forward with urban renewal at the August 10th, City Council Meeting, the next steps are as follows:

North District - Staff will draft an outline and proposal on how to proceed with moving into the next phase. *In process.*

Basalt Creek – Staff will draft an outline and proposal on how to proceed with moving into the next phase. *In process.*

Staff anticipates these draft proposals to be presented before the end of this calendar year, 2020.

ALTERNATIVES TO RECOMMENDATION:

None

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

- Attachment A: North District Feasibility Study
- Attachment B: Basalt Creek Feasibility Study



DATE: August 31, 2020
TO: Jonathan Taylor, City of Tualatin
FROM: Nick Popenuk, Ali Danko and Elaine Howard (Elaine Howard Consulting)
SUBJECT: TUALATIN NORTH DISTRICT URBAN RENEWAL FEASIBILITY STUDY - DRAFT

Summary

Background

In 2019, the City of Tualatin began a multi-phased process to consider the use of urban renewal as a potential financing tool to support community revitalization. Phase 1 was an urban renewal education series, including four presentations to City Council that covered: (1) an overview urban renewal and tax increment financing; (2) the history of Tualatin's urban renewal areas and how to close down an urban renewal area; (3) what to do with the remaining assets of Central Urban Renewal District and Leveton Tax Increment Finance District; and (4) an exploration of the feasibility of new districts based on Council-identified community and economic development goals.

In January 2020, in the second phase, *Urban Renewal Area Official Closure*, City Council and the Tualatin Development Commission closed the Central Urban Renewal District (CURD), transferring remaining assets to the City of Tualatin, and adopted the final report on CURD.

On February 24, 2020, City Council directed staff to begin Phase 3 with the technical feasibility study of two potential urban renewal areas: (1) Basalt Creek/Southwest Industrial Area (Basalt Creek) and (2) the I-5 Corridor and Tualatin-Sherwood Road (North District). The purpose of these studies was to understand if tax increment financing is an appropriate tool to help meet the needs of the community. The City of Tualatin hired Tiberius Solutions and Elaine Howard Consulting to conduct these two feasibility studies.

This report is the culmination of Phase 3, *Technical Feasibility Study of Urban Renewal Areas*. A separate report summarizes the results of the feasibility analysis for the North District Study Area. These reports are focused on financial analysis and do not discuss or address social and equity impacts of urban renewal. This report summarizes the results of the feasibility analysis for the North District Study Area. A separate report summarizes the results of the feasibility analysis for the Basalt Creek Study Area. These reports do not discuss or address social impacts of urban renewal, including impacts on diversity, equity, and inclusion.

Results

For the North District Study Area, the total potential tax increment finance (TIF) revenue over a 30-year period is estimated to be between \$248.2 million and 362.7 million, depending on the future growth in assessed value in the area. Three growth scenarios were analyzed as described later in this report. This would support a total maximum indebtedness (i.e., the total principal amount of projects to be funded) between \$210.0 million and \$308.3 million. When accounting for inflation and adjusting the maximum indebtedness to be reported in constant 2020 dollars, we forecast the true financial capacity of the URA to be between \$118.1 million and \$171.4 million.

These calculations reflect the technical financial capacity of the URA. The actual financial capacity and maximum indebtedness of any URA is typically determined, with input from an advisory committee, the stakeholders in Tualatin, and the public, by City Council during the adoption of a new Plan. While the North District Study Area has the potential for significant tax increment revenues, the actual urban renewal plan can be established to reduce the tax increment revenues, and therefore reduce the impacts on taxing districts, as indicated in the following section. If the City chooses to move forward with a URA for the North District Study Area, these strategies will be reviewed.

Implications and Next Steps

The results of the feasibility study have the following key implications:

- Urban renewal could generate significant financial capacity for the North District Study Area in the City of Tualatin, including funding for up to \$171.4 million of projects. This funding could pay for significant infrastructure improvements and other high-priority economic development projects in the area.
- The projected financial capacity for the North District Study Area is likely more than the City would choose to pursue for a URA in this area. There are multiple options that the City could pursue to implement urban renewal in the North District, while reducing the long-term financial capacity and impacts to taxing districts. These options include reducing the size of the boundary, reducing the duration of the urban renewal plan, and/or committing to a more generous formula for underlevying annual TIF revenue (i.e., revenue sharing).
- The North District Study Area could benefit from more significant public outreach, prior to adopting an urban renewal plan. The North District Study Area has significant financial capacity, and City Council has articulated desired outcomes for the North District Study Area. However, there is a lack of clarity around the specific projects that could best achieve the desired outcomes, and which of those projects are the highest priority for the public.
- Coordination with affected taxing districts will be key, if the City desires to move forward with a new URA. The use of urban renewal results in the loss of foregone tax revenue for overlapping taxing districts. Many of these taxing districts overlap multiple communities that are also considering new urban renewal areas at this time. Coordination with taxing districts is required by Oregon Revised Statutes, and is helpful to ensure that the URA funds meaningful projects for the community that help grow the tax base long-term, while having an acceptable level of foregone revenue for affected taxing districts.

If the City desires to move forward with one or more urban renewal plans, it would lead to the following next steps:

- Establish a vision for the North District Study Area that reflects public input on goals and projects
- Select a consultant with expertise in establishing urban renewal plans
- Establish an advisory committee and conduct public outreach
- Determine the final boundary and project list
- Complete blight and existing conditions analysis
- Conduct outreach to affected taxing districts in addition to their participation on the advisory committee

- Conduct the formal public review process of urban renewal plans including review by the urban renewal agency, planning commission and a public hearing and vote by the City Council

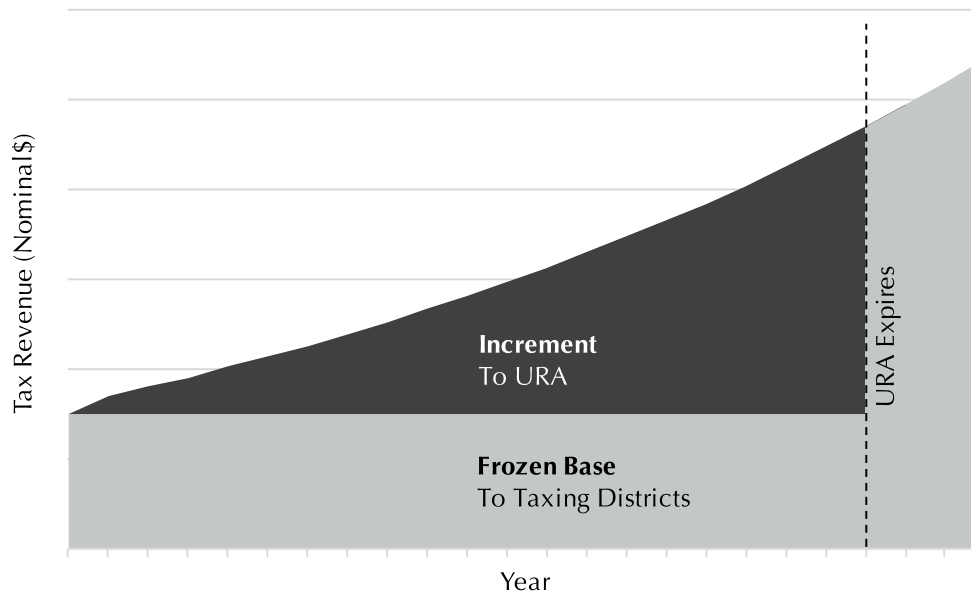
Background

How Urban Renewal Works

Urban renewal, permitted by Oregon Revised Statute (ORS) 457, is primarily used by cities and counties across Oregon as a revenue source for funding capital projects to help revitalize “blighted” areas.

When an URA is established, the assessed value within the URA boundary becomes the “frozen base” value. When assessed value in the URA grows over time, the difference between the total assessed value and the frozen base is considered “increment” value. Each year, property tax revenue from the frozen base in the URA is distributed normally to all overlapping taxing districts, and the URA receives all the property tax revenue generated from the increment, called “tax increment finance” (TIF) revenue. TIF revenue can only be spent on capital projects located in the URA. After the URA expires, all tax revenue is distributed to the overlapping taxing districts. Exhibit 1 illustrates the general tax revenue distribution within a URA boundary over the life of the URA.

Exhibit 1. Example Urban Renewal Revenue Distribution



Urban renewal is a division of taxes; it does not create a new tax or increase the existing tax rate. Therefore, the financial impacts of an URA are borne by overlapping taxing districts, and not by individual tax payers. TIF revenue collected by a URA results in revenue foregone by the overlapping taxing districts.

Financial Restrictions and Limitations on Urban Renewal

TIF revenue can only be spent on capital projects, not operations. For example, TIF revenue could be used to pave a new road, but could not be used to pay for ongoing maintenance activities for that road. Additionally, TIF revenue can only be spent on projects located within the URA, and those projects must be to the benefit of the URA.

Urban renewal plans are required to have a “maximum indebtedness”, which functions as a limit on the cumulative amount of TIF that can be spent on projects in the URA. Maximum indebtedness does not function as a revolving credit limit. In other words, paying off debt for old projects, does

not free up maximum indebtedness to be used on future projects. Once a URA incurs the full amount of maximum indebtedness, it cannot incur additional debt to fund additional projects. ORS limits the maximum indebtedness of a URA based on the URA's frozen base:

- If the frozen base is \$50 million or less, maximum indebtedness cannot exceed \$50 million.
- If the frozen base is greater than \$50 million but no more than \$150 million, maximum indebtedness cannot exceed \$50 million plus 50% of the frozen base that exceeds \$50 million.
- If the frozen base is greater than \$150 million, maximum indebtedness cannot exceed \$100 million plus 35% of the frozen base that exceeds \$50 million.
- All maximum indebtedness limits listed above may be inflated from 2010 by the index used in the urban renewal report.

Urban renewal plans may also include sunset provisions that establish a final date for incurring debt and/or collecting TIF revenue. Sunset provisions are not required by statute.

Other Limitations on Urban Renewal

For cities with populations of less than 50,000, ORS limits the frozen base assessed value of urban renewal areas to no more than 25% of total citywide assessed value.¹ Similarly, ORS limits the acreage of urban renewal areas to no more than 25% of total citywide acreage.

Oregon's Property Tax System

To fully understand how urban renewal and tax increment financing work, it is important to also understand key elements of Oregon's property tax system.

Oregon's property tax system is largely defined by two property tax-related ballot measures that were approved by voters in the 1990s: Measure 5 passed in 1990 and Measure 50 passed in 1997.

Measure 5 limited the property taxes paid by individual property owners to \$10 per \$1,000 of real market value (RMV) for general government taxes and \$5 per \$1,000 of RMV for education taxes. Levies passed by voters to repay general obligation bonds were excluded from these limits.

Measure 50, passed in 1997, was a further overhaul of Oregon's property tax system, including the following key elements:

- Switching from a "levy-based" system to a "rate-based" system, including the establishment of permanent tax rates for each taxing district instead of variable levies. In addition to permanent tax rates, taxing districts may also impose local option levies and levies for general obligation bonds, both of which are temporary in nature and are subject to voter approval.
- Reducing assessed value. Assessed value is not equal to real market value. In fiscal year 1997-98, a maximum assessed value (MAV) for each property was established, which was equal to 90 percent of its assessed value from two years prior (fiscal year 1995-96).

¹ For the purposes of this calculation, ORS requires that the amount of increment value from any existing URAs that impose division of tax revenues be subtracted from the total citywide assessed value.

- Limiting assessed value growth. Growth in MAV was limited to three-percent annually. The actual assessed value used to calculate a property's tax bill is equal to the lesser of the property's MAV and RMV.

There are some exceptions to the three percent limit in MAV growth. The most common exceptions are new construction and significant improvements that did not exist in 1995-96 when the MAV was established. In these situations, to determine the assessed value (the "exception value"), a Changed Property Ratio (CPR) is used to establish the initial MAV. The CPR is calculated annually as the ratio between aggregate AV and aggregate RMV for each property class (residential, multifamily, commercial/industrial, etc.) in each county. The CPR is applied to the RMV of all new development to determine initial MAV, after which time, it grows at 3% per year like all other existing property.²

Methods

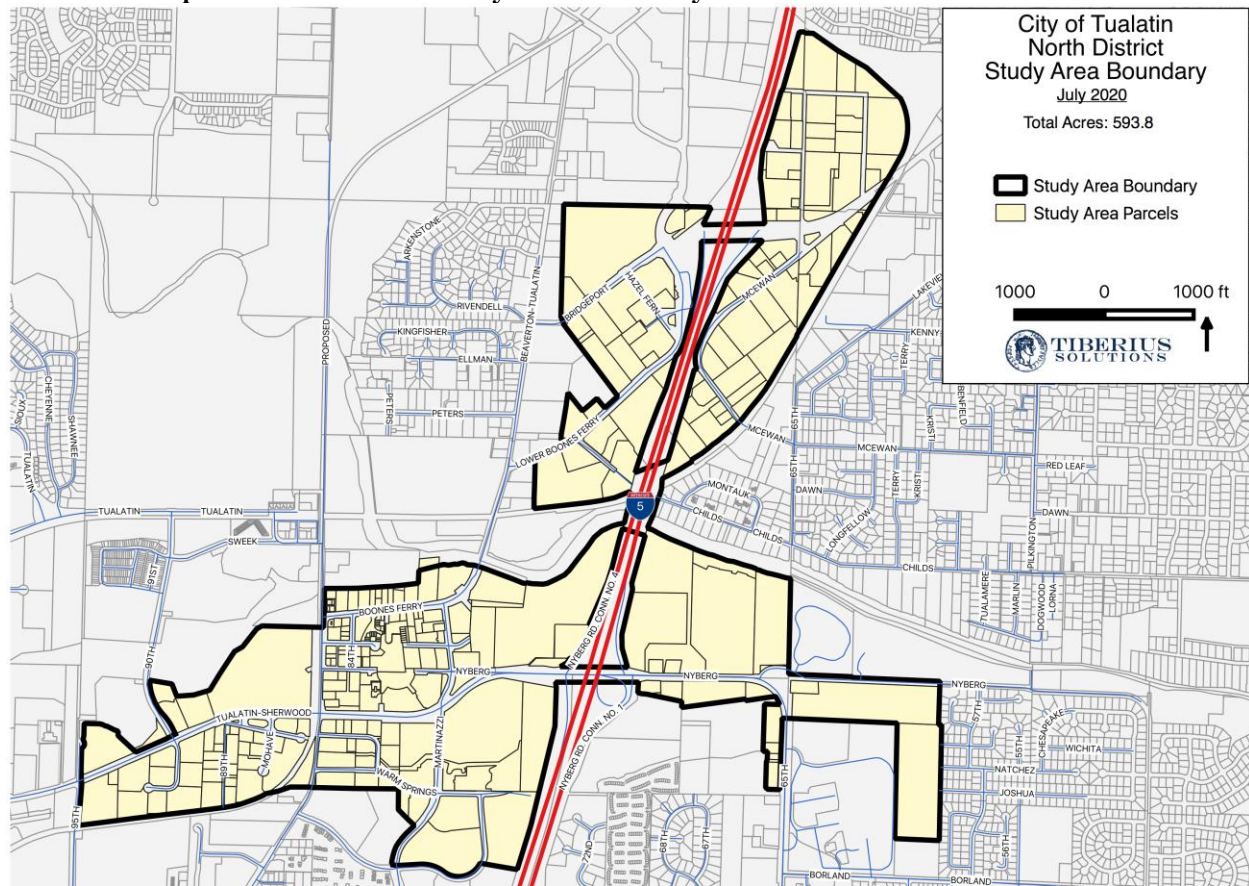
Study Area Boundary

City staff provided Tiberius Solutions with the preferred potential North District Study Area (Study Area) boundary used for this analysis, shown in Exhibit 2. Determining the Study Area boundary was an iterative process that took into account development potential, the existing URA, and statutory limits on assessed value and acreage. It encompasses 593.8 acres, which constitutes 11% of the city's total acreage.

For cities with a population less than 50,000, ORS limits the frozen base assessed value of urban renewal areas to no more than 25% of total citywide assessed value and total acreage of urban renewal areas to no more than 25% of total citywide acreage. The City of Tualatin intentionally defined the boundaries for North District and Basalt Creek Study Areas to equal 25% of citywide acreage. This allowed the feasibility studies to consider the maximum possible extent of urban renewal. If the City chooses to move forward with adopting one or more urban renewal plans, the City may choose to reduce the size of one or both boundaries. If property that is outside the city limits is included in a URA, then the County must also approve the adoption of the URA.

² Other exceptions include: partitioning or subdividing a property, rezoning a property and change of use consistent with that zone, and the disqualification or termination of property tax exemptions (e.g., property transferring from public to private ownership).

Exhibit 2. Map of North District Study Area Boundary



Source: Tiberius Solutions

Growth Scenarios

We evaluated three scenarios using different assumptions for the future rate of growth of assessed value. These scenarios are intended to model a range of realistic possible outcomes, including both conservative and aggressive scenarios that reflect the inherent uncertainty in long-range forecasts of future changes in property values.

As described earlier in this report, in most situations, Oregon's property tax system allows individual properties to appreciate a maximum amount of 3.0% per year. Most properties achieve that maximum growth rate of 3.0% each year. To experience additional growth beyond 3% an area must experience new construction activity.

Steps Used in the Analysis

The forecast of TIF revenue is a five-step process:

- Step 1. Determine the consolidated tax rate
- Step 2. Determine the assessed value of the frozen base
- Step 3. Forecast future growth in assessed value
- Step 4. Calculate tax increment finance revenue
- Step 5. Estimate borrowing capacity

Step 1. Determine the Consolidated Tax Rate

All new urban renewal plans are “permanent rate” plans. The consolidated tax rate is equal to the sum of all permanent tax rates. Local option levies and general obligation bond levies are not impacted by new urban renewal plans.

Step 2. Determine the Assessed Value of the Frozen Base

Using Washington County and Clackamas County assessment data, we identified all tax accounts (or fractions thereof) located within the boundary. For non-situs utility property, we estimated the value within the boundary based upon ratios of utility property to real property in each tax code area.

Step 3. Forecast Future Growth in Assessed Value

As described above, three growth scenarios were evaluated for the study area boundary, informed by historical trends in the City and county and conversations with City staff about future development opportunities in the area.

Step 4. Calculate Tax Increment Finance Revenue

Gross TIF revenue is calculated as the product of the increment assessed value and the consolidated tax rate each year. However, actual TIF received (i.e., net revenue) in a given year tends to be lower, due to discounts (from paying early), delinquencies (unpaid taxes), truncation loss (lost revenue due to rounding of tax bills), and compression loss (for properties where the taxes imposed would exceed constitutional limits). Our forecast of net TIF revenue assumes a 5.0% adjustment factor to convert from gross to net revenue, based on advice of the advisory committee, input from city staff, and our experience with other jurisdictions across the State.

Step 5. Estimate Borrowing Capacity

Net TIF revenue (calculated in Step 4) gives a general idea of the revenue generated by the URA each year. However, those numbers are insufficient to understand the total funding available for projects over the life of the URA. Typically, the majority of project funding comes from incurring formal indebtedness, which allows capital projects to be built sooner, but obligates future TIF revenue for payments of principal and interest on that debt.

To estimate borrowing capacity, we created a hypothetical finance plan for each growth scenario: showing how much funding could become available for projects over time, based on generic assumptions for debt, including the amount, timing, and terms of future bonds or loans. This finance plan provides a better estimate of total funding available for urban renewal projects.

Analysis and Results

The section describes the analysis of borrowing capacity, the potential projects that could be funded with that borrowing capacity, and the impacts to taxing districts from the potential URA.

Estimate of Borrowing Capacity

This section describes the key results of the analysis for each of the steps described above in the “methods” section of this report.

Determine Consolidated Tax Rate

The Study Area is located in the following tax code areas (TCAs): 17.02 and 23.76 in Washington County and 7074 and 304004 in Clackamas County. Because these TCAs have unique combinations of overlapping taxing districts, we forecast tax increment revenue separately for each TCA, before combining the results to determine the financial capacity of the potential URA. Exhibit 4 shows the consolidated tax rate for each TCA in the Study Area in FYE 2020. As stated earlier, local option levies and general obligation bond levies are not impacted by new urban renewal plans.

Exhibit 4. Consolidated Tax Rate by Tax Code Area, North District Study Area, FYE 2020

Jurisdiction Name	Tax Code Area			
	Washington County		Clackamas County	
	17.02	23.76	7074	304004
General Government				
Washington County	\$ 2.2484	\$ 2.2484	\$ -	\$ -
City of Tualatin	\$ 2.2665	\$ 2.2665	\$ 2.2665	\$ 2.2665
Clean Water Services	\$ -	\$ -	\$ -	\$ -
Metro	\$ 0.0966	\$ 0.0966	\$ 0.0966	\$ 0.0966
Port of Portland	\$ 0.0701	\$ 0.0701	\$ 0.0701	\$ 0.0701
Tri-Met	\$ -	\$ -	\$ -	\$ -
Tualatin Soil & Water District	\$ 0.0825	\$ 0.0825	\$ -	\$ -
Tualatin Valley Fire & Rescue	\$ 1.5252	\$ 1.5252	\$ -	\$ 1.5252
Tigard/Tualatin Aquatic District	\$ -	\$ 0.0900	\$ -	\$ 0.0900
Clackamas County City	\$ -	\$ -	\$ 2.4042	\$ 2.4042
Clackamas County Extension & 4H	\$ -	\$ -	\$ 0.0500	\$ 0.0500
Clackamas County Library	\$ -	\$ -	\$ 0.3974	\$ 0.3974
Clackamas County Soil Conservatio	\$ -	\$ -	\$ 0.0500	\$ 0.0500
Park Lake Grove	\$ -	\$ -	\$ 0.0420	\$ -
Vector Control	\$ -	\$ -	\$ 0.0065	\$ 0.0065
<i>Subtotal</i>	\$ 6.2893	\$ 6.3793	\$ 5.3833	\$ 6.9565
Education				
Clackamas ESD	\$ 0.3687	\$ -	\$ 0.3687	\$ -
Lake Oswego School District	\$ 4.4707	\$ -	\$ 4.4707	\$ -
Portland Community College	\$ 0.2828	\$ 0.2828	\$ 0.2828	\$ -
Tigard/Tualatin School District	\$ -	\$ 4.9892	\$ -	\$ 4.9892
NW Regional ESD	\$ -	\$ 0.1538	\$ -	\$ 0.1538
Clackamas Community College	\$ -	\$ -	\$ -	\$ 0.5582
<i>Subtotal</i>	\$ 5.1222	\$ 5.4258	\$ 5.1222	\$ 5.7012
Total	\$ 11.4115	\$ 11.8051	\$ 10.5055	\$ 12.6577

Source: Tiberius Solutions using data from Washington County and Clackamas County Assessors, FYE 2020

Determine the Assessed Value of the Frozen Base

Exhibit 5 shows the estimated total assessed value of properties in the Study Area for FYE 2020. The total value of property in the Study Area is 17.8% of the citywide assessed value of \$4.7 billion. Real property includes land and buildings, and is the predominant type of property, accounting for 88% of the total value of the potential URA. Personal property (e.g., machinery and equipment), manufactured property, and utility property are smaller components. TCA 23.76 comprises 83% of the total assessed value in the URA.

Exhibit 5. Assessed Value by Tax Code Area, North District Study Area, FYE 2020

Tax Code Area	Assessed Value				Total
	Real	Personal	Manufactured	Utility	
17.02	\$ 39,333,780	\$ 2,041,741	\$ -	\$ 1,900,457	\$ 43,275,978
23.76	\$ 609,826,671	\$ 74,030,209	\$ -	\$ 17,388,705	\$ 701,245,585
7074	\$ 72,641,142	\$ 6,487,294	\$ -	\$ 864,000	\$ 79,992,436
304004	\$ 17,104,939	\$ 424,691	\$ -	\$ 389,922	\$ 17,919,552
Total	\$ 738,914,172	\$ 82,983,935	\$ -	\$ 20,543,217	\$ 842,441,325

Source: Estimated by Tiberius Solutions using data from Washington and Clackamas County Assessors, FYE 2020

When a new URA is created, the assessor sets the frozen base using the most recently published tax roll data. We assume that if the City adopts a new urban renewal plan, it would do so after the release of the FYE 2021 tax roll data in October 2020. Under this assumption, the frozen base would be established using FYE 2021 assessment data. Thus, to determine the frozen base for our analysis, we use the FYE 2020 shown in Exhibit 5 and increase it to account for one year of assumed growth in assessed value. This results in an estimated frozen base value of \$871,918,725 to \$880,343,060, depending on growth scenario. The following section describes how we determined the assumptions for annual growth in assessed value.

Forecast Future Growth in Assessed Value

To forecast growth in assessed value in the future, we considered past growth in assessed value citywide and countywide, and the amount of development potential available for property in the Area. We use the following assumptions for average annual growth in assessed value for each scenario:

- Low Growth: 3.5%. Equal to 3% maximum annual appreciation for existing property plus 0.5% exception value from new development. This would equate to experiencing an average of \$4.4 million of assessed value growth from new construction each year.
- Medium Growth: 4.0%. Equal to 3% maximum annual appreciation for existing property plus 1% exception value from new development. This would equate to experiencing an average of \$9.6 million of assessed value growth from new construction each year.
- High Growth: 4.5%. Equal to 3% maximum annual appreciation for existing property plus 1.5% exception value from new development. This would equate to experiencing an average of \$15.7 million of assessed value growth from new construction each year.

Calculate Tax Increment Finance Revenue

Exhibit 6, Exhibit 7, and Exhibit 8 show the forecasts of TIF revenue for each growth scenario. We assume that if the City adopts a new urban renewal plan, the URA would be adopted between January 1, 2021 and October 1, 2021. Therefore, the base would be frozen in FYE 2021, and the first year that the URA would collect TIF is FYE 2023. These tables show annual TIF projections through FYE 2052, which represents a 30-year period of TIF collection. While a 30-year duration is fairly typical for urban renewal areas in Oregon, the actual duration of the URA could be shorter or longer, based on the preferences of City Council regarding maximum indebtedness and duration.

Exhibit 6. TIF Forecast, Low Growth Scenario, North District Study Area

FYE	Assessed Value			Tax Rate	Tax Increment Finance Revenue			
	Total	Frozen Base	Increment		Gross	Adjustment	Prior Year	Net
2020	\$ 842,433,551	\$ 842,433,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ 871,918,725	\$ 871,918,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ 902,435,878	\$ 871,918,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 934,021,133	\$ 871,918,725	\$ 62,102,408	\$ 11.6796	\$ 725,332	\$ (36,267)	\$ -	\$ 689,066
2024	\$ 966,711,873	\$ 871,918,725	\$ 94,793,148	\$ 11.6796	\$ 1,107,147	\$ (55,357)	\$ 10,336	\$ 1,062,126
2025	\$ 1,000,546,790	\$ 871,918,725	\$ 128,628,065	\$ 11.6796	\$ 1,502,326	\$ (75,116)	\$ 15,777	\$ 1,442,987
2026	\$ 1,035,565,928	\$ 871,918,725	\$ 163,647,203	\$ 11.6796	\$ 1,911,336	\$ (95,567)	\$ 21,408	\$ 1,837,178
2027	\$ 1,071,810,737	\$ 871,918,725	\$ 199,892,012	\$ 11.6796	\$ 2,334,662	\$ (116,733)	\$ 27,237	\$ 2,245,165
2028	\$ 1,109,324,112	\$ 871,918,725	\$ 237,405,387	\$ 11.6796	\$ 2,772,803	\$ (138,640)	\$ 33,269	\$ 2,667,432
2029	\$ 1,148,150,456	\$ 871,918,725	\$ 276,231,731	\$ 11.6796	\$ 3,226,280	\$ (161,314)	\$ 39,512	\$ 3,104,479
2030	\$ 1,188,335,723	\$ 871,918,725	\$ 316,416,998	\$ 11.6796	\$ 3,695,628	\$ (184,781)	\$ 45,974	\$ 3,556,822
2031	\$ 1,229,927,473	\$ 871,918,725	\$ 358,008,748	\$ 11.6796	\$ 4,181,404	\$ (209,070)	\$ 52,663	\$ 4,024,997
2032	\$ 1,272,974,934	\$ 871,918,725	\$ 401,056,209	\$ 11.6796	\$ 4,684,182	\$ (234,209)	\$ 59,585	\$ 4,509,558
2033	\$ 1,317,529,055	\$ 871,918,725	\$ 445,610,330	\$ 11.6796	\$ 5,204,557	\$ (260,228)	\$ 66,750	\$ 5,011,079
2034	\$ 1,363,642,572	\$ 871,918,725	\$ 491,723,847	\$ 11.6796	\$ 5,743,145	\$ (287,157)	\$ 74,165	\$ 5,530,153
2035	\$ 1,411,370,061	\$ 871,918,725	\$ 539,451,336	\$ 11.6796	\$ 6,300,584	\$ (315,029)	\$ 81,840	\$ 6,067,394
2036	\$ 1,460,768,014	\$ 871,918,725	\$ 588,849,289	\$ 11.6796	\$ 6,877,533	\$ (343,877)	\$ 89,783	\$ 6,623,439
2037	\$ 1,511,894,894	\$ 871,918,725	\$ 639,976,169	\$ 11.6796	\$ 7,474,675	\$ (373,734)	\$ 98,005	\$ 7,198,946
2038	\$ 1,564,811,216	\$ 871,918,725	\$ 692,892,491	\$ 11.6796	\$ 8,092,717	\$ (404,636)	\$ 106,514	\$ 7,794,595
2039	\$ 1,619,579,610	\$ 871,918,725	\$ 747,660,885	\$ 11.6796	\$ 8,732,391	\$ (436,620)	\$ 115,321	\$ 8,411,092
2040	\$ 1,676,264,895	\$ 871,918,725	\$ 804,346,170	\$ 11.6796	\$ 9,394,453	\$ (469,723)	\$ 124,437	\$ 9,049,167
2041	\$ 1,734,934,167	\$ 871,918,725	\$ 863,015,442	\$ 11.6796	\$ 10,079,687	\$ (503,984)	\$ 133,871	\$ 9,709,574
2042	\$ 1,795,656,865	\$ 871,918,725	\$ 923,738,140	\$ 11.6796	\$ 10,788,905	\$ (539,445)	\$ 143,636	\$ 10,393,095
2043	\$ 1,858,504,855	\$ 871,918,725	\$ 986,586,130	\$ 11.6796	\$ 11,522,945	\$ (576,147)	\$ 153,742	\$ 11,100,540
2044	\$ 1,923,552,526	\$ 871,918,725	\$ 1,051,633,801	\$ 11.6796	\$ 12,282,677	\$ (614,134)	\$ 164,202	\$ 11,832,745
2045	\$ 1,990,876,865	\$ 871,918,725	\$ 1,118,958,140	\$ 11.6796	\$ 13,068,999	\$ (653,450)	\$ 175,028	\$ 12,590,578
2046	\$ 2,060,557,557	\$ 871,918,725	\$ 1,188,638,832	\$ 11.6796	\$ 13,882,843	\$ (694,142)	\$ 186,233	\$ 13,374,934
2047	\$ 2,132,677,072	\$ 871,918,725	\$ 1,260,758,347	\$ 11.6796	\$ 14,725,171	\$ (736,259)	\$ 197,831	\$ 14,186,743
2048	\$ 2,207,320,771	\$ 871,918,725	\$ 1,335,402,046	\$ 11.6796	\$ 15,596,981	\$ (779,849)	\$ 209,834	\$ 15,026,965
2049	\$ 2,284,576,998	\$ 871,918,725	\$ 1,412,658,273	\$ 11.6796	\$ 16,499,304	\$ (824,965)	\$ 222,257	\$ 15,896,596
2050	\$ 2,364,537,192	\$ 871,918,725	\$ 1,492,618,467	\$ 11.6796	\$ 17,433,208	\$ (871,660)	\$ 235,115	\$ 16,796,663
2051	\$ 2,447,295,994	\$ 871,918,725	\$ 1,575,377,269	\$ 11.6796	\$ 18,399,799	\$ (919,990)	\$ 248,423	\$ 17,728,232
2052	\$ 2,532,951,354	\$ 871,918,725	\$ 1,661,032,629	\$ 11.6796	\$ 19,400,220	\$ (970,011)	\$ 262,197	\$ 18,692,407
Total					\$ 257,641,895	\$ (12,882,095)	\$ 3,394,944	\$ 248,154,744

Source: Tiberius Solutions

Exhibit 7. TIF Forecast, Medium Growth Scenario, North District Study Area

FYE	Total	Frozen Base	Increment	Tax Rate	Gross	Adjustment	Prior Year	Net
2020	\$ 842,433,551	\$ 842,433,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ 876,130,893	\$ 876,130,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ 911,176,128	\$ 876,130,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 947,623,173	\$ 876,130,893	\$ 71,492,280	\$ 11.6796	\$ 835,002	\$ (41,750)	\$ -	\$ 793,252
2024	\$ 985,528,099	\$ 876,130,893	\$ 109,397,206	\$ 11.6796	\$ 1,277,717	\$ (63,886)	\$ 11,899	\$ 1,225,730
2025	\$1,024,949,222	\$ 876,130,893	\$ 148,818,329	\$ 11.6796	\$ 1,738,141	\$ (86,907)	\$ 18,207	\$ 1,669,441
2026	\$1,065,947,191	\$ 876,130,893	\$ 189,816,298	\$ 11.6796	\$ 2,216,981	\$ (110,849)	\$ 24,769	\$ 2,130,901
2027	\$1,108,585,077	\$ 876,130,893	\$ 232,454,184	\$ 11.6796	\$ 2,714,975	\$ (135,749)	\$ 31,592	\$ 2,610,818
2028	\$1,152,928,480	\$ 876,130,893	\$ 276,797,587	\$ 11.6796	\$ 3,232,889	\$ (161,644)	\$ 38,688	\$ 3,109,933
2029	\$1,199,045,620	\$ 876,130,893	\$ 322,914,727	\$ 11.6796	\$ 3,771,519	\$ (188,576)	\$ 46,069	\$ 3,629,012
2030	\$1,247,007,445	\$ 876,130,893	\$ 370,876,552	\$ 11.6796	\$ 4,331,695	\$ (216,585)	\$ 53,744	\$ 4,168,854
2031	\$1,296,887,742	\$ 876,130,893	\$ 420,756,849	\$ 11.6796	\$ 4,914,278	\$ (245,714)	\$ 61,727	\$ 4,730,290
2032	\$1,348,763,253	\$ 876,130,893	\$ 472,632,360	\$ 11.6796	\$ 5,520,164	\$ (276,008)	\$ 70,028	\$ 5,314,184
2033	\$1,402,713,784	\$ 876,130,893	\$ 526,582,891	\$ 11.6796	\$ 6,150,285	\$ (307,514)	\$ 78,662	\$ 5,921,433
2034	\$1,458,822,336	\$ 876,130,893	\$ 582,691,443	\$ 11.6796	\$ 6,805,611	\$ (340,281)	\$ 87,642	\$ 6,552,972
2035	\$1,517,175,229	\$ 876,130,893	\$ 641,044,336	\$ 11.6796	\$ 7,487,151	\$ (374,358)	\$ 96,980	\$ 7,209,773
2036	\$1,577,862,239	\$ 876,130,893	\$ 701,731,346	\$ 11.6796	\$ 8,195,951	\$ (409,798)	\$ 106,692	\$ 7,892,846
2037	\$1,640,976,730	\$ 876,130,893	\$ 764,845,837	\$ 11.6796	\$ 8,933,104	\$ (446,655)	\$ 116,792	\$ 8,603,241
2038	\$1,706,615,799	\$ 876,130,893	\$ 830,484,906	\$ 11.6796	\$ 9,699,743	\$ (484,987)	\$ 127,297	\$ 9,342,053
2039	\$1,774,880,432	\$ 876,130,893	\$ 898,749,539	\$ 11.6796	\$ 10,497,048	\$ (524,852)	\$ 138,221	\$ 10,110,417
2040	\$1,845,875,650	\$ 876,130,893	\$ 969,744,757	\$ 11.6796	\$ 11,326,245	\$ (566,312)	\$ 149,583	\$ 10,909,515
2041	\$1,919,710,674	\$ 876,130,893	\$ 1,043,579,781	\$ 11.6796	\$ 12,188,609	\$ (609,430)	\$ 161,399	\$ 11,740,578
2042	\$1,996,499,101	\$ 876,130,893	\$ 1,120,368,208	\$ 11.6796	\$ 13,085,469	\$ (654,273)	\$ 173,688	\$ 12,604,883
2043	\$2,076,359,064	\$ 876,130,893	\$ 1,200,228,171	\$ 11.6796	\$ 14,018,202	\$ (700,910)	\$ 186,468	\$ 13,503,760
2044	\$2,159,413,424	\$ 876,130,893	\$ 1,283,282,531	\$ 11.6796	\$ 14,988,245	\$ (749,412)	\$ 199,759	\$ 14,438,592
2045	\$2,245,789,962	\$ 876,130,893	\$ 1,369,659,069	\$ 11.6796	\$ 15,997,090	\$ (799,854)	\$ 213,582	\$ 15,410,818
2046	\$2,335,621,562	\$ 876,130,893	\$ 1,459,490,669	\$ 11.6796	\$ 17,046,288	\$ (852,314)	\$ 227,959	\$ 16,421,932
2047	\$2,429,046,425	\$ 876,130,893	\$ 1,552,915,532	\$ 11.6796	\$ 18,137,454	\$ (906,873)	\$ 242,910	\$ 17,473,491
2048	\$2,526,208,281	\$ 876,130,893	\$ 1,650,077,388	\$ 11.6796	\$ 19,272,267	\$ (963,613)	\$ 258,459	\$ 18,567,113
2049	\$2,627,256,611	\$ 876,130,893	\$ 1,751,125,718	\$ 11.6796	\$ 20,452,473	\$ (1,022,624)	\$ 274,630	\$ 19,704,479
2050	\$2,732,346,874	\$ 876,130,893	\$ 1,856,215,981	\$ 11.6796	\$ 21,679,887	\$ (1,083,994)	\$ 291,448	\$ 20,887,340
2051	\$2,841,640,749	\$ 876,130,893	\$ 1,965,509,856	\$ 11.6796	\$ 22,956,397	\$ (1,147,820)	\$ 308,938	\$ 22,117,516
2052	\$2,955,306,379	\$ 876,130,893	\$ 2,079,175,486	\$ 11.6796	\$ 24,283,968	\$ (1,214,198)	\$ 327,129	\$ 23,396,898
Total					\$ 313,754,849	\$(15,687,742)	\$ 4,124,960	\$ 302,192,066

Source: Tiberius Solutions

Exhibit 8. TIF Forecast, High Growth Scenario, North District Study Area

FYE	Total	Frozen Base	Increment	Tax Rate	Gross	Adjustment	Prior Year	Net
2020	\$ 842,433,551	\$ 842,433,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ 880,343,060	\$ 880,343,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ 919,958,499	\$ 880,343,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 961,356,632	\$ 880,343,060	\$ 81,013,572	\$ 11.6796	\$ 946,207	\$ (47,310)	\$ -	\$ 898,897
2024	\$ 1,004,617,680	\$ 880,343,060	\$ 124,274,620	\$ 11.6796	\$ 1,451,480	\$ (72,574)	\$ 13,483	\$ 1,392,389
2025	\$ 1,049,825,475	\$ 880,343,060	\$ 169,482,415	\$ 11.6796	\$ 1,979,489	\$ (98,974)	\$ 20,684	\$ 1,901,198
2026	\$ 1,097,067,622	\$ 880,343,060	\$ 216,724,562	\$ 11.6796	\$ 2,531,259	\$ (126,563)	\$ 28,208	\$ 2,432,904
2027	\$ 1,146,435,667	\$ 880,343,060	\$ 266,092,607	\$ 11.6796	\$ 3,107,859	\$ (155,393)	\$ 36,070	\$ 2,988,537
2028	\$ 1,198,025,273	\$ 880,343,060	\$ 317,682,213	\$ 11.6796	\$ 3,710,406	\$ (185,520)	\$ 44,287	\$ 3,569,172
2029	\$ 1,251,936,411	\$ 880,343,060	\$ 371,593,351	\$ 11.6796	\$ 4,340,067	\$ (217,003)	\$ 52,873	\$ 4,175,937
2030	\$ 1,308,273,549	\$ 880,343,060	\$ 427,930,489	\$ 11.6796	\$ 4,998,063	\$ (249,903)	\$ 61,846	\$ 4,810,006
2031	\$ 1,367,145,858	\$ 880,343,060	\$ 486,802,798	\$ 11.6796	\$ 5,685,669	\$ (284,283)	\$ 71,222	\$ 5,472,608
2032	\$ 1,428,667,422	\$ 880,343,060	\$ 548,324,362	\$ 11.6796	\$ 6,404,217	\$ (320,211)	\$ 81,021	\$ 6,165,027
2033	\$ 1,492,957,457	\$ 880,343,060	\$ 612,614,397	\$ 11.6796	\$ 7,155,100	\$ (357,755)	\$ 91,260	\$ 6,888,605
2034	\$ 1,560,140,543	\$ 880,343,060	\$ 679,797,483	\$ 11.6796	\$ 7,939,772	\$ (396,989)	\$ 101,960	\$ 7,644,744
2035	\$ 1,630,346,868	\$ 880,343,060	\$ 750,003,808	\$ 11.6796	\$ 8,759,755	\$ (437,988)	\$ 113,142	\$ 8,434,909
2036	\$ 1,703,712,476	\$ 880,343,060	\$ 823,369,416	\$ 11.6796	\$ 9,616,637	\$ (480,832)	\$ 124,827	\$ 9,260,632
2037	\$ 1,780,379,537	\$ 880,343,060	\$ 900,036,477	\$ 11.6796	\$ 10,512,079	\$ (525,604)	\$ 137,037	\$ 10,123,512
2038	\$ 1,860,496,616	\$ 880,343,060	\$ 980,153,556	\$ 11.6796	\$ 11,447,815	\$ (572,391)	\$ 149,797	\$ 11,025,222
2039	\$ 1,944,218,963	\$ 880,343,060	\$ 1,063,875,903	\$ 11.6796	\$ 12,425,660	\$ (621,283)	\$ 163,131	\$ 11,967,509
2040	\$ 2,031,708,817	\$ 880,343,060	\$ 1,151,365,757	\$ 11.6796	\$ 13,447,508	\$ (672,375)	\$ 177,066	\$ 12,952,198
2041	\$ 2,123,135,714	\$ 880,343,060	\$ 1,242,792,654	\$ 11.6796	\$ 14,515,339	\$ (725,767)	\$ 191,627	\$ 13,981,199
2042	\$ 2,218,676,821	\$ 880,343,060	\$ 1,338,333,761	\$ 11.6796	\$ 15,631,222	\$ (781,561)	\$ 206,844	\$ 15,056,505
2043	\$ 2,318,517,278	\$ 880,343,060	\$ 1,438,174,218	\$ 11.6796	\$ 16,797,320	\$ (839,866)	\$ 222,745	\$ 16,180,199
2044	\$ 2,422,850,555	\$ 880,343,060	\$ 1,542,507,495	\$ 11.6796	\$ 18,015,893	\$ (900,795)	\$ 239,362	\$ 17,354,460
2045	\$ 2,531,878,830	\$ 880,343,060	\$ 1,651,535,770	\$ 11.6796	\$ 19,289,301	\$ (964,465)	\$ 256,726	\$ 18,581,562
2046	\$ 2,645,813,377	\$ 880,343,060	\$ 1,765,470,317	\$ 11.6796	\$ 20,620,012	\$ (1,031,001)	\$ 274,873	\$ 19,863,884
2047	\$ 2,764,874,980	\$ 880,343,060	\$ 1,884,531,920	\$ 11.6796	\$ 22,010,606	\$ (1,100,530)	\$ 293,835	\$ 21,203,911
2048	\$ 2,889,294,353	\$ 880,343,060	\$ 2,008,951,293	\$ 11.6796	\$ 23,463,776	\$ (1,173,189)	\$ 313,651	\$ 22,604,239
2049	\$ 3,019,312,600	\$ 880,343,060	\$ 2,138,969,540	\$ 11.6796	\$ 24,982,339	\$ (1,249,117)	\$ 334,359	\$ 24,067,581
2050	\$ 3,155,181,669	\$ 880,343,060	\$ 2,274,838,609	\$ 11.6796	\$ 26,569,237	\$ (1,328,462)	\$ 355,998	\$ 25,596,774
2051	\$ 3,297,164,844	\$ 880,343,060	\$ 2,416,821,784	\$ 11.6796	\$ 28,227,546	\$ (1,411,377)	\$ 378,612	\$ 27,194,781
2052	\$ 3,445,537,261	\$ 880,343,060	\$ 2,565,194,201	\$ 11.6796	\$ 29,960,479	\$ (1,498,024)	\$ 402,243	\$ 28,864,697
Total					\$ 376,542,114	\$ (18,827,106)	\$ 4,938,788	\$ 362,653,796

Source: Tiberius Solutions

Estimate Borrowing Capacity

To estimate borrowing capacity, we created a finance plan with periodic hypothetical borrowings, incurring a principal amount of indebtedness as large as possible based on the following assumptions, informed by our experience with similar jurisdictions in Oregon:

- Inflation rate: 3.0%
- Minimum debt service coverage ratio: 1.5 times annual TIF revenue
- Interest rate on loans: 5.0%
- Duration of loans: As long as possible, not to exceed 20 years, and no less than 10 years.
- Timing of loans:
 - First loan in FYE 2024
 - Additional loans at five-year intervals
 - Last loan in FYE 2043 (ten years before URA is estimated to terminate)

There are infinite versions of financing assumptions that could have been modeled. Ultimately, if the City adopts an urban renewal plan, the financing assumptions will be tailored to meet the specific needs of the URA.

Exhibit 9 shows funding available for projects in both year-of-expenditure dollars and constant 2020 dollars (i.e. “real” dollars adjusted for inflation). Total TIF revenue over a 30-year period is estimated to be between \$248.2 million and \$362.7 million, depending on the future growth in assessed value in the area. This would support a total maximum indebtedness (i.e., the total principal amount of projects to be funded) between \$210.0 million and \$308.3 million. When accounting for inflation and adjusting the maximum indebtedness to be reported in constant 2020 dollars, we forecast the true financial capacity of the potential URA to be between \$118.1 million and \$171.4 million. Exhibit 9 breaks this estimate of financial capacity down into five-year intervals, to better illustrate the timing of when that capacity would be available over the life of the URA.

Exhibit 9. Estimated Borrowing Capacity by Growth Scenario, North District Study Area

Growth Rate	3.5%	4.0%	4.5%
Average AV from New Construction	\$ 4,400,000	\$ 9,600,000	\$ 15,700,000
Total Net TIF	\$ 248,200,000	\$ 302,200,000	\$ 362,700,000
Maximum Indebtedness	\$ 210,000,000	\$ 256,300,000	\$ 308,300,000
Capacity (2020\$)	\$ 118,100,000	\$ 143,300,000	\$ 171,400,000
Years 1-5	\$ 11,500,000	\$ 13,300,000	\$ 15,200,000
Years 6-10	\$ 19,500,000	\$ 23,000,000	\$ 26,600,000
Years 11-15	\$ 21,600,000	\$ 25,900,000	\$ 30,700,000
Years 16-20	\$ 21,500,000	\$ 26,400,000	\$ 31,700,000
Years 21-25	\$ 20,800,000	\$ 25,800,000	\$ 31,500,000
Years 26-30	\$ 23,200,000	\$ 28,900,000	\$ 35,700,000

Source: Tiberius Solutions

Desired Outcomes

A specific list of potential urban renewal projects and corresponding cost estimates have not been identified for the Study Area, but the desired outcomes for projects and programs in the Study Area are listed below:

- Provide additional housing options
- Improve transportation systems
- Prepare for increased density
- Address long-term vacant buildings
- Provide redevelopment opportunities
- Property acquisition

Should the City decide to pursue the adoption of an urban renewal plan for the Study Area, the project list, based on these desired community outcomes, would be compiled through stakeholder input.

Impacts to Taxing Districts

As stated previously, urban renewal is a division of taxes; it does not create a new tax or increase the existing tax rate. Therefore, the financial impacts of an URA are borne by overlapping taxing districts, and not by individual tax payers. TIF revenue collected by a URA results in revenue foregone by the overlapping taxing districts.

Exhibit 10 shows the total estimated foregone revenue for all affected taxing districts, if the City were to adopt a new URA based on the North District Study Area. Total foregone revenue for all taxing districts is estimated to range from \$248,154,744 to \$362,653,796 depending on the future rate of growth of assessed value in the area. Taxing districts that would be most impacted by a new URA include Washington County, the City of Tualatin, and Tualatin Valley Fire & Rescue.

The Tigard/Tualatin School District is forecast to have the largest amount of foregone revenue. However, the Tigard Tualatin School District as well as the Lake Oswego School District, Clackamas Education Service District (ESD), and NW Regional ESD are not directly affected by urban renewal like other taxing districts. The State of Oregon equalizes education funding statewide for all school districts. This is achieved by the State Legislature adopting biennial budgets that establish per-pupil funding targets. The State then provides each school district with funding from the State School fund to augment local property tax collections to ensure each school district achieves the desired amount of funding per student. Thus, any reduction in local property tax revenue for the Tigard/Tualatin School District, Lake Oswego School District, Clackamas Education Service District (ESD), and NW Regional ESD, including foregone revenue caused by urban renewal, would not lead to a direct loss of overall school funding, but instead would result in an increase in the amount of State School Fund revenues allocated to these districts.

Exhibit 10. Total Estimated Foregone Tax Revenues, North District Study Area, FYE 2023 – FYE 2052 (Year-of-Expenditure Dollars)

	Growth Rate		
	3.5%	4.0%	4.5%
General Government			
Washington County	\$ 42,219,130	\$ 51,412,623	\$ 61,699,114
City of Tualatin	\$ 48,155,933	\$ 58,642,204	\$ 70,375,169
Clean Water Services	\$ -	\$ -	\$ -
Metro	\$ 2,052,443	\$ 2,499,377	\$ 2,999,445
Port of Portland	\$ 1,489,403	\$ 1,813,730	\$ 2,176,616
Tri-Met	\$ -	\$ -	\$ -
Tualatin Soil & Water District	\$ 1,549,136	\$ 1,886,471	\$ 2,263,911
Tualatin Valley Fire & Rescue	\$ 29,328,613	\$ 35,715,111	\$ 42,860,889
Tigard/Tualatin Aquatic District	\$ 1,632,411	\$ 1,987,879	\$ 2,385,609
Clackamas County City	\$ 5,936,970	\$ 7,229,784	\$ 8,676,300
Clackamas County Extension & 4H	\$ 123,471	\$ 150,357	\$ 180,440
Clackamas County Library	\$ 981,346	\$ 1,195,041	\$ 1,434,141
Clackamas County Soil Conservation	\$ 123,471	\$ 150,357	\$ 180,440
Park Lake Grove	\$ 84,734	\$ 103,185	\$ 123,830
Vector Control	\$ 16,051	\$ 19,546	\$ 23,457
<i>Subtotal</i>	<i>\$ 133,693,114</i>	<i>\$ 162,805,666</i>	<i>\$ 195,379,361</i>
Education			
Clackamas ESD	\$ 1,146,261	\$ 1,395,866	\$ 1,675,147
Lake Oswego School District	\$ 13,899,071	\$ 16,925,684	\$ 20,312,128
Portland Community College	\$ 5,880,793	\$ 7,161,374	\$ 8,594,201
Tigard/Tualatin School District	\$ 90,493,621	\$ 110,199,201	\$ 132,247,543
NW Regional ESD	\$ 2,789,609	\$ 3,397,065	\$ 4,076,740
Clackamas Community College	\$ 252,276	\$ 307,210	\$ 368,676
<i>Subtotal</i>	<i>\$ 114,461,630</i>	<i>\$ 139,386,400</i>	<i>\$ 167,274,435</i>
Total	\$ 248,154,744	\$ 302,192,067	\$ 362,653,796

Source: Tiberius Solutions

The following section discusses three ways to reduce the impact to these taxing districts.

Options to Reduce Impact to Taxing Districts

The estimates of financial capacity shown throughout this report are technical in nature. They show the maximum amount of financial capacity that could be generated, given the proposed boundary, frozen base, and assumptions for future growth in assessed value. When compared to other urban renewal areas in similarly-sized cities across Oregon, the amount of financial capacity projected for this area (and the resulting negative fiscal impact to overlapping taxing districts) is exceptionally large. If the City moves forward with an urban renewal plan for the North District Study Area, it is likely that the City Council would choose to reduce the financial capacity of the area, below the levels forecast in this report. This section discusses how the City of Tualatin could reduce the financial capacity of the proposed URA, thereby reducing the impact to overlapping taxing districts shown in Exhibit 10. Input from stakeholders regarding this issue would be important.

Reduce Duration

This analysis shows the financial feasibility of a 30-year URA (collecting TIF from FYE 2023 through FYE 2052). The City could choose to reduce the estimated duration of the URA, which would return

revenue to overlapping taxing districts sooner. As an example, shortening the estimated duration from 30 years to 25 years would reduce the total TIF revenue (and impacts to taxing districts) by \$84.1 to \$128.3 million, and would reduce the financial capacity in constant 2020 dollars by \$23.2 to \$35.7 million.

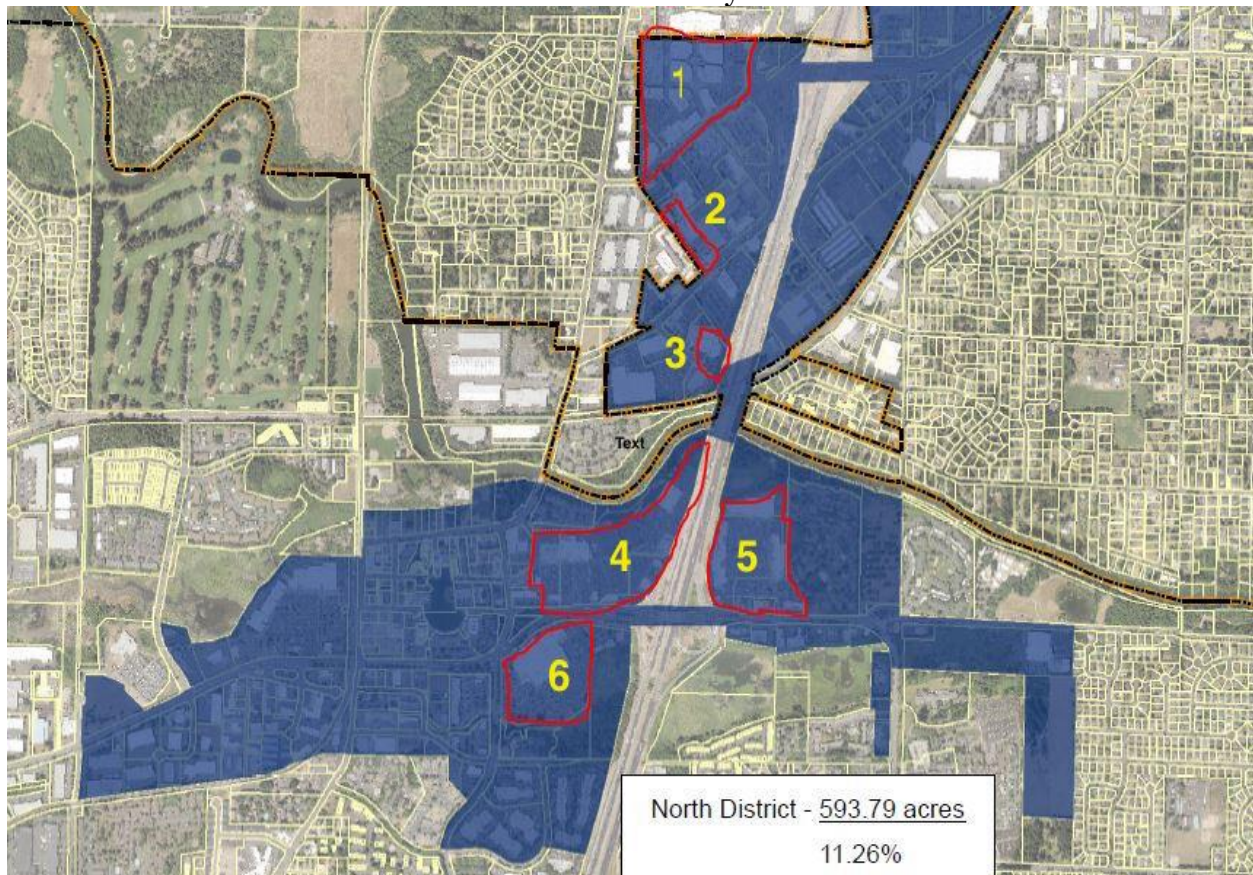
Voluntary Revenue Sharing

This analysis shows the total TIF revenue that the City could collect. However, some cities choose to collect less TIF revenue for the URA and return the remaining TIF revenue to overlapping taxing districts. A number of different approaches could be used to establish a program of voluntary revenue sharing. As an example, some jurisdictions choose to cap the annual amount of TIF revenue at a specified level (for example, no more than \$10 million per year). Any TIF revenue above that amount would then be shared with overlapping taxing districts. Another approach would be to share a percentage of annual TIF revenue each year.

Reduce Boundary Size

Reducing the size of the Study Area will reduce the beginning frozen base and the potential for future development in the Area. This would in turn reduce the amount of TIF revenue generated, and the amount of foregone revenue to the overlapping taxing districts. City staff identified six subareas within the Study Area that could be removed together or individually from the Study Area for the purpose of reducing the overall financial capacity. These subareas are shown in Exhibit 11.

Exhibit 11. Potential Reductions to North District Study Area



Source: City of Tualatin

Exhibit 12 shows the impact of reducing the Study Area boundary. If all six areas were removed from the Study Area, the impact to overlapping taxing districts would be reduced by \$88.8 million to \$129.6 million, depending on growth scenario. This is a reduction of 36%. When accounting for inflation, the true reduction in financial capacity of the Study Area would be between \$42.2 million and \$61.2 million in constant 2020 dollars. Maximum indebtedness would be reduced by \$75.0 million to \$110.2 million, depending on growth scenario.

Exhibit 12. Impact of Study Area Reduction

	Growth Rate		
	3.5%	4.0%	4.5%
Decrease in Net TIF & Impact to Taxing Districts	\$(88,700,000)	\$(108,000,000)	\$(129,600,000)
Decrease in Maximum Indebtedness	\$(75,000,000)	\$(91,500,000)	\$(110,200,000)
Decreased Capacity (2020\$)	\$(42,200,000)	\$(51,200,000)	\$(61,200,000)
Area 1	\$ (20,000,000)	\$ (24,300,000)	\$ (29,000,000)
Area 2	\$ (2,400,000)	\$ (2,900,000)	\$ (3,500,000)
Area 3	\$ (1,100,000)	\$ (1,400,000)	\$ (1,700,000)
Area 4	\$ (7,400,000)	\$ (9,000,000)	\$ (10,800,000)
Area 5	\$ (8,100,000)	\$ (9,800,000)	\$ (11,700,000)
Area 6	\$ (3,200,000)	\$ (3,800,000)	\$ (4,600,000)

Implications and Next Steps

Implications

Significant Financial Capacity

Urban renewal could generate significant financial capacity for the North District Study Area in the City of Tualatin, including funding for up to \$171.4 million of projects. This funding could pay for significant infrastructure improvements and other high-priority economic development projects in the Area. Total TIF revenue over a 30-year period is estimated to be between 248.2 million and 362.7 million, depending on the future growth in assessed value in the area. Three growth scenarios were analyzed as described later in this report. This would support a total maximum indebtedness (i.e., the total principal amount of projects to be funded) between \$210.0 million and \$308.3 million. When accounting for inflation and adjusting the maximum indebtedness to be reported in constant 2020 dollars, we forecast the true financial capacity of the URA to be between \$118.1 million and \$171.4 million.

Options for Reducing Impacts to Taxing Districts

The projected financial capacity for the Study Area is likely more than the City would choose to pursue for a URA in this Area. There are multiple options that the City could pursue to implement urban renewal in the Study Area, while reducing the long-term financial capacity and impacts to taxing districts. These options include reducing the duration of the boundary, committing to a more generous formula for underlevying annual TIF revenue (i.e., revenue sharing), and/or reducing the size of the boundary.

Benefits of Additional Public Involvement

The Study Area could benefit from more significant public outreach prior to adopting an urban renewal plan for the Area. The Study Area has significant financial capacity, and City Council has articulated desired outcomes for the Study Area. However, there is a lack of clarity around the

specific projects that could best achieve the desired outcomes, and which of those projects are the highest priority for the public.

Coordination with Affected Taxing Districts

Coordination with affected taxing districts will be key if the City desires to move forward with a new URA. The use of urban renewal results in the loss of foregone tax revenue for overlapping taxing districts. Many of these taxing districts overlap multiple communities that are also considering new urban renewal areas at this time. Coordination with taxing districts is required by Oregon Revised Statutes, and is helpful to ensure that the URA funds meaningful projects for the community that help grow the tax base long-term, while having an acceptable level of foregone revenue for affected taxing districts.

Next Steps

If the City of Sherwood is interested in pursuing the adoption of a URA, we recommend the following next steps:

- Establish a vision for the North District Study Area that reflects public input on goals and projects. Urban renewal areas are most successful when they have clearly defined goals and objectives and projects tied to those goals and objectives that reflect public priorities and are communicated in a clear vision for the area. The North District Study Area lacks that clarity of vision. If the City were to conduct additional public involvement efforts to clarify the vision for the Area, it would lead to the creation of a better urban renewal plan with greater support from the public and affected taxing districts.
- Select a consultant with expertise in establishing urban renewal plans. The statutes governing urban renewal are complex. The plan and report documents necessary to establish a URA are detailed technical documents. The process for adoption includes multiple public meetings and hearings, as well as coordination with affected taxing districts. For these reasons, the vast majority of communities that create URAs do so with the help of a consultant experienced in this field.
- Establish an advisory committee and conduct public outreach. It is important for URAs to reflect the goals of the broader community. Establishing a committee to oversee the creation of an urban renewal plan can be helpful to vet key decisions, such as the project list, the prioritization and timing of projects, the exact boundary of the URA, and the maximum indebtedness. In addition to input from key stakeholders on an advisory committee, outreach to the general public through newsletters, open house events, and public meetings is also critical.
- Determine the boundary and project list. These are the fundamental components of an urban renewal plan. The draft boundary used in this analysis may need to be refined to encompass high priority urban renewal projects, blighted areas, and properties with the most development potential. A fiscally-constrained list of projects will also need to be developed, to establish clear expectations for what the URA is expected to be able to fund. The boundary decision is complicated by the need to reduce acreage from the existing URA. The variables in this decision are complex and will take additional time to resolve.
- Conduct outreach to affected taxing districts. These taxing districts are partners for the City, all looking out for the best interests of the public. Although affected taxing districts do not have an official vote on approval of an urban renewal plan (with the exception of the County, in situations where the URA includes property that is outside of city limits), ORS requires municipalities to “consult and confer” with affected taxing districts as part of this

process. In other words, they should be treated as partners and be involved throughout the process. This is especially true because of the nature of urban renewal and the division of taxes.

- Make a final decision on the plan. For a URA to be established, it must first be approved by the Urban Renewal Agency, then the Planning Commission, and then the City Council at a public hearing. This adoption process allows ample time for public comment, and for decision-makers and elected officials to consider all aspects of the plan, to ensure that it is right for the community, and a sound investment of tax dollars.



DATE: August 31, 2020
TO: Jonathan Taylor, City of Tualatin
FROM: Nick Popenuk, Ali Danko and Elaine Howard (Elaine Howard Consulting)
SUBJECT: TUALATIN BASALT CREEK URBAN RENEWAL FEASIBILITY STUDY - DRAFT

Summary

Background

In 2019, the City of Tualatin began a multi-phased process to consider the use of urban renewal as a potential financing tool to support community revitalization. Phase 1 was an urban renewal education series, including four presentations to City Council that covered: (1) an overview urban renewal and tax increment financing; (2) the history of Tualatin's urban renewal areas and how to close down an urban renewal area; (3) what to do with the remaining assets of Central Urban Renewal District and Leveton Tax Increment Finance District; and (4) an exploration of the feasibility of new districts based on Council-identified community and economic development goals.

In January 2020, in the second phase, *Urban Renewal Area Official Closure*, City Council and the Tualatin Development Commission closed the Central Urban Renewal District (CURD), transferring remaining assets to the City of Tualatin, and adopted the final report on CURD.

On February 24, 2020, City Council directed staff to begin Phase 3 with the technical feasibility study of two potential urban renewal areas: (1) Basalt Creek/Southwest Industrial Area (Basalt Creek) and (2) the I-5 Corridor and Tualatin-Sherwood Road (North District). The purpose of these studies was to understand if tax increment financing is an appropriate tool to help meet the needs of the community. The City of Tualatin hired Tiberius Solutions and Elaine Howard Consulting to conduct these two feasibility studies.

This report is the culmination of Phase 3, *Technical Feasibility Study of Urban Renewal Areas*. This report summarizes the results of the feasibility analysis for the Basalt Creek Study Area. A separate report summarizes the results of the feasibility analysis for the North District Study Area. These reports are focused on financial analysis and do not discuss or address social impacts of urban renewal, including impacts on diversity, equity, and inclusion.

Results

For the Basalt Creek Study Area, the total potential TIF revenue over a 30-year period is estimated to be between \$28.4 million and \$55.5 million, depending on the future growth in assessed value in the area. Three growth scenarios were analyzed as described later in this report. This would support a total maximum indebtedness (i.e., the total principal amount of projects to be funded) between \$24.5 million and \$48.7 million. When accounting for inflation and adjusting the maximum indebtedness to be reported in constant 2020 dollars, we forecast the true financial capacity of the URA to be between \$13.6 million and \$26.2 million.

Implications and Next Steps

The results of the feasibility study have the following key implications:

- Urban renewal could generate significant financial capacity for the Basalt Creek area and Southwest Industrial Area in the City of Tualatin, including funding for up to \$26.2 million of projects. This funding could pay for significant infrastructure improvements and other high-priority economic development projects in the Area.
- This financial capacity would not be available immediately, but would build slowly over time. As an example, the soonest the City could adopt an urban renewal plan would be in calendar year 2021, which would result in the URA first receiving TIF revenue in FYE 2023. Over the first five years of the URA (from FYE 2023 through FYE 2027), annual TIF revenue is projected to grow to \$400,000. This revenue stream (when combined with financing options, and adjusting for inflation) is projected to support funding for less than \$2 million of projects during this time period. Thus, long-term financial capacity does not necessarily translate into substantial short-term financial capacity.
- Past planning efforts for the Basalt Creek and Southwest Industrial Area have identified key infrastructure projects that are needed in the area. Because of these past planning efforts, there is a clear vision and specific list of projects that could be funded with urban renewal. An urban renewal plan for the Basalt Creek and Southwest Industrial Area could likely gather sufficient public input through the typical urban renewal planning process, which includes input from an advisory committee .
- Coordination with affected taxing districts will be key if the City desires to move forward with a new URA. The use of urban renewal results in the loss of foregone tax revenue for overlapping taxing districts. Many of these taxing districts overlap multiple communities that are also considering new urban renewal areas at this time. Coordination with taxing districts is required by Oregon Revised Statutes and is helpful to ensure that the URA funds meaningful projects for the community that help grow the tax base long-term, while having an acceptable level of foregone revenue for affected taxing districts.

If the City desires to move forward with one or more urban renewal plans, it would lead to the following next steps:

- Select a consultant with expertise in establishing urban renewal plans
- Establish an advisory committee and conduct public outreach
- Determine the final boundary and project list
- Complete blight and existing conditions analysis
- Conduct outreach to affected taxing districts in addition to their participation on the advisory committee
- Conduct the formal public review process of urban renewal plans including review by the urban renewal agency, planning commission and a public hearing and vote by the City Council

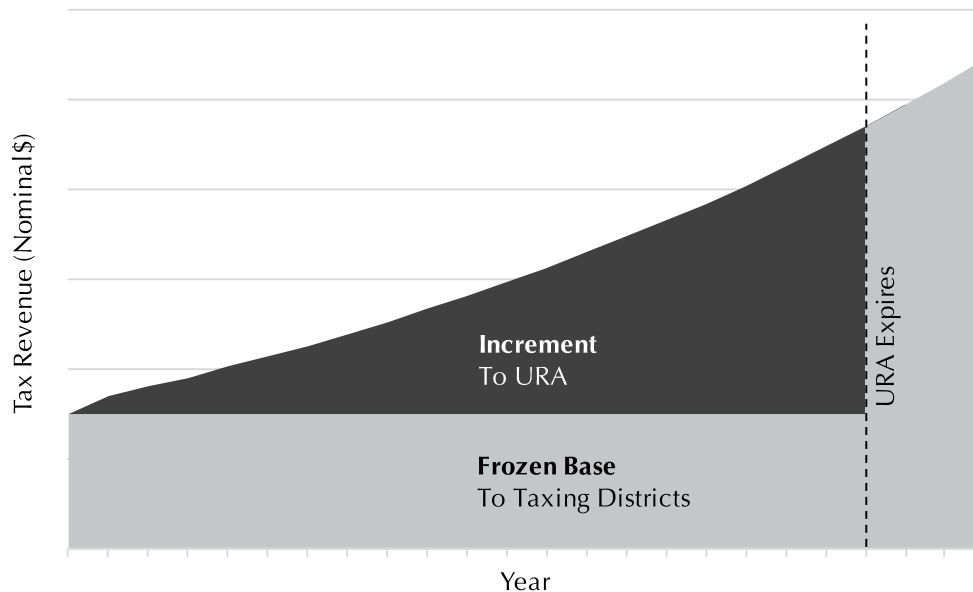
Background

How Urban Renewal Works

Urban renewal, permitted by Oregon Revised Statute (ORS) 457, is primarily used by cities and counties across Oregon as a revenue source for funding capital projects to help revitalize “blighted” areas.

When an URA is established, the assessed value within the URA boundary becomes the “frozen base” value. When assessed value in the URA grows over time, the difference between the total assessed value and the frozen base is considered “increment” value. Each year, property tax revenue from the frozen base in the URA is distributed normally to all overlapping taxing districts, and the URA receives all the property tax revenue generated from the increment, called “tax increment finance” (TIF) revenue. TIF revenue can only be spent on capital projects located in the URA. After the URA expires, all tax revenue is distributed to the overlapping taxing districts. Exhibit 1 illustrates the general tax revenue distribution within a URA boundary over the life of the URA.

Exhibit 1. Example Urban Renewal Revenue Distribution



Urban renewal is a division of taxes; it does not create a new tax or increase the existing tax rate. Therefore, the financial impacts of an URA are borne by overlapping taxing districts, and not by individual tax payers. TIF revenue collected by a URA results in revenue foregone by the overlapping taxing districts.

Financial Restrictions and Limitations on Urban Renewal

TIF revenue can only be spent on capital projects, not operations. For example, TIF revenue could be used to pave a new road, but could not be used to pay for ongoing maintenance activities for that road. Additionally, TIF revenue can only be spent on projects located within the URA, and those projects must be to the benefit of the URA.

Urban renewal plans are required to have a “maximum indebtedness”, which functions as a limit on the cumulative amount of TIF that can be spent on projects in the URA. Maximum indebtedness does not function as a revolving credit limit. In other words, paying off debt for old projects does

not free up maximum indebtedness to be used on future projects. Once a URA incurs the full amount of maximum indebtedness, it cannot incur additional debt to fund additional projects. ORS limits the maximum indebtedness of a URA based on the URA's frozen base:

- If the frozen base is \$50 million or less, maximum indebtedness cannot exceed \$50 million.
- If the frozen base is greater than \$50 million but no more than \$150 million, maximum indebtedness cannot exceed \$50 million plus 50% of the frozen base that exceeds \$50 million.
- If the frozen base is greater than \$150 million, maximum indebtedness cannot exceed \$100 million plus 35% of the frozen base that exceeds \$50 million.
- All maximum indebtedness limits listed above may be inflated from 2010 by the index used in the urban renewal report.

Urban renewal plans may also include sunset provisions that establish a final date for incurring debt and/or collecting TIF revenue. Sunset provisions are not required by statute.

Other Limitations on Urban Renewal

For cities with populations of less than 50,000, ORS limits the frozen base assessed value of urban renewal areas to no more than 25% of total citywide assessed value.¹ Similarly, ORS limits the acreage of urban renewal areas to no more than 25% of total citywide acreage.

Oregon's Property Tax System

To fully understand how urban renewal and tax increment financing work, it is important to also understand key elements of Oregon's property tax system.

Oregon's property tax system is largely defined by two property tax-related ballot measures that were approved by voters in the 1990s: Measure 5 passed in 1990 and Measure 50 passed in 1997.

Measure 5 limited the property taxes paid by individual property owners to \$10 per \$1,000 of real market value (RMV) for general government taxes and \$5 per \$1,000 of RMV for education taxes. Levies passed by voters to repay general obligation bonds were excluded from these limits.

Measure 50, passed in 1997, was a further overhaul of Oregon's property tax system, including the following key elements:

- Switching from a "levy-based" system to a "rate-based" system, including the establishment of permanent tax rates for each taxing district instead of variable levies. In addition to permanent tax rates, taxing districts may also impose local option levies and levies for general obligation bonds, both of which are temporary in nature and are subject to voter approval.
- Reducing assessed value. Assessed value is not equal to real market value. In fiscal year 1997-98, a maximum assessed value (MAV) for each property was established, which was equal to 90 percent of its assessed value from two years prior (fiscal year 1995-96).

¹ For the purposes of this calculation, ORS requires that the amount of increment value from any existing URAs that impose division of tax revenues be subtracted from the total citywide assessed value.

- Limiting assessed value growth. Growth in MAV was limited to three-percent annually. The actual assessed value used to calculate a property's tax bill is equal to the lesser of the property's MAV and RMV.

There are some exceptions to the three percent limit in MAV growth. The most common exceptions are new construction and significant improvements that did not exist in 1995-96 when the MAV was established. In these situations, to determine the assessed value (the "exception value"), a Changed Property Ratio (CPR) is used to establish the initial MAV. The CPR is calculated annually as the ratio between aggregate AV and aggregate RMV for each property class (residential, multifamily, commercial/industrial, etc.) in each county. The CPR is applied to the RMV of all new development to determine initial MAV, after which time, it grows at 3% per year like all other existing property.²

Methods

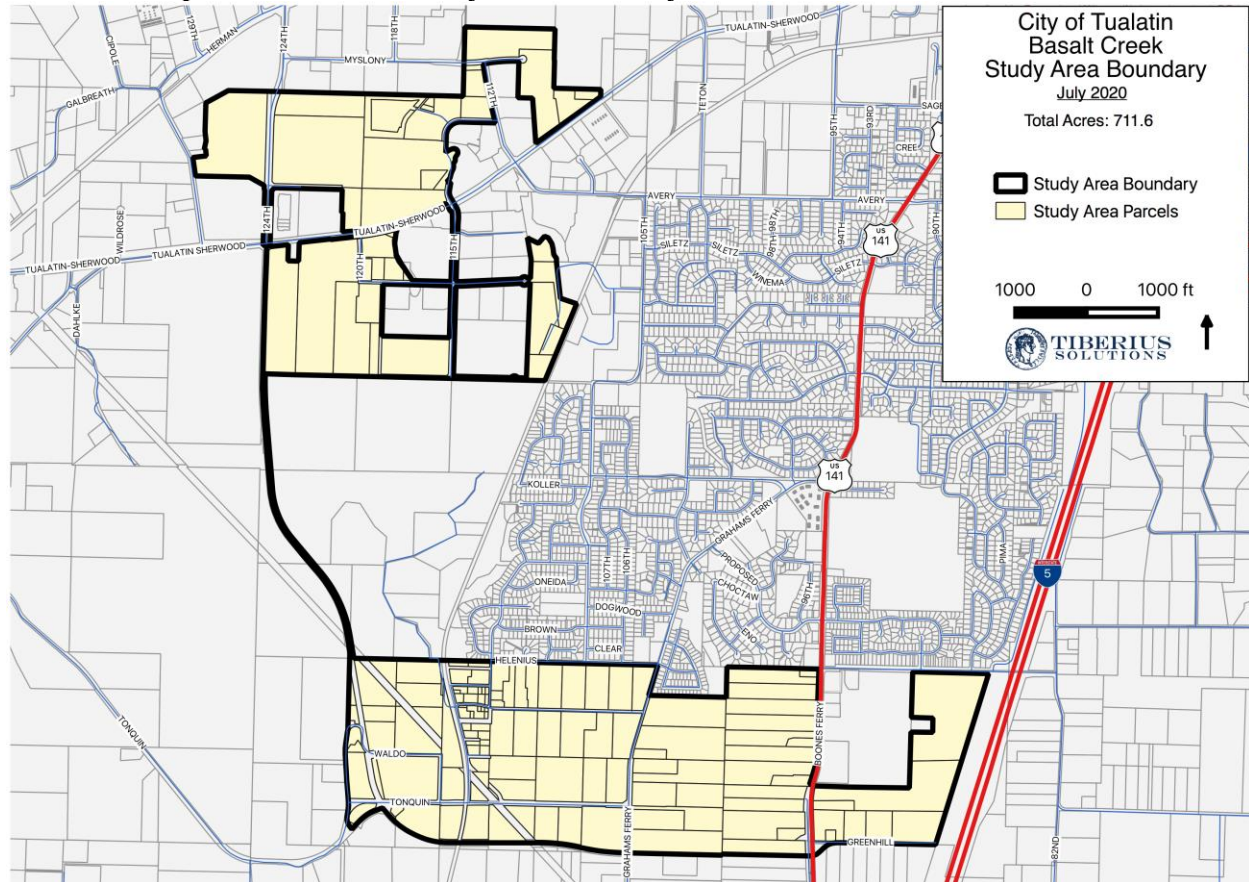
Study Area Boundary

City staff provided Tiberius Solutions with the preferred potential Basalt Creek Study Area (Study Area) boundary used for this analysis, shown in Exhibit 2. Determining the Study Area boundary was an iterative process that took into account development potential, the existing URA, and statutory limits on assessed value and acreage. It encompasses 711.6 acres, which constitutes 14% of the city's total acreage.

For cities with a population less than 50,000, ORS limits the frozen base assessed value of urban renewal areas to no more than 25% of total citywide assessed value and total acreage of urban renewal areas to no more than 25% of total citywide acreage. The City of Tualatin intentionally defined the boundaries for North District and Basalt Creek Study Areas to equal 25% of citywide acreage. This allowed the feasibility studies to consider the maximum possible extent of urban renewal. If the City chooses to move forward with adopting one or more urban renewal plans, the City may choose to reduce the size of one or both boundaries. If property that is outside the city limits is included in a URA, then the County must also approve the adoption of the URA.

² Other exceptions include: partitioning or subdividing a property, rezoning a property and change of use consistent with that zone, and the disqualification or termination of property tax exemptions (e.g., property transferring from public to private ownership).

Exhibit 2. Map of Basalt Creek Study Area Boundary



Source: Tiberius Solutions

Growth Scenarios

We evaluated three scenarios using different assumptions for the future rate of growth of assessed value. These scenarios are intended to model a range of realistic possible outcomes, including both conservative and aggressive scenarios that reflect the inherent uncertainty in long-range forecasts of future changes in property values.

As described earlier in this report, in most situations, Oregon's property tax system allows individual properties to appreciate a maximum amount of 3.0% per year. Most properties achieve that maximum growth rate of 3.0% each year. To experience additional growth beyond 3% an area must experience new construction activity.

Steps Used in the Analysis

The forecast of TIF revenue is a five-step process:

- Step 1. Determine the consolidated tax rate
- Step 2. Determine the assessed value of the frozen base
- Step 3. Forecast future growth in assessed value
- Step 4. Calculate tax increment finance revenue
- Step 5. Estimate borrowing capacity

Step 1. Determine the Consolidated Tax Rate

All new urban renewal plans are “permanent rate” plans. The consolidated tax rate is equal to the sum of all permanent tax rates. Local option levies and general obligation bond levies are not impacted by new urban renewal plans.

Step 2. Determine the Assessed Value of the Frozen Base

Using Washington County assessment data, we identified all tax accounts (or fractions thereof) located within the boundary. For non-situs utility property, we estimated the value within the boundary based upon ratios of utility property to real property in each tax code area.

Step 3. Forecast Future Growth in Assessed Value

As described above, three growth scenarios were evaluated for the study area boundary, informed by historical trends in the City and county and conversations with City staff about future development opportunities in the area.

Step 4. Calculate Tax Increment Finance Revenue

Gross TIF revenue is calculated as the product of the increment assessed value and the consolidated tax rate each year. However, actual TIF received (i.e., net revenue) in a given year tends to be lower, due to discounts (from paying early), delinquencies (unpaid taxes), truncation loss (lost revenue due to rounding of tax bills), and compression loss (for properties where the taxes imposed would exceed constitutional limits). Our forecast of net TIF revenue assumes a 5.0% adjustment factor to convert from gross to net revenue, based on our experience with other jurisdictions across the State.

Step 5. Estimate Borrowing Capacity

Net TIF revenue (calculated in Step 4) gives a general idea of the revenue generated by the URA each year. However, those numbers are insufficient to understand the total funding available for projects over the life of the URA. Typically, the majority of project funding comes from incurring formal indebtedness, which allows capital projects to be built sooner, but obligates future TIF revenue for payments of principal and interest on that debt.

To estimate borrowing capacity, we created a hypothetical finance plan for each growth scenario: showing how much funding could become available for projects over time, based on generic assumptions for debt, including the amount, timing, and terms of future bonds or loans. This finance plan provides a better estimate of total funding available for urban renewal projects.

Analysis and Results

This section describes the analysis of borrowing capacity, the potential projects that could be funded with that borrowing capacity, and the impacts to taxing districts from the potential URA.

Estimate of Borrowing Capacity

This section describes the key results of the analysis for each of the steps described above in the “methods” section of this report.

Determine Consolidated Tax Rate

The Study Area is located in the following tax code areas (TCAs): 23.76, 88.09, 88.13, 88.15, and 88.28. Because most of these TCAs have unique combinations of overlapping taxing districts, we forecast tax increment revenue separately for each TCA, before combining the results to determine the financial capacity of the potential URA. Exhibit 4 shows the consolidated tax rate for each TCA in the Study Area in FYE 2020. As stated earlier, local option levies and general obligation bond levies are not impacted by new urban renewal plans.

Exhibit 4. Consolidated Tax Rate by Tax Code Area, Basalt Creek Study Area, FYE 2020

Jurisdiction Name	Tax Code Area				
	23.76	88.09	88.13	88.15	88.28
General Government					
Washington County	\$ 2.2484	\$ 2.2484	\$ 2.2484	\$ 2.2484	\$ 2.2484
City of Tualatin	\$ 2.2665	\$ -	\$ -	\$ 2.2665	\$ 2.2665
Clean Water Services	\$ -	\$ -	\$ -	\$ -	\$ -
Metro	\$ 0.0966	\$ 0.0966	\$ 0.0966	\$ 0.0966	\$ 0.0966
Port of Portland	\$ 0.0701	\$ 0.0701	\$ 0.0701	\$ 0.0701	\$ 0.0701
Tri-Met	\$ -	\$ -	\$ -	\$ -	\$ -
Tualatin Soil & Water District	\$ 0.0825	\$ 0.0825	\$ 0.0825	\$ 0.0825	\$ 0.0825
Tualatin Valley Fire & Rescue	\$ 1.5252	\$ 1.5252	\$ 1.5252	\$ 1.5252	\$ 1.5252
Tigard/Tualatin Aquatic District	\$ 0.0900	\$ -	\$ -	\$ -	\$ -
Urban Road Maintenance	\$ -	\$ 0.2456	\$ -	\$ -	\$ -
Enhanced Sheriff Patrol	\$ -	\$ 0.6365	\$ -	\$ -	\$ -
<i>Subtotal</i>	\$ 6.3793	\$ 4.9049	\$ 4.0228	\$ 6.2893	\$ 6.2893
Education					
Tigard/Tualatin School District	\$ 4.9892	\$ -	\$ -	\$ -	\$ -
NW Regional ESD	\$ 0.1538	\$ 0.1538	\$ 0.1538	\$ 0.1538	\$ 0.1538
Portland Community College	\$ 0.2828	\$ 0.2828	\$ 0.2828	\$ 0.2828	\$ 0.2828
Sherwood School District	\$ -	\$ 4.8123	\$ 4.8123	\$ 4.8123	\$ 4.8123
<i>Subtotal</i>	\$ 5.4258	\$ 5.2489	\$ 5.2489	\$ 5.2489	\$ 5.2489
Total	\$ 11.8051	\$ 10.1538	\$ 9.2717	\$ 11.5382	\$ 11.5382

Source: Tiberius Solutions using data from Washington County Assessor, FYE 2020

Determine the Assessed Value of the Frozen Base

Exhibit 5 shows the estimated total assessed value of properties in the Study Area for FYE 2020. The total value of property in the Study Area is 1.8% of the citywide assessed value of \$4.7 billion. Real property includes land and buildings, and is the predominant type of property, accounting for 81% of the total value of the potential URA. Personal property (e.g., machinery and equipment), manufactured property, and utility property are smaller components. TCA 23.76 comprises the largest share (39%) of the total assessed value in the URA, with TCAs 88.15 and 23.76 comprising 34% and 36% of total assessed value in the URA respectively.³

³ Although the potential URA overlaps a portion of TCA 88.28, that area of overlap includes no taxable assessed value.

Exhibit 5. Assessed Value by Tax Code Area, Basalt Creek Study Area, FYE 2020

Tax Code Area	Assessed Value				Total
	Real	Personal	Manufactured	Utility	
23.76	\$ 14,493,777	\$ 7,618,379	\$ -	\$ 413,278	\$ 22,525,433
88.09	\$ 204,700	\$ -	\$ -	\$ 36,305	\$ 241,005
88.13	\$ 27,433,550	\$ 3,704,858	\$ 160,630	\$ 2,457,829	\$ 33,756,867
88.15	\$ 27,900,120	\$ 1,541,637	\$ -	\$ 299,218	\$ 29,740,975
88.28	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 70,032,147	\$ 12,864,874	\$ 160,630	\$ 3,206,629	\$ 86,264,279

Source: Estimated by Tiberius Solutions using data from Washington County Assessor, FYE 2020

When a new URA is created, the assessor sets the frozen base using the most recently published tax roll data. We assume that if the City adopts a new urban renewal plan, it would do so after the release of the FYE 2021 tax roll data in October 2020. Under this assumption, the frozen base would be established using FYE 2021 assessment data. Thus, to determine the frozen base for our analysis, we use the FYE 2020 shown in Exhibit 5 and increase it to account for one year of assumed growth in assessed value. This results in an estimated frozen base value of \$89,714,850 to \$91,440,135, depending on growth scenario. The following section describes how we determined the assumptions for annual growth in assessed value.

Forecast Future Growth in Assessed Value

To forecast growth in assessed value in the future, we considered past growth in assessed value citywide and countywide, and the amount of development potential available for property in the Area. We use the following assumptions for average annual growth in assessed value for each scenario:

- Low Growth: 4%. Equal to 3% maximum annual appreciation for existing property plus 1% exception value from new development. This would equate to experiencing an average of \$1.0 million of assessed value growth from new construction each year.
- Medium Growth: 5%. Equal to 3% maximum annual appreciation for existing property plus 2% exception value from new development. This would equate to experiencing an average of \$2.3 million of assessed value growth from new construction each year.
- High Growth: 6%. Equal to 3% maximum annual appreciation for existing property plus 3% exception value from new development. This would equate to experiencing an average of \$4.2 million of assessed value growth from new construction each year.

Calculate Tax Increment Finance Revenue

Exhibit 6, Exhibit 7, and Exhibit 8 show the forecasts of TIF revenue for each growth scenario. We assume that if the City adopts a new urban renewal plan, the URA would be adopted between January 1, 2021 and October 1, 2021. Therefore, the base would be frozen in FYE 2021, and the first year that the URA would collect TIF is FYE 2023. These tables show annual TIF projections through FYE 2052, which represents a 30-year period of TIF collection. While a 30-year duration is fairly typical for urban renewal areas in Oregon, the actual duration of the URA could be shorter or longer, based on the advice of the advisory committee, input from city staff, and preferences of City Council regarding maximum indebtedness and duration.

Exhibit 6. TIF Forecast, Low Growth Scenario, Basalt Creek Study Area

FYE	Assessed Value			Tax Rate	Tax Increment Finance Revenue			
	Total	Frozen Base	Increment		Gross	Adjustment	Prior Year	Net
2020	\$ 86,264,279	\$ 86,264,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ 89,714,850	\$ 89,714,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ 93,303,444	\$ 89,714,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 97,035,582	\$ 89,714,850	\$ 7,320,732	\$ 10.7171	\$ 78,457	\$ (3,923)	\$ -	\$ 74,534
2024	\$ 100,917,005	\$ 89,714,850	\$ 11,202,155	\$ 10.7171	\$ 120,055	\$ (6,003)	\$ 1,118	\$ 115,170
2025	\$ 104,953,687	\$ 89,714,850	\$ 15,238,837	\$ 10.7171	\$ 163,316	\$ (8,166)	\$ 1,711	\$ 156,861
2026	\$ 109,151,835	\$ 89,714,850	\$ 19,436,985	\$ 10.7171	\$ 208,308	\$ (10,415)	\$ 2,327	\$ 200,220
2027	\$ 113,517,908	\$ 89,714,850	\$ 23,803,058	\$ 10.7171	\$ 255,100	\$ (12,755)	\$ 2,968	\$ 245,313
2028	\$ 118,058,624	\$ 89,714,850	\$ 28,343,774	\$ 10.7171	\$ 303,763	\$ (15,188)	\$ 3,635	\$ 292,210
2029	\$ 122,780,967	\$ 89,714,850	\$ 33,066,117	\$ 10.7171	\$ 354,373	\$ (17,719)	\$ 4,329	\$ 340,983
2030	\$ 127,692,206	\$ 89,714,850	\$ 37,977,356	\$ 10.7171	\$ 407,007	\$ (20,350)	\$ 5,050	\$ 391,707
2031	\$ 132,799,896	\$ 89,714,850	\$ 43,085,046	\$ 10.7171	\$ 461,747	\$ (23,087)	\$ 5,800	\$ 444,459
2032	\$ 138,111,892	\$ 89,714,850	\$ 48,397,042	\$ 10.7171	\$ 518,676	\$ (25,934)	\$ 6,580	\$ 499,322
2033	\$ 143,636,368	\$ 89,714,850	\$ 53,921,518	\$ 10.7171	\$ 577,882	\$ (28,894)	\$ 7,391	\$ 556,379
2034	\$ 149,381,823	\$ 89,714,850	\$ 59,666,973	\$ 10.7171	\$ 639,457	\$ (31,973)	\$ 8,235	\$ 615,719
2035	\$ 155,357,096	\$ 89,714,850	\$ 65,642,246	\$ 10.7171	\$ 703,495	\$ (35,175)	\$ 9,112	\$ 677,432
2036	\$ 161,571,381	\$ 89,714,850	\$ 71,856,531	\$ 10.7171	\$ 770,094	\$ (38,505)	\$ 10,025	\$ 741,614
2037	\$ 168,034,236	\$ 89,714,850	\$ 78,319,386	\$ 10.7171	\$ 839,357	\$ (41,968)	\$ 10,974	\$ 808,363
2038	\$ 174,755,605	\$ 89,714,850	\$ 85,040,755	\$ 10.7171	\$ 911,390	\$ (45,570)	\$ 11,961	\$ 877,782
2039	\$ 181,745,829	\$ 89,714,850	\$ 92,030,979	\$ 10.7171	\$ 986,305	\$ (49,315)	\$ 12,987	\$ 949,977
2040	\$ 189,015,663	\$ 89,714,850	\$ 99,300,813	\$ 10.7171	\$ 1,064,217	\$ (53,211)	\$ 14,055	\$ 1,025,061
2041	\$ 196,576,288	\$ 89,714,850	\$ 106,861,438	\$ 10.7171	\$ 1,145,245	\$ (57,262)	\$ 15,165	\$ 1,103,148
2042	\$ 204,439,339	\$ 89,714,850	\$ 114,724,489	\$ 10.7171	\$ 1,229,514	\$ (61,476)	\$ 16,320	\$ 1,184,358
2043	\$ 212,616,913	\$ 89,714,850	\$ 122,902,063	\$ 10.7171	\$ 1,317,154	\$ (65,858)	\$ 17,521	\$ 1,268,817
2044	\$ 221,121,589	\$ 89,714,850	\$ 131,406,739	\$ 10.7171	\$ 1,408,299	\$ (70,415)	\$ 18,769	\$ 1,356,654
2045	\$ 229,966,452	\$ 89,714,850	\$ 140,251,602	\$ 10.7171	\$ 1,503,091	\$ (75,155)	\$ 20,068	\$ 1,448,004
2046	\$ 239,165,109	\$ 89,714,850	\$ 149,450,259	\$ 10.7171	\$ 1,601,673	\$ (80,084)	\$ 21,419	\$ 1,543,009
2047	\$ 248,731,712	\$ 89,714,850	\$ 159,016,862	\$ 10.7171	\$ 1,704,200	\$ (85,210)	\$ 22,824	\$ 1,641,814
2048	\$ 258,680,979	\$ 89,714,850	\$ 168,966,129	\$ 10.7171	\$ 1,810,827	\$ (90,541)	\$ 24,285	\$ 1,744,571
2049	\$ 269,028,218	\$ 89,714,850	\$ 179,313,368	\$ 10.7171	\$ 1,921,719	\$ (96,086)	\$ 25,804	\$ 1,851,438
2050	\$ 279,789,346	\$ 89,714,850	\$ 190,074,496	\$ 10.7171	\$ 2,037,048	\$ (101,852)	\$ 27,385	\$ 1,962,580
2051	\$ 290,980,918	\$ 89,714,850	\$ 201,266,068	\$ 10.7171	\$ 2,156,989	\$ (107,849)	\$ 29,028	\$ 2,078,167
2052	\$ 302,620,157	\$ 89,714,850	\$ 212,905,307	\$ 10.7171	\$ 2,281,728	\$ (114,086)	\$ 30,737	\$ 2,198,378
Total					\$ 29,480,484	\$(1,474,024)	\$ 387,582	\$ 28,394,042

Source: Tiberius Solutions

Exhibit 7. TIF Forecast, Medium Growth Scenario, Basalt Creek Study Area

FYE	Assessed Value			Tax Rate	Tax Increment Finance Revenue			
	Total	Frozen Base	Increment		Gross	Adjustment	Prior Year	Net
2020	\$ 86,264,279	\$ 86,264,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ 90,577,494	\$ 90,577,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ 95,106,368	\$ 90,577,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 99,861,685	\$ 90,577,494	\$ 9,284,191	\$ 10.7171	\$ 99,500	\$ (4,975)	\$ -	\$ 94,525
2024	\$ 104,854,769	\$ 90,577,494	\$ 14,277,275	\$ 10.7171	\$ 153,011	\$ (7,651)	\$ 1,418	\$ 146,778
2025	\$ 110,097,508	\$ 90,577,494	\$ 19,520,014	\$ 10.7171	\$ 209,198	\$ (10,460)	\$ 2,180	\$ 200,918
2026	\$ 115,602,384	\$ 90,577,494	\$ 25,024,890	\$ 10.7171	\$ 268,194	\$ (13,410)	\$ 2,981	\$ 257,766
2027	\$ 121,382,503	\$ 90,577,494	\$ 30,805,009	\$ 10.7171	\$ 330,140	\$ (16,507)	\$ 3,822	\$ 317,455
2028	\$ 127,451,628	\$ 90,577,494	\$ 36,874,134	\$ 10.7171	\$ 395,184	\$ (19,759)	\$ 4,705	\$ 380,129
2029	\$ 133,824,209	\$ 90,577,494	\$ 43,246,715	\$ 10.7171	\$ 463,479	\$ (23,174)	\$ 5,631	\$ 445,937
2030	\$ 140,515,420	\$ 90,577,494	\$ 49,937,926	\$ 10.7171	\$ 535,190	\$ (26,759)	\$ 6,605	\$ 515,035
2031	\$ 147,541,192	\$ 90,577,494	\$ 56,963,698	\$ 10.7171	\$ 610,486	\$ (30,524)	\$ 7,626	\$ 587,588
2032	\$ 154,918,252	\$ 90,577,494	\$ 64,340,758	\$ 10.7171	\$ 689,546	\$ (34,477)	\$ 8,699	\$ 663,768
2033	\$ 162,664,166	\$ 90,577,494	\$ 72,086,672	\$ 10.7171	\$ 772,560	\$ (38,628)	\$ 9,826	\$ 743,758
2034	\$ 170,797,376	\$ 90,577,494	\$ 80,219,882	\$ 10.7171	\$ 859,725	\$ (42,986)	\$ 11,009	\$ 827,747
2035	\$ 179,337,245	\$ 90,577,494	\$ 88,759,751	\$ 10.7171	\$ 951,247	\$ (47,562)	\$ 12,251	\$ 915,936
2036	\$ 188,304,108	\$ 90,577,494	\$ 97,726,614	\$ 10.7171	\$ 1,047,346	\$ (52,367)	\$ 13,555	\$ 1,008,534
2037	\$ 197,719,314	\$ 90,577,494	\$ 107,141,820	\$ 10.7171	\$ 1,148,250	\$ (57,412)	\$ 14,925	\$ 1,105,762
2038	\$ 207,605,280	\$ 90,577,494	\$ 117,027,786	\$ 10.7171	\$ 1,254,199	\$ (62,710)	\$ 16,363	\$ 1,207,851
2039	\$ 217,985,545	\$ 90,577,494	\$ 127,408,051	\$ 10.7171	\$ 1,365,445	\$ (68,272)	\$ 17,872	\$ 1,315,045
2040	\$ 228,884,824	\$ 90,577,494	\$ 138,307,330	\$ 10.7171	\$ 1,482,254	\$ (74,113)	\$ 19,458	\$ 1,427,598
2041	\$ 240,329,066	\$ 90,577,494	\$ 149,751,572	\$ 10.7171	\$ 1,604,903	\$ (80,245)	\$ 21,122	\$ 1,545,780
2042	\$ 252,345,519	\$ 90,577,494	\$ 161,768,025	\$ 10.7171	\$ 1,733,684	\$ (86,684)	\$ 22,870	\$ 1,669,870
2043	\$ 264,962,795	\$ 90,577,494	\$ 174,385,301	\$ 10.7171	\$ 1,868,905	\$ (93,445)	\$ 24,705	\$ 1,800,165
2044	\$ 278,210,936	\$ 90,577,494	\$ 187,633,442	\$ 10.7171	\$ 2,010,886	\$ (100,544)	\$ 26,632	\$ 1,936,974
2045	\$ 292,121,483	\$ 90,577,494	\$ 201,543,989	\$ 10.7171	\$ 2,159,967	\$ (107,998)	\$ 28,655	\$ 2,080,624
2046	\$ 306,727,558	\$ 90,577,494	\$ 216,150,064	\$ 10.7171	\$ 2,316,502	\$ (115,825)	\$ 30,780	\$ 2,231,456
2047	\$ 322,063,936	\$ 90,577,494	\$ 231,486,442	\$ 10.7171	\$ 2,480,863	\$ (124,043)	\$ 33,010	\$ 2,389,830
2048	\$ 338,167,133	\$ 90,577,494	\$ 247,589,639	\$ 10.7171	\$ 2,653,443	\$ (132,672)	\$ 35,352	\$ 2,556,123
2049	\$ 355,075,491	\$ 90,577,494	\$ 264,497,997	\$ 10.7171	\$ 2,834,652	\$ (141,733)	\$ 37,812	\$ 2,730,731
2050	\$ 372,829,266	\$ 90,577,494	\$ 282,251,772	\$ 10.7171	\$ 3,024,921	\$ (151,246)	\$ 40,394	\$ 2,914,068
2051	\$ 391,470,728	\$ 90,577,494	\$ 300,893,234	\$ 10.7171	\$ 3,224,703	\$ (161,235)	\$ 43,105	\$ 3,106,573
2052	\$ 411,044,265	\$ 90,577,494	\$ 320,466,771	\$ 10.7171	\$ 3,434,475	\$ (171,724)	\$ 45,952	\$ 3,308,703
Total					\$ 41,982,856	\$(2,099,143)	\$ 549,314	\$ 40,433,028

Source: Tiberius Solutions

Exhibit 8. TIF Forecast, High Growth Scenario, Basalt Creek Study Area

FYE	Assessed Value			Tax Rate	Tax Increment Finance Revenue			
	Total	Frozen Base	Increment		Gross	Adjustment	Prior Year	Net
2020	\$ 86,264,279	\$ 86,264,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	\$ 91,440,135	\$ 91,440,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	\$ 96,926,544	\$ 91,440,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 102,742,138	\$ 91,440,135	\$ 11,302,003	\$ 10.7171	\$ 121,125	\$ (6,056)	\$ -	\$ 115,068
2024	\$ 108,906,666	\$ 91,440,135	\$ 17,466,531	\$ 10.7171	\$ 187,191	\$ (9,360)	\$ 1,726	\$ 179,557
2025	\$ 115,441,067	\$ 91,440,135	\$ 24,000,932	\$ 10.7171	\$ 257,220	\$ (12,861)	\$ 2,667	\$ 247,027
2026	\$ 122,367,531	\$ 91,440,135	\$ 30,927,396	\$ 10.7171	\$ 331,452	\$ (16,573)	\$ 3,665	\$ 318,545
2027	\$ 129,709,583	\$ 91,440,135	\$ 38,269,448	\$ 10.7171	\$ 410,138	\$ (20,507)	\$ 4,723	\$ 394,354
2028	\$ 137,492,159	\$ 91,440,135	\$ 46,052,024	\$ 10.7171	\$ 493,544	\$ (24,677)	\$ 5,844	\$ 474,711
2029	\$ 145,741,688	\$ 91,440,135	\$ 54,301,553	\$ 10.7171	\$ 581,955	\$ (29,098)	\$ 7,033	\$ 559,890
2030	\$ 154,486,190	\$ 91,440,135	\$ 63,046,055	\$ 10.7171	\$ 675,671	\$ (33,784)	\$ 8,293	\$ 650,180
2031	\$ 163,755,361	\$ 91,440,135	\$ 72,315,226	\$ 10.7171	\$ 775,010	\$ (38,750)	\$ 9,628	\$ 745,887
2032	\$ 173,580,684	\$ 91,440,135	\$ 82,140,549	\$ 10.7171	\$ 880,309	\$ (44,015)	\$ 11,044	\$ 847,337
2033	\$ 183,995,526	\$ 91,440,135	\$ 92,555,391	\$ 10.7171	\$ 991,925	\$ (49,596)	\$ 12,544	\$ 954,874
2034	\$ 195,035,257	\$ 91,440,135	\$ 103,595,122	\$ 10.7171	\$ 1,110,239	\$ (55,512)	\$ 14,135	\$ 1,068,862
2035	\$ 206,737,372	\$ 91,440,135	\$ 115,297,237	\$ 10.7171	\$ 1,235,652	\$ (61,783)	\$ 15,821	\$ 1,189,690
2036	\$ 219,141,615	\$ 91,440,135	\$ 127,701,480	\$ 10.7171	\$ 1,368,590	\$ (68,429)	\$ 17,608	\$ 1,317,768
2037	\$ 232,290,114	\$ 91,440,135	\$ 140,849,979	\$ 10.7171	\$ 1,509,503	\$ (75,475)	\$ 19,502	\$ 1,453,531
2038	\$ 246,227,523	\$ 91,440,135	\$ 154,787,388	\$ 10.7171	\$ 1,658,872	\$ (82,944)	\$ 21,510	\$ 1,597,439
2039	\$ 261,001,173	\$ 91,440,135	\$ 169,561,038	\$ 10.7171	\$ 1,817,203	\$ (90,860)	\$ 23,639	\$ 1,749,981
2040	\$ 276,661,244	\$ 91,440,135	\$ 185,221,109	\$ 10.7171	\$ 1,985,033	\$ (99,252)	\$ 25,895	\$ 1,911,677
2041	\$ 293,260,919	\$ 91,440,135	\$ 201,820,784	\$ 10.7171	\$ 2,162,934	\$ (108,147)	\$ 28,287	\$ 2,083,074
2042	\$ 310,856,575	\$ 91,440,135	\$ 219,416,440	\$ 10.7171	\$ 2,351,508	\$ (117,575)	\$ 30,822	\$ 2,264,754
2043	\$ 329,507,971	\$ 91,440,135	\$ 238,067,836	\$ 10.7171	\$ 2,551,397	\$ (127,570)	\$ 33,509	\$ 2,457,336
2044	\$ 349,278,449	\$ 91,440,135	\$ 257,838,314	\$ 10.7171	\$ 2,763,279	\$ (138,164)	\$ 36,357	\$ 2,661,473
2045	\$ 370,235,154	\$ 91,440,135	\$ 278,795,019	\$ 10.7171	\$ 2,987,874	\$ (149,394)	\$ 39,377	\$ 2,877,857
2046	\$ 392,449,262	\$ 91,440,135	\$ 301,009,127	\$ 10.7171	\$ 3,225,945	\$ (161,297)	\$ 42,577	\$ 3,107,225
2047	\$ 415,996,218	\$ 91,440,135	\$ 324,556,083	\$ 10.7171	\$ 3,478,300	\$ (173,915)	\$ 45,970	\$ 3,350,355
2048	\$ 440,955,992	\$ 91,440,135	\$ 349,515,857	\$ 10.7171	\$ 3,745,797	\$ (187,290)	\$ 49,566	\$ 3,608,073
2049	\$ 467,413,352	\$ 91,440,135	\$ 375,973,217	\$ 10.7171	\$ 4,029,343	\$ (201,467)	\$ 53,378	\$ 3,881,253
2050	\$ 495,458,152	\$ 91,440,135	\$ 404,018,017	\$ 10.7171	\$ 4,329,902	\$ (216,495)	\$ 57,418	\$ 4,170,825
2051	\$ 525,185,642	\$ 91,440,135	\$ 433,745,507	\$ 10.7171	\$ 4,648,494	\$ (232,425)	\$ 61,701	\$ 4,477,771
2052	\$ 556,696,780	\$ 91,440,135	\$ 465,256,645	\$ 10.7171	\$ 4,986,202	\$ (249,310)	\$ 66,241	\$ 4,803,133
Total					\$ 57,651,606	\$ (2,882,580)	\$ 750,482	\$ 55,519,508

Source: Tiberius Solutions

Estimate Borrowing Capacity

To estimate borrowing capacity, we created a finance plan with periodic hypothetical borrowings, incurring a principal amount of indebtedness as large as possible based on the following assumptions, informed by our experience with similar jurisdictions in Oregon:

- Inflation rate: 3.0%
- Minimum debt service coverage ratio: 1.5 times annual TIF revenue
- Interest rate on loans: 5.0%
- Duration of loans: As long as possible, not to exceed 20 years, and no less than 10 years.
- Timing of loans:
 - First loan in FYE 2025
 - Additional loans at five-year intervals
 - Last loan in FYE 2040

Note that there are infinite versions of financing assumptions that could have been modeled. Ultimately, if the City adopts an urban renewal plan, the financing assumptions will be tailored to meet the specific needs of the URA.

Exhibit 9 shows funding available for projects in both year-of-expenditure dollars and constant 2020 dollars (i.e. “real” dollars adjusted for inflation). Total TIF revenue over a 30-year period is estimated to be between \$28.4 million and \$55.5 million, depending on the future growth in assessed value in the area. This would support a total maximum indebtedness (i.e., the total principal amount of projects to be funded) between \$24.5 million and \$48.7 million. When accounting for inflation and adjusting the maximum indebtedness to be reported in constant 2020 dollars, we forecast the true financial capacity of the potential URA to be between \$13.6 million and \$26.2 million. Exhibit 9 breaks this estimate of financial capacity down into five-year intervals, to better illustrate the timing of when that capacity would be available over the life of the URA.

Exhibit 9. Estimated Borrowing Capacity by Growth Scenario, Basalt Creek Study Area

Growth Rate	4.0%	5.0%	6.0%
Average AV from New Construction	\$ 1,000,000	\$ 2,300,000	\$ 4,200,000
Total Net TIF	\$ 28,400,000	\$ 40,400,000	\$ 55,500,000
Maximum Indebtedness	\$ 24,500,000	\$ 35,100,000	\$ 48,700,000
Capacity (2020\$)	\$ 13,600,000	\$ 19,200,000	\$ 26,200,000
Years 1-5	\$ 1,500,000	\$ 1,600,000	\$ 1,900,000
Years 6-10	\$ 2,200,000	\$ 3,300,000	\$ 3,600,000
Years 11-15	\$ 2,400,000	\$ 3,400,000	\$ 4,500,000
Years 16-20	\$ 2,400,000	\$ 3,500,000	\$ 4,900,000
Years 21-25	\$ 2,000,000	\$ 2,900,000	\$ 4,400,000
Years 26-30	\$ 3,100,000	\$ 4,600,000	\$ 6,900,000

Source: Tiberius Solutions

Project List

A specific list of potential urban renewal projects and corresponding cost estimates have not been identified for the Study Area, but the desired outcomes for projects and programs in the Study Area are listed below:

- Improve infrastructure systems of all types (transportation, water, sewer, etc.)
- Prepare for increased density
- Facilitate greenfield development
- Acquire property for future economic development
- Mimic the great success of the past Leveton URA

Should the City decide to pursue the adoption of an urban renewal plan for the Study Area, the project list, based on these desired community outcomes, would be compiled through stakeholder input.

Impacts to Taxing Districts

As stated previously, urban renewal is a division of taxes; it does not create a new tax or increase the existing tax rate. Therefore, the financial impacts of an URA are borne by overlapping taxing districts, and not by individual tax payers. TIF revenue collected by a URA results in revenue foregone by the overlapping taxing districts.

Exhibit 10 shows the total estimated foregone revenue for all affected taxing districts, if the City were to adopt a new URA based on the Study Area. Total foregone revenue for all taxing districts is estimated to range from \$28,394,042 to \$55,519,508, depending on the future rate of growth of assessed value in the area. Taxing districts that would be most impacted by a new URA include Washington County, the City of Tualatin, and Tualatin Valley Fire & Rescue.

Sherwood School District is forecast to have the largest amount of foregone revenue. However, Sherwood School District, Tigard/Tualatin School District, and NW Regional Education Service District (ESD) are not directly affected by urban renewal like other taxing districts. The State of Oregon equalizes education funding statewide for all school districts. This is achieved by the State Legislature adopting biennial budgets that establish per-pupil funding targets. The State then provides each school district with funding from the State School fund to augment local property tax collections to ensure each school district achieves the desired amount of funding per student. Thus, any reduction in local property tax revenue for Sherwood School District, Tigard/Tualatin School District, and NW Regional ESD, including foregone revenue caused by urban renewal, would not lead to a direct loss of overall school funding, but instead would result in an increase in the amount of State School Fund revenues allocated to these districts.

Exhibit 10. Total Estimated Foregone Tax Revenues, North District Study Area, FYE 2023 – FYE 2052 (Year-of-Expenditure Dollars)

	Growth Rate		
	4%	5%	6%
General Government			
Washington County	\$ 5,956,944	\$ 8,482,669	\$ 11,647,746
City of Tualatin	\$ 3,638,290	\$ 5,180,913	\$ 7,114,029
Clean Water Services	\$ -	\$ -	\$ -
Metro	\$ 255,933	\$ 364,448	\$ 500,432
Port of Portland	\$ 185,724	\$ 264,470	\$ 363,150
Tri-Met	\$ -	\$ -	\$ -
Tualatin Soil & Water District	\$ 218,577	\$ 311,253	\$ 427,388
Tualatin Valley Fire & Rescue	\$ 4,040,887	\$ 5,754,211	\$ 7,901,237
Tigard/Tualatin Aquatic District	\$ 62,264	\$ 88,663	\$ 121,746
Urban Road Maintenance	\$ 1,818	\$ 2,589	\$ 3,555
Enhanced Sheriff Patrol	\$ 4,711	\$ 6,709	\$ 9,212
<i>Subtotal</i>	\$ 14,365,147	\$ 20,455,925	\$ 28,088,495
Education			
Tigard/Tualatin School District	\$ 3,451,621	\$ 4,915,096	\$ 6,749,031
NW Regional ESD	\$ 407,480	\$ 580,250	\$ 796,755
Portland Community College	\$ 749,254	\$ 1,066,936	\$ 1,465,034
<i>Subtotal</i>	\$ 14,028,895	\$ 19,977,103	\$ 27,431,013
Total	\$ 28,394,042	\$ 40,433,028	\$ 55,519,508

Source: Tiberius Solutions

Implications and Next Steps

Implications

Significant Financial Capacity

Urban renewal could generate significant financial capacity for the Basalt Creek and Southwest Industrial Area in the City of Tualatin, including funding for up to \$26.2 million of projects. Total TIF revenue over a 30-year period is estimated to be between \$28.4 million and \$55.5 million, depending on the future growth in assessed value in the area. This would support a total maximum indebtedness (i.e., the total principal amount of projects to be funded) between \$24.5 million and \$48.7 million. When accounting for inflation and adjusting the maximum indebtedness to be reported in constant 2020 dollars, we forecast the true financial capacity of the URA to be between \$13.6 million and \$26.2 million.

Limited Capacity in Early Years

This financial capacity would not be available immediately, but would build slowly over time. As an example, the soonest the City could adopt an urban renewal plan would be in calendar year 2021, which would result in the URA first receiving TIF revenue in FYE 2023. Over the first five years of the URA (from FYE 2023 through FYE 2027), annual TIF revenue is projected to grow to \$400,000. This revenue stream (when combined with financing options, and adjusting for inflation) is projected to support funding for less than \$2 million in projects during this time period. Thus, long-term financial capacity does not necessarily translate into substantial short-term financial capacity.

Public Involvement

Past planning efforts for the Basalt Creek and Southwest Industrial Area have identified key infrastructure projects that are needed in the area. Because of these past planning efforts, there is a clear vision and specific list of projects that could be funded with urban renewal. When compared to the potential North District Study Area, an urban renewal plan for the Basalt Creek Study Area could be prepared with less need for a significant new public involvement effort.

Coordination with Taxing Districts

Coordination with affected taxing districts will be key if the City desires to move forward with a new URA. The use of urban renewal results in the loss of foregone tax revenue for overlapping taxing districts. Many of these taxing districts overlap multiple communities that are also considering new urban renewal areas at this time. Coordination with taxing districts is required by Oregon Revised Statutes, and is helpful to ensure that the URA funds meaningful projects for the community that help grow the tax base long-term, while having an acceptable level of foregone revenue for affected taxing districts.

Next Steps

If the City of Tualatin is interested in pursuing the adoption of a URA, we recommend the following next steps:

- Select a consultant with expertise in establishing urban renewal plans. The statutes governing urban renewal are complex. The plan and report documents necessary to establish a URA are detailed technical documents. The process for adoption includes multiple public meetings and hearings, as well as coordination with affected taxing districts. For these reasons, the vast majority of communities that create URAs do so with the help of a consultant experienced in this field.
- Establish an advisory committee and conduct public outreach. It is important for URAs to reflect the goals of the broader community. Establishing a committee to oversee the creation of an urban renewal plan can be helpful to vet key decisions, such as the project list, the prioritization and timing of projects, the exact boundary of the URA, and the maximum indebtedness. In addition to input from key stakeholders on an advisory committee, outreach to the general public through newsletters, open house events, and public meetings is also helpful.
- Determine the boundary and project list. These are the fundamental components of an urban renewal plan. The draft boundary used in this analysis may need to be refined to encompass high priority urban renewal projects, blighted areas, and properties with the most development potential. A fiscally-constrained list of projects will also need to be developed, to establish clear expectations for what the URA is expected to be able to fund.
- Conduct outreach to affected taxing districts. These taxing districts are partners for the City, all looking out for the best interests of the public. Although affected taxing districts do not have an official vote on approval of an urban renewal plan (with the exception of the County, in situations where the a URA includes property that is outside of city limits), ORS requires municipalities to “consult and confer” with affected taxing districts as part of this process. In other words, they should be treated as partners and be involved throughout the process. This is especially true because of the nature of urban renewal and the division of taxes. If property is included that is outside the city limits, close coordination with Washington County will be necessary as they will also have to approve the formation of the URA.

- Make a final decision on the plan. For a URA to be established, it must first be approved by the Urban Renewal Agency, then the Planning Commission, and finally the City Council at a public hearing. This adoption process allows ample time for public comment and for decision-makers and elected officials to consider all aspects of the plan, to ensure that it is right for the community and a sound investment of tax dollars.

September 17, 2020

Note: The following materials for PTA 20-0003 are a duplication of the record from the hearing held August 10, 2020. The record and hearing is currently closed. However, the Council may vote to reopen the hearing and record. The applicant has submitted a revised proposal since the close of the hearing and record. Staff recommends Council reopen the public hearing to consider the applicant's proposal and allow additional public testimony.



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Tabitha Boschetti, AICP, Assistant Planner
Steve Koper, AICP, Planning Manager

DATE: August 10, 2020

SUBJECT:

Consideration of Plan Text Amendment 20-0003 which would modify the Medium Low-Density Residential (RML) zone to allow detached single-family residential dwellings as an outright permitted use

RECOMMENDATION:

The Planning Commission (4-3 vote) has recommended that the City Council deny the proposed amendments (File No. PTA 20-0003). Planning Commission comments can be found in Exhibit 7.

EXECUTIVE SUMMARY:

Proposal

The properties where the proposed amended RML language would be applicable, if approved by City Council, include Tax Map 2S135D, Lots 100, 400, 401, 500, 501, 800, and 900 as highlighted in Figure 1 below. This area is generally bounded by SW Norwood Road to the north, SW Greenhill Lane to the south, SW Boones Ferry Road to the far west, and Interstate 5 to the east.

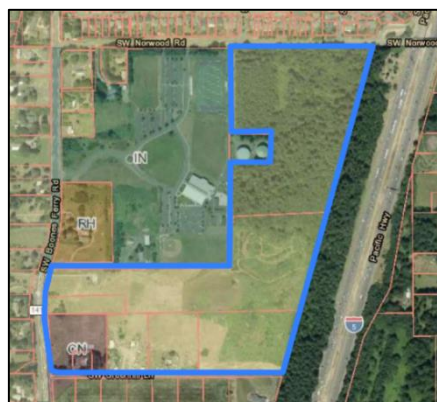


Figure 1 Map of Subject Area

This area consists of approximately 62 acres of land (roughly 58 acres of which is zoned RML, and roughly 4 acres of which is zoned Neighborhood Commercial – CN).

The existing RML zone allows development of attached and multi-family homes at 10 units per net acre, and also allows development of subdivisions for detached single-family dwellings subject to approval of a Conditional Use Permit for a “Small Lot Subdivision.” The proposed amendment is

intended to allow the development of detached single-family dwellings as an outright Permitted use (subject to the clear and objective design standards in TDC Section 33.020), with smaller lot sizes and greater lot coverage, though still at a maximum density of 10 units per acre.

Existing Code	Proposed changes in <u>underline</u>
<p>Permitted: Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home</p> <p>Conditional Use Permit required for:</p> <p>Small-Lot Subdivision for single-family dwellings.</p>	<p>Permitted: <u>Single-Family Dwellings for Development sites in Basalt Creek area over 15 acres</u>, Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home</p> <p>Conditional Use Permit required for:</p> <p>Small-Lot Subdivision for single-family dwellings.</p>
<p>Small Lot Size: Minimum 4,500 square feet</p>	<p>Basalt Creek RML Lot Size: <u>Minimum average of 3,000 square feet</u></p>
<p>Small Lot Frontage: 50 feet; 30 feet on cul-de-sacs and where not fronting a public street</p>	<p>Basalt Creek RML Frontage: <u>Minimum average of 26 feet</u></p>
<p>Small Lot Setbacks: To building: 12 feet</p> <p>To rear: 15 feet</p>	<p>Basalt Creek Setbacks: To building: <u>10 feet</u></p> <p>To rear: <u>10 feet</u></p>
<p>Small Lot Coverage: 45%</p>	<p>Basalt Creek RML Coverage: <u>55%</u></p>
<p>Small Lot Size: Minimum 4,500 square feet</p>	<p>Basalt Creek RML Lot Size: <u>Minimum average of 3,000 square feet</u></p>

The proposed amendments would also amend Comprehensive Plan Chapter 5, Section 5.040(2) to allow single family dwellings – not in conjunction with a Small Lot Subdivision - for projects over 15 acres in size within the Basalt Creek Planning Area.

If approved, the Plan Text Amendment would amend Comprehensive Plan Chapter 5 and Tualatin Development Code Chapter 41. Approval criteria for a Plan Text Amendment, are found in TDC 33.070(5).

Compliance with Applicable Criteria

The Findings and Analysis (Attachment B) discuss the proposal in relationship to the criteria of: the Oregon Statewide Planning Goals; Oregon Administrative Rules; Metro Code; the Tualatin Comprehensive Plan; and the Tualatin Development Code. Several of the objectives and criteria

are found not to be met and would require the development of additional findings to support a Council decision to approve the proposed amendments.

Public Notice

- Notice of the proposed amendments was provided to the Oregon Department of Land Conservation and Development (DLCD). Notification of the upcoming City Council hearing was made consistent with Tualatin Development Code Section 32.240.

OUTCOMES OF DECISION:

The Council may:

- Accept the Planning Commission's recommendation and deny PTA 20-0003;
 - In this event, the Development Code and Comprehensive Plan would remain unchanged.

ALTERNATIVES TO RECOMMENDATION:

The Council may:

- Approve PTA 20-0003 as written or with amendments;
 - In this event, the Council may direct staff to return with an Ordinance to implement the proposed changes to the Development Code and Comprehensive Plan.
- Continue the public hearing to later hearing date.

FINANCIAL IMPLICATIONS:

None identified at this time.

ATTACHMENTS:

- Attachment A – Presentation
- Attachment B – Analysis and Findings
 - Exhibit 1: Applicant Narrative
 - Exhibit 2: Proposed Code Language
 - Exhibit 3: Other Application Materials
 - Exhibit 4: Supplemental Text Changes
 - Exhibit 5: 2019 Housing Needs Analysis
 - Exhibit 6: Agency Comment
 - Exhibit 7: Tualatin Planning Commission Comments Following 7-16-20 Meeting
 - Exhibit 8: Tualatin Housing Strategy (2019)

Additional attachments following first publication:

- Exhibit 9: Applicant Memo (Revision) 8-4-20
- Exhibit 10: Public Comments

Plan Text Amendment for Basalt Creek Medium-Low Residential (RML)

PTA 20-0003

City Council
August 10, 2020



CITY OF
TUALATIN OREGON

AREA OF APPLICATION



PROPOSAL

The applicant is proposing a Plan Text Amendment to make the following changes that would apply to approximately 58 acres of RML zoned land in the Basalt Creek area (15+ acre sites):

- Allow detached single-family dwellings as an outright Permitted rather than Conditional Use (via the Small Lot Subdivision process).
 - A corresponding amendment to Section 5.040(2) of the Comprehensive Plan is also proposed.
- Reduce lot sizes and lot size averaging.
- Increase permitted lot coverage.



PROPOSAL

Existing Code

Permitted: Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home

Conditional Use Permit required for:
Small-Lot Subdivision for single-family dwellings

Small Lot Size: Minimum 4,500 square feet

Small Lot Frontage: 50 feet; 30 feet on cul-de-sacs and where not fronting a public street

Small Lot Setbacks: To building: 12 feet
To rear: 15 feet

Small Lot Coverage: 45%

Proposed changes in underline

Permitted: Single-Family Dwellings for Development sites in Basalt Creek area over 15 acres, Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home

Conditional Use Permit required for:
Small-Lot Subdivision for single-family dwellings

Basalt Creek RML Lot Size: Minimum average of 3,000 square feet

Basalt Creek RML Frontage: Minimum average of 26 feet

Basalt Creek Setbacks: To building: 10 feet
To rear: 10 feet

Basalt Creek RML Coverage: 55%

MEDIUM-LOW DENSITY EXAMPLES

- Small Lot Detached Single-Family Subdivisions



MEDIUM-LOW DENSITY EXAMPLES

- Attached and Multifamily Development



MEDIUM-LOW DENSITY EXAMPLES



- Attached Development



2019 HOUSING NEEDS ANALYSIS

- City needs to plan for 1,014 new dwelling units to accommodate forecasted household growth between 2020 and 2040.
- Planned mix: 40% detached single-family; 15% attached single-family; 45% multifamily.
- Existing mix: 53% detached single-family; 6% attached single-family; 41% multifamily.
- 69 total acres of RML zoned buildable land in Basalt Creek area. Proposal would impact about 58 acres.



PLANNING COMMISSION RECOMMENDATION

- *The Planning Commission voted 4-3 to recommend denial of PTA 20-0003.*
- *Comments from the Planning Commission are included as Exhibit 7.*



CITY OF

TUALATIN OREGON

COUNCIL ACTION

City Council may:

- *Deny PTA 20-0003*
- *Approve PTA 20-0003 as written or with further modifications;*
 - *If approved, the Council may direct staff to draft an Ordinance for consideration at a future Council meeting.*
- *Continue the public hearing to later hearing date.*



QUESTIONS & DISCUSSION





August 10, 2020

Analysis and Findings

Case #:	PTA 20-0003
Project:	Basalt Creek Medium-Low Density Residential (RML) Code Change
Applicant:	AKS Engineering
Property owners:	P3 Properties; Autumn Sunrise, LLC
Additional Parties:	Venture Properties, LLC and Lennar Northwest, Inc.

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I. INTRODUCTION

A. Applicable Criteria

Applicable Statewide Planning Goals; Divisions 7 and 18 of the Oregon Administrative Rules; applicable Goals and Policies from the City of Tualatin Comprehensive Plan, including Chapter 5 (Residential Planning Growth); applicable Sections of the City of Tualatin Development Code, including Section 33.070 (Plan Amendments).

B. Project Description

The properties where the proposed amended RML language would be applicable, if approved by City Council, comprise roughly 58 acres and include Tax Map 2S135D, Lots 100, 400, 401, 500, 501, 800, and 900 as highlighted in Figure 1 below. This area is generally bounded by SW Norwood Road to the north, SW Greenhill Lane to the south, SW Boones Ferry Road to the far west, and Interstate 5 to the east



Figure 1: Map of Proposed Subject Area

The existing RML zone allows development of attached and multi-family homes at 10 units per net acre, and also allows development of subdivisions for detached single-family dwellings subject to approval of a Conditional Use Permit for a “Small Lot Subdivision.” The proposed amendment is intended to allow the development of detached single-family dwellings as an outright Permitted use (subject to the clear and objective design standards in TDC Section 33.020), with smaller lot sizes and greater lot coverage, though still at a maximum density of 10 units per acre.

If approved, the Plan Text Amendment would amend Tualatin Comprehensive Plan Chapter 5 and Tualatin Development Code Chapter 41.

Summary of Proposed Code Changes		
Standard	Existing Code	PTA 20-0003
Allowed housing types	Permitted: Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home Conditional Use Permit required for: Retirement Housing Facility, <u>Small-Lot Subdivision for single-family dwellings</u>	Permitted: <u>Single-Family Dwellings</u> , Duplex, Townhouse (including on individual lots), Multi-family structure, Manufactured Dwelling Park, Residential Home Conditional Use Permit required for: Retirement Housing Facility
Maximum Density	10 units per acre	10 units per acre
Lot size for single-family dwelling	<i>Small Lot Subdivision:</i> Minimum 4,500 square feet	Minimum average of 3,000 square feet
Lot width for single family lot	<i>Small Lot Subdivision:</i> 50 feet; 30 feet on cul-de-sacs and where not fronting a public street	Minimum average of 26 feet
Front setback	<i>Small Lot Subdivision:</i> Building: 12 feet Garage: 20 feet	Building: 10 feet Garage: 20 feet
Rear setback	<i>Small Lot Subdivision:</i> 15 feet	10 feet
Maximum lot coverage for single-family dwelling	<i>Small Lot Subdivision:</i> 45%	55%

The proposed amendments would also amend Comprehensive Plan Chapter 5, Section 5.040(2) to allow single family dwellings for projects over 15 acres in size within the Basalt Creek Planning Area.

C. Site Description and Surrounding Uses

The subject territory comprises approximately 62 acres (approximately 58 of which are zoned RML, and an additional 4 of which are zoned Neighborhood Commercial – CN) in the Basalt Creek Planning Area, east of SW Boones Ferry Road and west of I-5. The land is primarily undeveloped, with a three residential homes and agricultural structures near the south end at SW Greenhill Lane. The northern section is wooded, while the southern section is relatively open meadow and agricultural field. The eastern section of the territory generally slopes down westward toward I-5; the southeast corner of this area features more rolling, hummocky land, and the remainder of the south territory slopes gradually down to SW Boones Ferry.

Surrounding uses:

- North: Medium Low-Density Residential (RML)
- Norwood Heights residential subdivision including both detached single-family dwellings and attached homes on individual lots
- Low Density Residential RL
- Tualatin Woods subdivision
- South: Washington County FD-20
- Agriculture and low-density residential
 - Wilsonville Planning Area—Planned as High Tech Employment District
- West: Institutional (IN)
- Horizon Community Church/Christian School campus

- City of Tualatin water towers
Washington County FD-20/Tualatin Urban Planning Area RH
- Single dwelling. Planned for future multi-family development
Washington County FD-20/Tualatin Urban Planning Area RML
- Individual dwellings on large lots

East: Washington County---outside UGB

- Interstate 5 Right-of-Way

D. Public Comments

No written public comments have been received as of the writing of this staff report. Additional public comments received prior to the close of the record at the City Council hearing will be entered into the record at that time. Comments received by phone and prior to the notice period for this land use case have related to future development, and highlighted concerns about tree removal and environmental resource protection and transportation impacts. While these development concerns will be more specifically addressed during future land use review phases for Subdivision or other development, the subject proposal does include changes to the standards that would be applied during a Subdivision. No changes to the standards related to tree protection or transportation have been proposed.

E. Exhibit List

1. Application Narrative
2. Proposed Text Changes
3. Other Application Materials
4. Supplemental Text Changes
5. 2019 Housing Needs Analysis
6. Agency Comment
7. Tualatin Planning Commission Comments

II. FINDINGS

A. Oregon Statewide Planning Goals

Goal 1 – Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding:

Public notice pertaining to the proposed changes have been mailed to surrounding property owners and advertised in the newspaper of record, and posted on the City’s website. The applicant held a Neighborhood-Developer meeting on June 10, 2020. The proposal was also discussed at the July 16, 2020 meeting of the Tualatin Planning Commission.

The proposed changes would modify the review process for future phases of development insofar as a Small Lot Subdivision, reviewed through Conditional Use Permit, would no longer be required. Public notice would still be given for a future Subdivision application and the notification processes would not be themselves be modified. The proposed amendments conform to Goal 1.

Goal 2 – Land Use Planning

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

[...]

Finding:

The proposed amendments have been reviewed pursuant to the City’s established land use planning process and procedures. The proposed amendments conform to Goal 2.

Goal 5 – Open Spaces, Scenic and Historic Area, and Natural Resource

Finding:

Applicability of Goal 5 to post-acknowledgment plan amendments is governed by OAR 660-023-0250. The proposed amendments do not modify the acknowledged Goal 5 resource list, or a policy that addresses specific requirements of Goal 5. The proposed amendments do not allow uses that would conflict with a particular Goal 5 resource site on an acknowledged resource list. The impact of a specific proposed development would be reviewed by Clean Water Services for potential natural resource impacts as part of that future land use application. The proposed amendments conform to Goal 5.

Goal 6 – Air, Water and Land Resources Quality

Finding:

The Oregon Department of Environmental Quality (DEQ) regulates air, water and land with Clean Water Act (CWA) Section 401 Water Quality, Water Quality Certificate, State 303(d) listed waters, Hazardous Wastes, Clean Air Act (CAA), and Section 402 NPDES Construction and Stormwater Permits. The Oregon Department of State Lands and the U.S. Army Corps of Engineers regulate jurisdictional wetlands and CWA Section 404 water of the state and the country respectively. Clean Water Services (SWC)

coordinates storm water management, water quality and stream enhancement projects throughout the city. Future development will still need to comply with these state, national and regional regulations and protections for air, water and land resources. The proposed amendments conform to Goal 6.

Goal 7 – Areas Subject to Natural Disasters and Hazards

Finding:

The proposed amendments do not affect policies associated with Goal 7 established by the Comprehensive Plan. Approval of the proposed amendments will not eliminate the requirement for future development to meet the requirements of the Chapters 70 and 72 of the Tualatin Development Code. The proposed amendments conform to Goal 7.

Goal 10 – Housing

To provide for the housing needs of citizens of the state.

Finding:

The City of Tualatin completed a Buildable Lands Inventory and Housing Needs Analysis in 2019 as part of the City's ongoing efforts to improve local housing policies and development regulations to create a broader range of housing responsive to the region's needs and fully responsive to the charge to provide needed housing presented by Goal 10. The City Council accepted the Housing Needs Analysis and Housing Strategy Analysis through Resolution No. 5479-19, on December 9, 2019.

The 2019 Housing Needs Analysis acknowledged a need for a broader range of housing types at a wider range of price points than the current housing stock provides. The Housing Needs Analysis likewise emphasized the need to meet the requirements of House Bill 2001 to require additional missing middle housing types such as duplexes, triplexes, quad-plexes, and townhomes, all of which the RML zone allows and encourages. Adding single-family homes as a permitted use in addition to those allowed housing types does not, on its own, push Tualatin's code out of future conformance with Goal 10; as the Tualatin Development Code would still permit a range of housing types in the RML zone. To that extent, the proposed amendments conform to Goal 10. However, it has not been demonstrated that this proposal improves how the Tualatin Development Code responds to those identified and established housing needs beyond nominal conformance.

Additionally, the City's Housing Strategy calls for "Recommendation 1.2b: Evaluate opportunities to re-zone Residential Low Density and Residential Medium Low Density residential land for higher-density housing." This proposal does not conform to that recommendation as it does not increase high-density housing. The density of housing would remain unchanged, and the addition of more single family detached will not expand housing types. Similarly, Action 2.1 of the Housing Strategy calls for the City to "encourage development of duplexes, cottage housing, townhomes, row houses, and triplexes and quadplexes in lower-density residential zones," including the RML zone. The proposal would violate this recommendation and does not align with the City's Housing Strategy. The proposals actually discourages these housing types in favor of single family detached. This area is a significant portion of the City's current available land for housing. Not expanding housing choices in this area, and allowing the additional single family detached uses will make it more difficult for the City to be successful in attaining the goals of the Housing Needs Analysis and Housing Strategy in the future.

Goal 11 – Public Facilities and Services

Finding:

The proposed amendments would not change the available residential density planned for this area; therefore, no additional impacts to public facilities and services are anticipated over what the existing development code would allow. Future development would be subject to a land use application that would evaluate the development's impact to public facilities and the transportation system; therefore no amendments to the public facilities plans are necessary in order to accommodate the proposed text and map amendment. The proposed amendments conform to Goal 11.

Goal 12 – Transportation

Finding:

The proposed amendments would not change the available residential density planned for this area; no additional impacts to transportation facilities and services are anticipated. The proposed amendments conform to Goal 12.

B. Oregon Administrative Rules

OAR Chapter 660 Division 7 (Metropolitan Housing)

[...]

660-007-0030: New Construction Mix

(1) Jurisdictions other than small developed cities must either designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternative percentage based on changing circumstances. Factors to be considered in justifying an alternate percentage shall include, but need not be limited to:

(a) Metro forecasts of dwelling units by type;

(b) Changes in household structure, size, or composition by age;

(c) Changes in economic factors impacting demand for single family versus multiple family units; and

(d) Changes in price ranges and rent levels relative to income levels.

(2) The considerations listed in section (1) of this rule refer to county-level data within the UGB and data on the specific jurisdiction.

[...]

660-007-0035: Minimum Residential Density Allocation for New Construction

The following standards shall apply to those jurisdictions which provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing:

[...]

(2) Clackamas and Washington Counties, and the cities of Forest Grove, Gladstone, Milwaukie, Oregon City, Troutdale, Tualatin, West Linn and Wilsonville must provide for an overall density of eight or more dwelling units per net buildable acre.

[...]

Finding:

The applicant's proposed amendments will still permit the development of attached housing types, and as such, would continue to provide the opportunity for attached single family housing within the RML zone. Likewise, the proposed amendments do not affect the residential density of the RML zone, which at a maximum of 10 dwelling units per acre, is consistent with the above requirement. Therefore, the proposed amendments are consistent with these requirements.

660-018-0020: Notice of a Proposed Change to a Comprehensive Plan or Land Use Regulation

(1) Before a local government adopts a change to an acknowledged comprehensive plan or a land use regulation, unless circumstances described in OAR 660-018-0022 (Exemptions to Notice Requirements Under OAR 660-018-0020) apply, the local government shall submit the proposed change to the department, including the information described in section (2) of this rule. The local government must submit the proposed change to the director at the department's Salem office at least 35 days before holding the first evidentiary hearing on adoption of the proposed change.

(2) The submittal must include applicable forms provided by the department, be in a format acceptable to the department, and include all of the following materials:

(a) The text of the proposed change to the comprehensive plan or land use regulation implementing the plan, as provided in section (3) of this rule;

(b) If a comprehensive plan map or zoning map is created or altered by the proposed change, a copy of the relevant portion of the map that is created or altered;

(c) A brief narrative summary of the proposed change and any supplemental information that the local government believes may be useful to inform the director and members of the public of the effect of the proposed change;

(d) The date set for the first evidentiary hearing;

(e) The notice or a draft of the notice required under ORS 197.763 (Conduct of local quasi-judicial land use hearings) regarding a quasi-judicial land use hearing, if applicable; and

(f) Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

(3) The proposed text submitted to comply with subsection (2)(a) of this rule must include all of the proposed wording to be added to or deleted from the acknowledged plan or land use regulations. A general description of the proposal or its purpose, by itself, is not sufficient. For map changes, the material submitted to comply with Subsection (2)(b) must include a graphic depiction of the change; a legal description, tax account number, address or similar general description, by itself, is not sufficient. If a goal exception is proposed, the submittal must include the proposed wording of the exception.

(4) If a local government proposes a change to an acknowledged comprehensive plan or a land use regulation solely for the purpose of conforming the plan and regulations to new requirements in a

land use statute, statewide land use planning goal, or a rule implementing the statutes or goals, the local government may adopt such a change without holding a public hearing, notwithstanding contrary provisions of state and local law, provided:

(a) The local government provides notice to the department of the proposed change identifying it as a change described under this section, and includes the materials described in section (2) of this rule, 35 days before the proposed change is adopted by the local government, and

(b) The department confirms in writing prior to the adoption of the change that the only effect of the proposed change is to conform the comprehensive plan or the land use regulations to the new requirements.

(5) For purposes of computation of time for the 35-day notice under this rule and OAR 660-018-0035 (Department Participation)(1)(c), the proposed change is considered to have been “submitted” on the day that paper copies or an electronic file of the applicable notice forms and other documents required by section (2) this rule are received or, if mailed, on the date of mailing. The materials must be mailed to or received by the department at its Salem office.

Finding:

Notice of a proposed Post-Acknowledgement Plan Amendment was submitted to the Department of Land Conservation and Development (DLCD) via the PAPA Online portal on June 24, 2020, 47 days before the scheduled hearing.

**C. Tualatin Comprehensive Plan
Chapter 5 Residential Planning Growth**

TDC 5.030- General Objectives

(1) Provide for the housing needs of existing and future City residents.

(2) Provide housing opportunities for residents with varied income levels and tastes that are esthetically and functionally compatible with the existing community housing stock.

[...]

Finding:

The housing needs of existing and future City residents have most recently been evaluated in Tualatin’s Housing Needs Analysis (HNA) (2019) (Exhibit 5). The City Council accepted the Housing Needs Analysis and Housing Strategy Analysis through Resolution No. 5479-19, on December 9, 2019.

The HNA identified housing affordability as a growing challenge, and identified actions to better accommodate growing needs than present policy, including greater allowances for a range of housing types include single-family attached and multi-family housing, investing in affordable housing, and finding ways to encourage development of multi-family housing (Exhibit 5, Page 87). The existing RML zone allows housing types such as attached single-family housing and multi-family housing types; detached single-family dwellings are a Conditional Use, allowed in conjunction with a Small Lot Subdivision.

The proposed amendments would eliminate the requirement for a Conditional Use Permit and the limitation that detached single family dwellings be located within a Small Lot Subdivision, streamlining the process for development of this housing type. The proposed amendments would be applied to

roughly 58 acres in the Basalt Creek Area, out of a total of 69 buildable acres of RML zoned land (Exhibit 5, Page IX). The proposed amendments would also amend the Comprehensive Plan Section 5.040(2) to add detached single family housing as an outright Permitted use on sites over 15 acres. In summary, the 2019 HNA identified: (1) that the City has a surplus of land zoned for detached single-family housing; (2) the City has a need to plan to increase its share of non-detached single family dwelling types. The proposed amendments do not address this need, which would provide for the housing needs of existing and future City residents. To the extent that the City has a surplus of land zoned for detached-single family housing, and generally an existing mix of housing types – 94 percent detached single-family and multifamily – the proposed amendments do not themselves provide housing opportunities for residential with varied income levels. Therefore, these objectives are not met.

Additionally, the City’s Housing Strategy calls for “Recommendation 1.2b: Evaluate opportunities to re-zone Residential Low Density and Residential Medium Low Density residential land for higher-density housing.” This proposal does not conform to that recommendation as it does not increase high-density housing. The density of housing would remain unchanged, and the addition of more single family detached will not expand housing types. Similarly, Action 2.1 of the Housing Strategy calls for the City to “encourage development of duplexes, cottage housing, townhomes, row houses, and triplexes and quadplexes in lower-density residential zones,” including the RML zone. The proposal would violate this recommendation and does not align with the City’s Housing Strategy. The proposals actually discourages these housing types in favor of single family detached. This area is a significant portion of the City’s current available land for housing. Not expanding housing choices in this area, and allowing the additional single family detached uses will make it more difficult for the City to be successful in attaining the goals of the Housing Needs Analysis and Housing Strategy in the future.

(12) Encourage the development of attached housing in accordance with the RML Planning District in the area of the Norwood Expressway/Boones Ferry Road intersection.

[...]

Finding:

The subject area is within the RML zone (Planning District) in the area of what was then known as the Norwood Expressway/Boones Ferry Road. The proposed amendments would effectively reduce an existing barrier to the development of detached single family housing to roughly 58 acres of the 69 acres of buildable land zoned RML in the Basalt Creek Area, and thus do not encourage the development of attached housing in accordance with the RML Planning District in this area. Therefore, this objective is not met.

TDC 5.040. - Planning District Objectives.

[....]

(2) *Medium-Low Density Residential Planning District (RML).* To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing

and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.
[...]

Finding:

The above objective states that the RML zone is intended to provide areas of the City suitable for attached and multi-family dwellings, with detached single family dwellings within a Small Lot Subdivision allowed by Conditional Use Permit. The applicant's narrative addressing the Comprehensive Plan states that the proposal to allow detached single family dwellings without a Conditional Use Permit for a Small Lot Subdivision is "generally inline" with this objective (Exhibit 1, Page 6), but does not provide any support for this conclusion. The applicant subsequently has proposed (Exhibit 4) to amend the above objective as identified in **bold underline**:

(2) Medium-Low Density Residential Planning District (RML). *To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. **Detached housing is permitted for projects over 15 acres in size within the Basalt Creek Planning Area.** Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.*

Clearly amending this objective to conform to the proposed amendments would thus make it in line with the proposal. However, as addressed above under Section 5.030, the proposed amendments do not support the objectives of Tualatin's Residential Planning Growth chapter. Therefore, this objective is not met.

D. Tualatin Development Code

Chapter 33: Applications and Approval Criteria

Section 33.070 Plan Amendments

[...]

(2) **Applicability.** [...] Quasi-judicial amendments may be initiated by the City Council, the City staff, or by a property owner or person authorized in writing by the property owner. Legislative amendments may only be initiated by the City Council.

(3) **Procedure Type.**

[...]

- (b) Map or text amendment applications which are quasi-judicial in nature (e.g. for a specific property or a limited number of properties) is subject to Type IV-A Review in accordance with TDC Chapter 32.**

[...]

Finding:

The proposed text amendments are proposed for a limited number of properties and quasi-judicial in nature and will be processed consistent with the Type IV-A procedures in Chapter 32. A Post-Adoption Plan Amendment notice was filed with DLCD on June 24, 2020, 47 days before the scheduled hearing. Public notice has been mailed on July 6, 2020, 35 days before the scheduled hearing. This criterion is met.

(5) Approval Criteria.

- (a) Granting the amendment is in the public interest.**
(b) The public interest is best protected by granting the amendment at this time.

Finding:

The applicant states that the proposed text amendment would allow RML-zoned properties within the Basalt Creek area to develop with single-family detached as well as single-family attached dwellings. The applicant further states that the City of Tualatin's Housing Needs Analysis identifies that single-family detached dwellings are needed housing and over 1,000 new dwelling units are required during the period of 2020-2040 and that over 400 of these households are forecast to be located within Basalt Creek. The applicant concludes that the construction of a wide variety of housing types will allow the City to meet its housing goals over the 20-year planning period, and that providing needed housing is in the best interests of the public and preparing for future needs protects the public interest over the long term.

However, while it is accurate that the 2019 HNA concludes that while Tualatin will need to plan for about 1,014 new dwelling units to accommodate forecasted household growth between 2020 and 2040, the HNA also included that in order to meet the need for a broader range of housing types with a wider range of price points, the City would need to increase the amount of single-family attached housing. "Tualatin will plan for more single-family attached and multifamily dwelling units in the future to meet the City's housing needs. Historically, about 53% of Tualatin's housing was single-family detached. New housing in Tualatin is forecast to be 40% single-family detached, 15% single-family attached, and 45% multifamily." (Exhibit 5, Page 92). The proposed amendments would impact roughly 58 of the 69 buildable acres of RML zoned land in the Basalt Creek area, which would challenge this goal. Further, while it is accurate that the proposed text amendment would allow development of both single-family attached and detached housing, the amendment itself, which streamlines the review process for detached single-family dwellings, but leaves the review process for attached single-family dwellings as unchanged does not support planning for "more single-family attached" units and is neither in the public interest, nor is the public interest protected by granting the amendment at this time. Therefore, these criteria are not met.

(c) The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan.

Finding:

Tualatin Community Plan objectives are addressed in greater depth in Section C above. While the proposed amendments would be able to generally satisfy most objectives insofar as they present a neutral impact on Tualatin's overall function in meeting the stated objectives, the proposed amendments are not in conformity with all applicable objectives with the Tualatin Community Plan.

(d) The following factors were consciously considered:

(i) The various characteristics of the areas in the City;

Finding:

The area immediately south of SW Norwood Road and extending toward SW Greenhill Road is a suburban edge area poised for change following the adoption of the Basalt Creek Concept Plan in 2018. The majority of the subject area is recently annexed territory of the City of Tualatin. A portion of the property to which the proposed amendments would apply, is in process for annexation as of the writing of this staff report.

To the north is a developed residential neighborhood characterized by a mix of detached and attached housing, much of it developed in the 1990's, including duplex and triplex development on individual lots. To the east is I-5, and beyond that to the east are areas outside of the City of Tualatin and beyond the Urban Growth Boundary, with large lot residential development (often on multiple acres) and agricultural uses. To the south, and west of Boones Ferry, is additional large-lot residential development outside of city limits. To the immediate west and north of the site is a church and school campus. There is additional zoning potential along SW Boones Ferry for multifamily housing, although the property within that zone is currently developed with a detached single-family residence.

Based on the surrounding characteristics of the areas of the City, both detached and attached housing types would be functionally and visibly consistent with the characteristics of the existing development. This criterion is met.

(ii) The suitability of the areas for particular land uses and improvements in the areas;

Finding:

This area has already been zoned for residential uses at ten units per acre. The suitability for infrastructure service has been recently analyzed with the Basalt Creek Master Plan and the impacts are not anticipated to change as a result of the proposed change of allowed housing type. This criterion is met.

(iii) Trends in land improvement and development;

Finding:

Tualatin's Housing Needs Analysis (2019) is the most recent and applicable evaluation of trends in land improvement and development with regard to housing. The applicant has correctly observed that housing is needed. The applicant is seeking to provide single-family housing types without the need for a Conditional Use Permit in addition to the housing types currently allowed as outright Permitted. The 2019 HNA identifies the need for more attached single-family housing in the City, and for the City to take steps to increase its overall relative share of attached housing as compared to other housing types, namely detached single-family. As mentioned previously the proposed amendments would be applicable to roughly 58 acres of the total 69 acres of buildable land zoned RML in the Basalt Creek area. As such, the proposed amendments do not support Tualatin's trends in land improvement and development. This criterion is not met.

(iv) Property values;

Finding:

The applicant has not provided specific findings in support of this objective. It does not appear that allowing detached single-family dwellings as an outright Permitted rather than Conditional Use would impact property values in Tualatin. This objective is met.

(v) The needs of economic enterprises and the future development of the area; needed right-of-way and access for and to particular sites in the area;

Finding:

The applicant has not provided specific findings in support of this objective. This objective it not met.

**(vi) Natural resources of the City and the protection and conservation of said resources;
(vii)Prospective requirements for the development of natural resources in the City;**

Finding:

Natural resources are identified and protected through applicable regulations of the TDC, and protection and conservation of said resources is implemented by the City, as well as Clean Water Services. No amendments are proposed that would explicitly affect the protection and conservation of natural resources. Future impacts to natural resources represented by development would be evaluated as part of a future land use application. This criterion is met.

(viii)The public need for healthful, safe, esthetic surroundings and conditions; and

[...]

Finding:

The development of single-family homes as opposed to attached housing types does not pose a specific health, safety, or aesthetic impact. Residential aesthetics vary just as much between attached housing types as between detached housing types. This criterion is met.

(e) If the amendment involves residential uses, then the appropriate school district or districts must be able to reasonably accommodate additional residential capacity by means determined by any affected school district.

Finding:

The proposed change does not affect the maximum residential density and as such, would not pose a major difference in projected school attendance from future families in this area as compared with the existing code language. The properties are within the Sherwood School District, which has been notified of the proposed Plan Text Amendment. This criterion is met.

(f) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).

Finding:

The proposed change does not affect the maximum residential density and as such, would not be predicted to impact the number of trips necessarily associated with future development as compared with existing code allowances. More specific transportation impacts of future development will be evaluated with a future land use application. This criterion is met.

(g) Granting the amendment is consistent with the Metropolitan Service District's Urban Growth Management Functional Plan.

Finding:

The proposed amendments will remain consistent with Titles 1-14 of the Metro Urban Growth Management Functional Plan as addressed below:

Title 1 – Housing Capacity: requires a city or county maintain or increase its housing capacity

The proposed amendments would not change the maximum residential density, and as such, would not impact the overall housing capacity.

Title 2 – Regional Parking Policy: repealed

Title 3 – Water Quality and Flood Management: protects Water Quality and Flood Management Areas

Water Quality and Flood Management are addressed in Tualatin Development Code Chapters 70, 71, and 74. No amendments are proposed to these chapters.

Title 4 – Industrial and Other Employment Areas: promotes "clustering" of industries that operate more productively and efficiently when in proximity to each other

This Title is not applicable.

Title 5 - Neighbor Cities and Rural Reserves: repealed

Title 6 – Centers, Corridors, Station Communities and Main Streets: enhancements of these areas as principal centers of urban life via actions and investments

This Title is not applicable.

Title 7 – Housing Choice: implements policies regarding establishment of voluntary affordable housing production goals to be adopted by local governments

This Title pertains to Tualatin’s obligation to meet the affordable housing needs of households with incomes between 0 and 50 percent of the regional median income. This change neither moves Tualatin toward meeting affordable production goals, nor does it necessarily move it away from those goals.

Title 8 – Compliance Procedures: ensures all cities & counties are equitably held to the same standards
Tualatin continues to partner with state and regional authorities to comply with the Functional Plan.

Title 9 – Performance Measures: repealed

Title 10 – Definitions

Title 11 – Planning for New Urban Areas: guides planning of areas brought into the UGB

The proposed amendments would apply to land that is within the UGB and within the City of Tualatin or its Urban Planning Area (UPA); therefore amendments do not affect planning areas outside of the UGB.

Title 12 – Protection of Residential Neighborhoods: protects existing residential neighborhoods from pollution, noise, crime, and provides adequate levels of public services

The change in permitted housing types, lot size, and lot coverage would not influence the neighborhood access goals of Title 12.

Title 13 – Nature in Neighborhoods: conserves, protects and restores a continuous ecologically viable streamside corridor system integrated with upland wildlife habitat and the urban landscape

Natural resources are addressed in Chapter 72 of the Tualatin Development Code and supported by the City’s partnership with Clean Water Services. No amendments to this chapter are proposed under this application.

Title 14 – Urban Growth Boundary: prescribes criteria and procedures for amendments to the UGB
No amendments are proposed to the UGB under this application.

- (h) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City's planning area.**

Finding:

The proposed changes do not include a change to the allowed residential density; as such, no transportation impact over and above what is allowed under the existing code is anticipated. This criterion is met.

- (i) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to TDC 12.020, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.**

[...]

Finding:

Future structural development on the site will require approval of a land use application, at which time these issues will be addressed in greater detail. The change in allowed housing type, lot size, and coverage will not directly change the ability to serve the site with needed utilities. This criterion is met.

(j) The applicant has entered into a development agreement. This criterion applies only to an amendment specific to property within the Urban Planning Area (UPA), also known as the Planning Area Boundary (PAB), as defined in both the Urban Growth Management Agreement (UGMA) with Clackamas County and the Urban Planning Area Agreement (UPAA) with Washington County. TDC Map 9-1 illustrates this area.

Finding:

The majority of the subject area is currently within the City of Tualatin. One parcel, Lot 100, is currently under review for annexation by File No. ANN 20-0003. The applicant has not proposed a development agreement.

Land Use Application for a Development Code Text Amendment

Submitted to:	City of Tualatin – Planning Division 18800 SW Martinazzi Avenue Tualatin, OR 97062	
Applicants:	Venture Properties, Inc. 4230 Galewood Street Suite 100 Lake Oswego, OR 97035	Lennar Northwest, Inc. 11807 NE 99 th Street Suite 1170 Vancouver, WA 98682
Property Owners:	Tax Lots 400, 401, 500, 501, 600, 800, and 900: Autumn Sunrise, LLC 485 S State Street Lake Oswego, OR 97034	
	Tax Lot 100: P3 Properties LLC PO Box 691 White Salmon, WA 98672	
Applicant's Consultant:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062	
	Contact:	Mimi Doukas, AICP, RLA
	Email:	mimid@aks-eng.com
	Phone:	(503) 563-6151
Site Location:	South of SW Norwood Road, east of SW Boones Ferry Road, and north of SW Greenhill Lane, Tualatin, OR	
Washington County Assessor's Map:	Map 2S 1 35D, Tax Lots 100, 400, 401, 500, 501, 600, 800, and 900.	
Site Size:	A development code amendment affecting eight lots totaling ±61.96 acres: ±23.93 acres (Lot 100), ±4.17 acres (Lots 500 and 501) and ±33.86 acres (Lots 400, 401, 600, 800, and 900).	
Land Use District:	Medium-Low Density Residential (RML)	

I. Executive Summary

Lennar Northwest, Inc. and Venture Properties, Inc. (Applicants) are submitting this application for a Text Amendment to the Tualatin Development Code (TDC) to allow as a permitted use within the Medium-Low Density Residential (RML) zone of the Basalt Creek Planning Area (BCPA) projects over 15 acres containing single-family detached homes on lots averaging 3,000 square feet. This amendment will create a provision for single-family housing that meets the density requirements adopted within the Basalt Creek Concept Plan for the BCPA without adjusting the target densities for the RML District. The full language of the draft Text Amendment is included in Exhibit B.

This amendment will affect approximately 62 acres comprised of Tax Lots 400, 401, 500, 501, 600, 800, and 900 of Washington County Assessor's Map 2S 1 35D, which were recently annexed to the City of Tualatin through annexation petition ANN-19-0002, and Tax Lot 100, currently within unincorporated Washington County but inside the City of Tualatin Urban Growth Boundary (UGB). Tax Lot 100 is zoned Future Development 20-Acre (FD-20) and will be zoned RML upon its annexation to the City of Tualatin. To provide needed housing, the applicants plan to submit residential subdivision applications in the future for these properties.

While the TDC permits only attached housing units of apartments, duplexes, and triplexes, and for-sale townhomes in the RML zone, the allowed density range of 8-10 dwelling units per net acre is ideal for small-lot, single-family development, especially in large developments with varied lots and land uses. The City currently offers a Small Lot Subdivision process through a Conditional Use Permit; however, this process is highly discretionary, is of limited use since it is only permitted for tree preservation (per TDC 35.410.1.b), and the development standards do not allow lot variability.

Lot size averaging throughout a subdivision allows more diversity in lot size and housing style to meet the varied needs of homebuyers and give neighborhoods character. The current Small Lot Subdivision development standards do not allow for lot size averaging and instead require a minimum lot size of 4,500 square feet, effectively preventing developments from meeting the maximum allowed density (at 10 units per acre, lots will average to 4,356 square feet). Further, these standards allow only 45 percent building coverage, do not allow for lot widths under 50 feet or 30 feet on a cul-de-sac bulb, and require greater corner setbacks from both street-facing lot lines of corner lots. Wide lots, as required by the Small Lot Subdivision code, increase lot costs with little benefit for the homebuyer. Small-lot subdivisions also typically require greater building coverage in order to accommodate single-family detached houses.

According to the City's 2019 Housing Needs Analysis (HNA), the City of Tualatin currently provides a healthy mix of single-family and multi-family housing, with a stock of approximately 53 percent single-family detached and 41 percent multi-family units. Notably, the City's HNA demonstrates that the City provides a larger share of multi-family housing than Washington County and the Portland region as a whole and more single-family attached housing than the regional average. Only six percent of housing stock within the City is provided as single-family attached housing. Attached housing has been viewed as a more affordable option for home ownership; however, small-lot detached homes can reach the same price range as attached homes and are in greater demand by the market.

For RML zoning to be effective, a mixture of feasible housing alternatives must be provided. Broadening the RML zone to include small-lot single-family homes will provide a viable medium-density alternative with lower home prices. Attached housing projects perform better on smaller development sites adjacent

to urban services. The two projects planned by the applicants in the BCPA contain approximately 58 acres of RML land which could accommodate 329 to 412 dwelling units at current densities. This scale of townhouse project cannot be found even in light rail districts around the Metro region and the applicant's project areas are not served by walkable services that are desired by attached housing buyers.

The proposed text amendment maintains the existing allowed uses and overall project densities established in the RML zone while allowing for lot-size averaging, opening opportunities for small-lot single-family homes on large project sites, as well as amenities such as shared open space. The proposed amendments contribute to the flexibility and variety of housing available within the City while meeting the city's projected housing density needs and avoiding repeated lots and housing types.

The Text Amendment proposed is consistent with relevant goals and policies within the City of Tualatin's Comprehensive Plan and HNA. The proposal satisfies the applicable approval criteria for Text Amendments outlined within the Tualatin Development Code. This application includes the City application forms and written materials necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City's approval of the application.

II. Site Description/Setting

The potential project areas affected by this application for a text amendment to the Tualatin Development Code comprises a total of ±61.96 acres located at the southernmost extent of the City's UGB. An area totaling ±33.86 acres, comprised of Tax Lots 400, 401, 600, 800, and 900, has been annexed into the City of Tualatin and is now zoned RML. Lot 100, at ±23.93 acres in size, is located within the UGB and will be designated RML upon its annexation. Lots 500 and 501 are zoned Neighborhood Commercial but are part of the Autumn Sunrise residential project. The potential project sites lie east of SW Boones Ferry Road, west of Interstate 5, north of SW Greenhill Lane, and south of SW Norwood Road in the northeastern corner of the BCPA.

Tax Lots 100, 401, and 900 are currently vacant and undeveloped. Tax Lots 400, 500, 501, 600, and 800 are partially developed with single-family residences. These parcels represent 100 percent of the area affected by these proposed amendments.

III. Applicable Review Criteria

TUALATIN DEVELOPMENT CODE (TUALATIN COMMUNITY PLAN)

Chapter 5 – Residential Planning Growth

TDC 5.010. - Background.

- (1) The most controversial issue discussed during the preparation of the Plan was housing, particularly the issues of housing type and density. Over the last two years, the community has seen extremely rapid apartment growth in the City that has created considerable negative feelings toward additional apartment development. These feelings are related to the community's concern about the esthetic quality of existing apartment development; concern about a large transient population within the City; concern about the effect of apartments on traffic congestion; and a concern about the effect apartment development has on single-family neighborhoods and the general livability of the City.

- (2) Community feelings have coalesced into an increasing demand for fewer multi-family housing units and even demand for a moratorium on additional apartment development. At the same time community concern has increased over the amount and type of apartment construction, interest groups such as the 1000 Friends of Oregon have shown concern for any action that would narrow the housing opportunities available to the region's residents. Statewide Planning Goal 10, the Housing Goal, states that "plans shall encourage the availability of adequate numbers of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density."

Response: The proposed change in development code (Exhibit B) will encourage the development of additional housing types within the RML zone that are consistent with neighboring areas and at densities encouraged by the TDC and the City's HNA.

- (3)
- (a) To meet the community's concern for the increasing amount of multi-family housing and to meet the State Housing Goal, the Plan proposes five residential land use categories, one single-family and four multi-family. For background, the following figures show single-family to multi-family proportions in the region as well as the City of Tualatin:

	Single-Family % of Dwelling Units	Multi-Family % of Dwelling Units
Portland Metro Region*		
Existing	72	28
Year 2000	65	35
City of Tualatin		
Existing – Built (City Limits)	55	45
Existing – Potential (City Limits)	40	60
Year 2000 (City Limits and Urban Grown Boundary)	68	32

- (b) It is clearly shown in the above numbers that the City is more than accommodating the region's share of multi-family housing. The long-term objective of the Plan is to produce housing units that meet the regional projections as well as the community's desire for multi-family units that minimize any adverse impacts within the City's single-family neighborhoods. This has been accomplished by reviewing various housing density alternatives and other technical data that are defined in the Phase I—Technical Memoranda. This analysis indicated that the amount of land available for multi-family housing is nearing depletion, and the present amount of land planned and zoned for this type of housing is minimal compared to demand. As evidenced by the regional figures, there will be an increasing need for multi-family residential units because of the national trend toward smaller families, more single-parent families, and the sharply rising costs of new single-family residential construction.
- (4) To accommodate this need for additional multi-family land, the Plan proposes four medium-to-high density housing categories, as follows:

	Plan Density
RML – Residential Medium-Low Density	6-10 dwelling units per acre

Response: The proposed text amendment will permit the opportunity for housing units that meet the City's present and future housing needs at a density appropriate for the location. The

density provisions of the zone remain the same but can now be met with single-family detached homes and related lot development standards.

- (5) The multi-family areas described on the Plan Map referred to in TDC Chapter 9 indicate that, wherever possible, multi-family areas were located close to the City's commercial core area where supporting commercial and transportation services are readily available. The multi-family areas are also located close to the City's arterial and collector street system and have good access to the City's park and open space system.

Response: The Plan Map indicates that the section of the BCPA affected by the proposed text amendment is not located near the City's commercial core area nor is the location particularly near City parks or well-served transit routes. The distance from amenities limits the value of attached and multi-family development at this location, especially when developed to the maximum of 10 dwelling units per acre required by the RML zone. Single-family detached housing, as proposed by this text amendment, is an effective use of this location.

TDC 5.020. - Assumptions.

The following are general objectives used to guide the development of the residential housing element of the Plan. They describe the Plan's intent to:

- (1) Provide for the housing needs of existing and future City residents.
- (2) Provide housing opportunities for residents with varied income levels and tastes that are esthetically and functionally compatible with the existing community housing stock.

Response: The proposed text amendment will help meet the housing needs of existing and future City residents in a way that is functionally compatible with the City's existing housing stock, neighboring developments, and the density goals of the RML District. The proposal aims to amend City code in order to provide additional housing types that are functionally and characteristically similar to neighboring housing developments within the RML District.

- (4) Locate higher density development where it is convenient to the City's commercial core, near schools, adjacent to arterial and collector streets and, as much as possible, in areas with existing multi-family housing and provide residential opportunities in selected commercial areas through the Mixed Use Commercial Overlay District.

Response: The areas of RML-zoned properties affected by the proposed text amendment are not conveniently located near the City's commercial core; they are two miles to Tualatin-Sherwood Road and one mile to Argyle Square, which is an auto-oriented retail center. The project area is located near convenient arterial streets and schools but is not an ideal location for multi-family housing. The proposed text will allow the construction of single-family detached housing that is in character with surrounding RML-zoned properties and maintains the minimum and maximum densities required by TDC Chapter 41.

TDC 5.030. - General Objectives.

The following are general objectives used to guide the development of the residential housing element of the Plan. They describe the Plan's intent to:

- (1) Provide for the housing needs of existing and future City residents.

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- (2) Provide housing opportunities for residents with varied income levels and tastes that are esthetically and functionally compatible with the existing community housing stock.

Response: The proposed text amendment will help meet the housing needs of existing and future City residents in a way that is functionally compatible with the City's existing housing stock, neighboring developments, and the density goals of the RML District. The proposal aims to amend City code in order to provide additional housing types that are functionally and characteristically similar to neighboring housing developments within the RML District.

- (4) Locate higher density development where it is convenient to the City's commercial core, near schools, adjacent to arterial and collector streets and, as much as possible, in areas with existing multi-family housing and provide residential opportunities in selected commercial areas through the Mixed Use Commercial Overlay District.

Response: The areas of RML-zoned properties affected by the proposed text amendment are not conveniently located near the City's commercial core; they are two miles to Tualatin-Sherwood Road and one mile to Argyle Square, which is an auto-oriented retail center. The project area is located near convenient arterial streets and schools but is not an ideal location for multi-family housing. The proposed text will allow the construction of single-family detached housing that is in character with surrounding RML-zoned properties and maintains the minimum and maximum densities required by TDC Chapter 41.

TDC 5.040. - Planning District Objectives.

This section describes the purpose of each residential planning district.

- (2) *Medium-Low Density Residential Planning District (RML).* To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.

Response: The text amendment is generally in line with the purpose of the RML zone. While the purpose statement provides for small-lot single-family homes under a conditional use permit, the Applicants propose to make this a permitted use for projects that are larger than 15 acres in the BCPA. Compatibility is a common concern for small lots; the parcels affected by this text amendment would not have significant compatibility concerns. The only edge that is adjacent to existing homes is along Norwood Street, and this frontage is a mix of attached and detached homes as permitted in RML. The text amendment continues to meet the density range outlined in the purpose statement.

Chapter 9 – Plan Map

TDC 9.046. - Area 16 Basalt Creek Planning Area.

The Basalt Creek Planning Area is generally located north of Basalt Creek Parkway, south of Helenius Road and Norwood Road, east of 124th Avenue, and west of I-5. The Basalt Creek Planning Area includes a mix of residential zones at various densities, a small neighborhood commercial node, an employment lands, as further described below.

- (2) An area with the RML (Medium Low Density Residential) Zone is planned south of Norwood Road, east of Boones Ferry Road, and west of I-5. An additional area of RML Zone is also planned east of Grahams Ferry Road between the two above described areas of RL Zone. These areas lends themselves to a slightly higher density than traditional single—family due to the excellent transportation access and the close relationship to the employment centers. The use of the RML Zone in this area provides for the needed higher densities with a Zone that will allow development that is similar in character and density to the RL lands.

Response: This goal aims to accommodate a slightly higher density in the BCPA while respecting the character of the surrounding community. This application proposes to change the development code to permit single-family detached housing as a permitted use at densities consistent with other forms of housing currently permitted within the RML zone and provide appropriate development standards for single-family detached development. The type of development which would be permitted by this text amendment would be even more similar in character and form to development permitted within the adjacent RL lands.

TUALATIN DEVELOPMENT CODE

Chapter 32 – Procedures

TDC 32.010. – Purpose and Applicability

- (1) *Purpose.* The purpose of this Chapter is to establish standard procedures for the review and processing of land use applications and legislative land use proposals, as well as ministerial actions. This Chapter is intended to enable the City, the applicant, and the public, where applicable, to reasonably review applications and participate in the local decision-making process in a timely and effective way. Table 32-1 provides a key for determining the review procedure and the decision-making body for particular applications.
- (2) *Applicability of Review Procedures.* All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure "type" assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City's land use and development applications and corresponding review procedure(s).
 - (d) *Type IV-A Procedure (Quasi-Judicial Review—City Council Public Hearing).* Type IV-A procedure is used when the standards and criteria require discretion, interpretation, or policy or legal judgment and is the procedure used for site-specific land use actions initiated by an applicant. Type IV-A decisions are made by the City Council and require public notice and a public hearing. Appeals of Type IV-A decisions are heard by the Land Use Board of Appeals (LUBA).

Table 32-1

Application/ Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood /Developer Mtg Required	Applicable Code Chapter
Plan Amendments						
Map or Text Amendments for a specific property	IV-A	CC	LUBA	Yes	Yes	TDC 33.070

Response: The applicants have submitted an application for a text amendment to the TDC. The application effectively involves six parcels within the BCPA with project sites over 15 acres. The requested decision affects a limited number of properties and will require public notice and a public hearing.

TDC 32.030. – Time to Process Applications.

Time Limit—120-day Rule. The City must take final action on all Type II, Type III, and Type IV-A land use applications, as provided by ORS 227.178, including resolution of all local appeals, within 120 days after the application has been deemed complete under TDC 32.160, unless the applicant provides written request or consent to an extension in compliance with ORS 227.178. (Note: The 120-day rule does not apply to Type IV-B (Legislative Land Use) decisions.)

Time Periods. "Days" means calendar days unless otherwise specified. In computing time periods prescribed or allowed by this Chapter, the day of the act or event from which the designated period of time begins is not included. The last day of the period is included, unless it is a Saturday, Sunday, or a legal holiday, in which case the period runs until the end of the next day that is not on a weekend or City recognized legal holiday.

Response: The applicant requests that the City come to a decision regarding this Type IV-A land use application within 120 days of deeming the application complete.

TDC 32.110. – Pre-Application Conference.

- (1) *Purpose of Pre-Application Conferences.* Pre-application conferences are intended to familiarize applicants with the requirements of the TDC; to provide applicants with an opportunity discuss proposed projects in detail with City staff; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.
- (2) *When Mandatory.* Pre-application conferences are mandatory for all land use actions identified as requiring a pre-application conference in Table 32-1. An applicant may voluntarily request a pre-application conference for any land use action even if it is not required.
- (3) *Timing of Pre-Application Conference.* A pre-application conference must be held with City staff before an applicant submits an application and before an applicant conducts a Neighborhood/Developer meeting.

Response: The applicant and their representatives have attended several pre-application conferences with the City of Tualatin to discuss the overall project and this specific text amendment. The required pre-application conference was held with City of Tualatin Staff on January 22, 2020, prior to the application submittal date.

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- (4) *Application Requirements for Pre-Application Conference.*
 - (a) *Application Form.* Pre-application conference requests must be made on forms provided by the City Manager.
 - (b) *Submittal Requirements.* Pre-application conference requests must include:
 - (i) A completed application form;
 - (ii) Payment of the application fee;
 - (iii) The information required, if any, for the specific pre-application conference sought; and
 - (iv) Any additional information the applicant deems necessary to demonstrate the nature and scope of the proposal in sufficient detail to allow City staff to review and comment.
 - (5) *Scheduling of Pre-Application Conference.* Upon receipt of a complete application, the City Manager will schedule the pre-application conference. The City Manager will coordinate the involvement of city departments, as appropriate, in the pre-application conference. Pre-application conferences are not open to the general public.
 - (6) *Validity Period for Mandatory Pre-Application Conferences; Follow-Up Conferences.* A follow-up conference is required for those mandatory pre-application conferences that have previously been held when:
 - (a) An application relating to the proposed development that was the subject of the pre-application conference has not been submitted within six months of the pre-application conference;
 - (b) The proposed use, layout, and/or design of the proposal have significantly changed; or
 - (c) The owner and/or developer of a project changes after the pre-application conference and prior to application submittal.

Response: The required pre-application conference was held on January 22, 2020.

TDC 32.120. - Neighborhood/Developer Meetings.

- (1) *Purpose.* The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet to review a development proposal and identify issues regarding the proposal so they can be considered prior to the application submittal. The meeting is intended to allow the developer and neighbors to share information and concerns regarding the project. The applicant may consider whether to incorporate solutions to these issues prior to application submittal.
- (2) *When Mandatory.* Neighborhood/developer meetings are mandatory for all land use actions identified in Table 32-1 as requiring a neighborhood/developer meeting. An applicant may voluntarily conduct a neighborhood/developer meeting even if it is not required and may conduct more than one neighborhood/developer meeting at their election.
- (3) *Timing.* A neighborhood/developer meeting must be held after a pre-application meeting with City staff, but before submittal of an application.

Response: For this type of application, a Neighborhood/Developer Meeting is required, and was therefore held on June 10, 2020. The application was submitted prior to holding the Neighborhood/Developer Meeting due to the complications of arranging a public meeting during the current public health crisis. With the City of Tualatin's Temporary Guidance for Neighborhood/Developer Meetings, a meeting was held and these criteria are satisfied.

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- (4) *Time and Location.* Required neighborhood/developer meetings must be held within the city limits of the City of Tualatin at the following times:
- (a) If scheduled on a weekday, the meeting must begin no earlier than 6:00 p.m.
 - (b) If scheduled on a weekend, the meeting must begin between 10:00 a.m. and 6:00 p.m.

Response: Per the City of Tualatin’s “COVID-19 Public Health Response Temporary Guidance for Neighborhood/Developer Meetings” Procedures 1 and 2, the Applicant has held a Neighborhood/Developer Meeting established on a digital platform (Zoom) that is publicly accessible and does not require a user login or subscription to join the meeting. The digital platform also allowed for a call-only option for non-internet users. The meeting was scheduled for June 10, 2020 at 6:00 p.m., meeting the above weekday scheduling requirements.

- (5) *Notice Requirements.*
- (a) The applicant must provide notice of the meeting at least 14 calendar days and no more than 28 calendar days before the meeting. The notice must be by first class mail providing the date, time, and location of the meeting, as well as a brief description of the proposal and its location. The applicant must keep a copy of the notice to be submitted with their land use application.

Response: Notice of the Neighborhood/Developer Meeting was mailed first class with a description of the proposal and instructions on how to join the meeting on May 27, 2020. This date was 14 days prior to the virtual meeting, in keeping with TDC and the City’s Virtual Neighborhood/Developer Meeting Procedures. The notice included instructions on how to view materials to be presented during the meeting, preliminary details of the major elements of the proposal, and whether there would be future applications. The meeting materials were available more than two days prior to the meeting and will be available for at least 10 days after the meeting concludes. These requirements have been or will be satisfied.

- (b) The applicant must mail notice of a neighborhood/developer meeting to the following persons:
 - (i) All property owners within 1,000 feet measured from the boundaries of the subject property;
 - (ii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases; and
 - (iii) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9.
- (c) The City will provide the applicant with labels for mailing for a fee.
- (d) Failure of a property owner to receive notice does not invalidate the neighborhood/developer meeting proceedings.

Response: The applicant obtained mailing labels from the City of Tualatin. All property owners within 1,000 feet of the text amendment affected property boundaries were provided with

notice, including all property owners within a platted residential subdivision located within 1,000 feet of the boundaries. Additionally, all designated representatives of Byrom CIO (CIO-6) and the City of Tualatin were provided notice electronically. These mailing lists, copies of notices, affidavits of mailing and posting, and emailed copies of notices are included within the attached exhibits. These provisions are met.

- (6) *Neighborhood/Developer Sign Posting Requirements.* The applicant must provide and post on the subject property, at least 14 calendar days before the meeting. The sign must conform to the design and placement standards established by the City for signs notifying the public of land use actions in TDC 32.150.

Response: Signs conforming to the design and placement standards established by the City were posted on all subject properties May 27, 2020, 14 days prior to the virtual Neighborhood/Developer Meeting.

- (7) *Neighborhood/Developer Meeting Requirements.* The applicant must have a sign-in sheet for all attendees to provide their name, address, telephone number, and email address and keep a copy of the sign-in sheet to provide with their land use application. The applicant must prepare meeting notes identifying the persons attending, those commenting and the substance of the comments expressed, and the major points that were discussed. The applicant must keep a copy of the meeting notes for submittal with their land use application.

Response: The required attendee information and meeting notes are attached to this submission. The meeting notes include the required information: major points, issues, and responses concerning the application, including identifying those attending. During the meeting, all submitted questions and comments received prior to or during the meeting were read aloud. These requirements are met.

TDC 32.130. - Initiation of Applications.

- (1) *Type I, Type II, Type III, and Type IV-A Applications.* Type I, Type II, Type III, and Type IV-A applications may be submitted by one or more of the following persons:
- (a) The owner of the subject property;
 - (b) The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;
 - (c) A lessee in possession of the property, when the application is accompanied by the owners' written consent; or
 - (d) The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by paragraphs (a), (b) or (c) of this subsection, and accompanied by proof of the agent's authority.
- (2) *Type IV-A or B Applications.* Type IV-A or B applications may be initiated by the City.

Response: This application has been submitted by the property owners and contract purchasers of all properties affected by the proposed text amendment.

Chapter 33 – Applications and Approval Criteria

TDC 33.070. – Plan Amendments.

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- (1) *Purpose.* To provide processes for the review of proposed amendments to the Zone Standards of the Tualatin Development Code and to the Text or the Plan Map of the Tualatin Community Plan.

Response: The applicants have identified a need for a text amendment to the TDC in order to allow single-family detached housing within a subsection of the BCPA. This area currently only permits the development of single-family attached housing or multi-family developments. This application for a text amendment would permit the construction of single-family detached dwellings at the densities outlined within the Basalt Creek Concept Plan and in accordance with the City’s newly adopted HNA.

- (2) *Applicability.* Quasi-judicial amendments may be initiated by the City Council, the City staff, or by a property owner or person authorized in writing by the property owner. Legislative amendments may only be initiated by the City Council.

Response: A pre-application conference with City of Tualatin staff has identified this application for text amendment, with a limited scope affecting a small number of properties, as requiring a quasi-judicial process. This application has been submitted by the property owners and their authorized representatives. This criterion is met.

- (3) *Procedure Type.*
- (a) Map or text amendment applications which are quasi-judicial in nature (e.g. for a specific property or a limited number of properties) is subject to Type IV-A Review in accordance with TDC Chapter 32.
 - (b) Map or text amendment applications which are legislative in nature are subject to Type IV-B Review in accordance with TDC Chapter 32.

Response: The applicants request that this quasi-judicial application, which affects a limited number of properties within the BCPA, be subject to a Type IV-A Review in accordance with the procedures outlined within TDC Chapter 32.

- (4) *Specific Submittal Requirements.* An application for a plan map or text amendment must comply with the general submittal requirements in TDC 32.140 (Application Submittal).

Response: The applicants have submitted the required materials in accordance with TDC 32.140. These specific materials were outlined previously within this application. This criterion is met.

- (5) *Approval Criteria.*
- (a) Granting the amendment is in the public interest.
 - (b) The public interest is best protected by granting the amendment at this time.

Response: The proposed text amendment would allow RML-zoned properties within the BCPA to develop with single-family detached as well as single-family attached dwellings. The City of Tualatin’s HNA identifies that single-family detached dwellings are needed housing and over 1,000 new dwelling units are required during the period of 2020-2040. Over 400 of these households are forecast to be located within Basalt Creek. The construction of a wide variety of housing types will allow the City to meet its housing goals over the 20-year planning period. Providing needed housing is in the best interests of the public.

Preparing for future needs protects the public interest over the long term. The application meets these criteria.

- (c) The proposed amendment is in conformity with the applicable objectives of the Tualatin Community Plan.

Response: The Tualatin Community Plan is incorporated into the TDC as Chapters 1 through 30. The criteria and objectives of the Tualatin Community Plan have been reviewed and responses provided previously within this application. This criterion is satisfied.

- (d) The following factors were consciously considered:
 - (i) The various characteristics of the areas in the City;
 - (ii) The suitability of the areas for particular land uses and improvements in the areas;
 - (iii) Trends in land improvement and development;
 - (iv) Property values;
 - (v) The needs of economic enterprises and the future development of the area; needed right-of-way and access for and to particular sites in the area;
 - (vi) Natural resources of the City and the protection and conservation of said resources;
 - (vii) Prospective requirements for the development of natural resources in the City;
 - (viii) The public need for healthful, safe, esthetic surroundings and conditions; and
 - (ix) Proof of change in a neighborhood or area, or a mistake in the Plan Text or Plan Map for the property under consideration are additional relevant factors to consider.

Response: The application considers and responds to each of these criteria previously within this application. The application has considered each of the factors and their effect on the proposal. These criteria are met.

- (e) If the amendment involves residential uses, then the appropriate school district or districts must be able to reasonably accommodate additional residential capacity by means determined by any affected school district.

Response: The proposed text amendment involves residential uses. Jim Rose, Chief Operations Officer of the Sherwood School District, stated that since a new high school is under construction and remodels and expansions are underway at three other schools to increase capacity at all levels K-12, this was a good time to absorb enrollment growth. This provision has been satisfied.

- (f) Granting the amendment is consistent with the applicable State of Oregon Planning Goals and applicable Oregon Administrative Rules, including compliance with the Transportation Planning Rule TPR (OAR 660-012-0060).

Response: The proposed amendment is consistent with Oregon Statewide Goal 10 (OAR 660-015-0000(10)) as it does not seek to change densities within the area in question.

Per OAR 660-007-0005(7), “needed housing” is any housing type which has been determined to meet the need shown for housing within an Urban Growth Boundary at “particular price ranges and rent levels.” This change will help the City fulfill more aspects of its projected needed housing, over 1000 new housing units and 571 new households by 2040, with 443 of those households being within in the Basalt Creek area.

The text amendment, as proposed, is consistent with Oregon Administrative Rule 660-007 (the Metropolitan Housing Rule), as it maintains the opportunity for “at least 50 percent of new residential units to be attached single family housing or multiple family housing.” The proposed amendment does not eliminate the opportunity to construct these housing types, as they are already permitted within the RML zone, nor does it propose to change density targets (currently 10 units per buildable acre) within the UGB per OAR 660-007-0035(2). The text amendment will make meeting these density targets easier within the RML zone.

The proposal will allow the construction of needed housing and the efficient use of lands within the City of Tualatin. Oregon’s Transportation Planning Rule (OAR 660-012-0060) does not apply to this proposal, as this proposal does not functionally increase the effect of development on transportation facilities. The amendment seeks to permit single-family detached dwellings within RML-zoned sites in the BCPA. These sites currently permit single-family attached dwellings, which, according to the Institute of Traffic Engineers, generate the same number of trips as single-family detached homes. Therefore, no material change in possible traffic demand has been proposed. No transportation facilities will be degraded or have their functional classifications changed by this amendment. These criteria have been met.

- (g) Granting the amendment is consistent with the Metropolitan Service District’s Urban Growth Management Functional Plan.

Response: The Metropolitan Service District’s Urban Growth Management Functional Plan is established in Metro Code as Section 3.07. Since the proposed amendment does not seek to adjust minimum or maximum densities required by the RML zone, this amendment is consistent. The proposed code changes also do not decrease housing supply or capacity. This criterion is met.

- (h) Granting the amendment is consistent with Level of Service F for the p.m. peak hour and E for the one-half hour before and after the p.m. peak hour for the Town Center 2040 Design Type (TDC Map 9-4), and E/E for the rest of the 2040 Design Types in the City’s planning area.
- (i) Granting the amendment is consistent with the objectives and policies regarding potable water, sanitary sewer, and surface water management pursuant to TDC 12.020, water management issues are adequately addressed during development or redevelopment anticipated to follow the granting of a plan amendment.
- (j) The applicant has entered into a development agreement. This criterion applies only to an amendment specific to property within the Urban Planning Area (UPA), also known as the Planning Area Boundary (PAB), as defined in both the Urban Growth Management Agreement (UGMA) with Clackamas County and the Urban Planning Area Agreement (UPAA) with Washington County. TDC Map 9-1 illustrates this area.

Response: The proposed text amendment will not alter the transportation needs of the affected parcels in the City’s Transportation System Plan. Density requirements will remain the same for housing types as outlined within TDC 41.220. Applications for future development will be required to provide Traffic Impact Analyses per development code. The proposal is consistent, and these criteria are met.

Chapter 41 – Medium Low Density Residential Zone (RML)

TDC 41.100 - Purpose

The purpose of this zone is to provide areas of the City suitable for townhouses, condominiums, duplexes, triplexes and other multi-family dwellings, as well as areas for small-lot, small home subdivisions, and manufactured dwelling parks in designated areas.

Response: This proposed change to the Tualatin Development Code will encourage the construction of needed housing to serve the growing industrial and commercial areas of the BCPA and the community of Tualatin.

TDC 41.220. - Housing Types.

Table 41-2 lists Housing Types permitted in the RML zone. Housing types may be Permitted Outright (P), Conditionally Permitted (C), or Not Permitted (N) in the RML zone.

Table 41-2
Housing Types in the RML Zone

HOUSING TYPE	STATUS	LIMITATIONS AND CODE REFERENCES
Single-Family Dwelling	C	Limited to single-family dwellings in a small lot subdivision, with conditional use permit, subject to TDC 36.410.

Response: The proposed code amendment would allow single-family detached dwellings to be permitted outright and constructed within a limited section of the City’s RML-zoned areas within the BCPA.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the Tualatin Development Code and the Tualatin Community Plan. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve this application for a text amendment to the Tualatin Development Code.



Exhibit B: Proposed Tualatin Development Code Text Amendment

TDC 41.220. - Housing Types.

Table 41-2 lists Housing Types permitted in the RML zone. Housing types may be Permitted Outright (P), Conditionally Permitted (C), or Not Permitted (N) in the RML zone.

**Table 41-2
Housing Types in the RML Zone**

HOUSING TYPE	STATUS	LIMITATIONS AND CODE REFERENCES
Single-Family Dwelling	C/P	Limited to single-family dwellings in a small lot subdivision, with conditional use permit, subject to TDC 36.410. Permitted within the Basalt Creek Planning Area subject to TDC 41.330.
Accessory Dwelling Unit	P	Subject to TDC 34.600.
Duplex		
Townhouse (or Rowhouse)	P	See TDC definition in 31.060.
Multi-Family Structure	P	See TDC definition in 31.060.
Manufacturing Dwelling	N	See TDC definition in 31.060.
Manufactured Dwelling Park	P	Limited to locations designated by the Tualatin Community Plan Map and subject to TDC 34.190.
Retirement Housing Facility	C	Subject to TDC 34.400.
Residential Home	P	See TDC definition in 31.060.

TDC 41.300. - Development Standards.

Development standards in the RML zone are listed in Table 41-3. Additional standards may apply to some uses and situations, see TDC 41.310 and TDC 41.330. The standards in Table 41-3 may be modified for greenway and natural area dedications as provided in TDC 36.420. The standards for lot size, lot width, building coverage, and setbacks that apply to single-family dwellings in small lot subdivisions are provided in TDC 36.410(2)(b).

**Table 41-3
Development Standards in the RML Zone**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
Manufactured Dwelling Parks	12 units per acre	Limited to single-wide dwelling parks or any part of a single-wide dwelling park.
Retirement Housing Facility, or Congregate Care Facility	15 units per acre	
Nursing Facility	15 units per acre	
Group Living Uses	15 units per acre	
MINIMUM LOT SIZE		
Townhouse (or Rowhouse)	1,400 square feet	
Multi-Family Structure and Duplex		
• Development on Less than One Acre	10,000 square feet	For up to two units, plus an additional 4,195 square feet for each unit exceeding two.

• Development on More than One Acre	4,356 square feet per unit	
Multi-Family Structure under Condominium Ownership	20,000 square feet	Limited to the primary condominium lot.
All Other Permitted Uses	10,000 square feet	
Conditional Uses	20,000 square feet	
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
MINIMUM AVERAGE LOT WIDTH		
Townhouse (or Rowhouse)	14 feet	
Multi-Family Structure	75 feet	May be 40 feet on a cul-de-sac street.
Multi-Family Structure under Condominium Ownership	100 feet	Limited to the primary condominium lot. Minimum lot width at street is 40 feet.
All Other Permitted Uses	75 feet	
Conditional Uses	100 feet	Minimum lot width at street is 40 feet.
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		Minimum setback to a garage door must be 20 feet.
• 1 story structure	20 feet	
• 1.5 story structure	25 feet	
• 2 story structure	30 feet	
• 2.5 story structure	35 feet	
• Townhouse (or Rowhouse)	0-20 feet	As determined through Architectural Review process.
Side and Rear Setback		Where living spaces face a side yard, the minimum setback must be ten feet
• 1 story structure	5 feet	
• 1.5 story structure	7 feet	
• 2 story structure	10 feet	
• 2.5 story structure	12 feet	
Corner Lots	—	On corner lots, the setback is the same as the front yard setback on any side facing a street other than an alley.
Minimum Distance Between Buildings within One Development	10 feet	For Townhouses, determined through the Architectural Review process
Parking and Vehicle Circulation Areas	10 feet	For Townhouses, determined through the Architectural Review process
Conditional Uses	—	As determined through Architectural Review process. No minimum setback must be greater than 50 feet
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.

MAXIMUM LOT COVERAGE		
Townhouse (or Rowhouse)	90%	
All Other Permitted Uses	40%	
Conditional Uses	45%	

TDC 41.330. - Development Standards.

Development standards for Household Living Uses in the RML zone within the Basalt Creek Planning Area are listed in Table 41-4. The standards of TDC 41.330 apply to RML-zoned properties within the Basalt Creek Planning Area with project sites which are greater than 15 acres in size. Additional standards may apply to some uses and situations, see TDC 41.310.

**Table 41-4
Development Standards in the RML Zone within the Basalt Creek Planning Area**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
MINIMUM AVERAGE LOT SIZE		
Single Family Lot	3,000 square feet	
MINIMUM AVERAGE LOT WIDTH		
Single Family Detached Lot	26 feet	
Townhouse (or Rowhouse)	14 feet	
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		
• building	10 feet	
• garage	20 feet	
Side Setback	5 feet	
Rear Setback	10 feet	
Street side setback	10 feet	
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.
MAXIMUM LOT COVERAGE		
Single Family Detached Lot	55%	
Townhouse (or Rowhouse)	90%	

Medium Low-Density Residential District

The district is designed to serve as a transitional zone between Low-Density Residential, which only permits detached single-family residences outright, and Medium High-Density Residential, which only permits multi-family dwellings outright. Despite being a transitional zone, the RML district does not currently permit detached single-family residential dwellings without a conditional use permit. The RML district should permit those types of dwellings where they can be provided in a density satisfactory to the City's HNA.

TDC 5.040. - Planning District Objectives.

- (2) *Medium-Low Density Residential Planning District (RML).* To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.

The Text Amendment proposed by the Applicants requires an additional modification to the existing purpose statement above. The Applicants propose an additional modification as shown below:

- (2) *Medium-Low Density Residential Planning District (RML).* To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. **Detached housing is permitted for projects over 15 acres in size within the Basalt Creek Planning Area.** Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.

This additional sentence is needed to acknowledge the proposed amendment to the development code; it is not a substantive change to the proposal.

Exhibit A: Land Use Application



Land Use Application

Project Information		
Project Title: Basalt Creek Text Amendment		
Brief Description: An application for a text amendment to the Tualatin Development Code to allow single-family detached housing to be developed under Medium-Low Density Residential (RML) zoning within the Basalt Creek Planning Area with project sites over 15 acres in size.		
Property Information		
Address: 23680, 23740 SW Boones Ferry Rd.; 9185, 9335, 9415 SW Greenhill Ln.		
Assessor's Map Number and Tax Lots: 2S135D, Lots 100, 400, 401, 500, 501, 600, 800, and 900		
Applicant/Primary Contact		
Name: Mimi Doukas, AICP, RLA	Company Name: AKS Engineering & Forestry, LLC	
Address: 12965 SW Herman Road, Suite 100		
City: Tualatin	State: OR	ZIP: 97062
Phone: (503) 563-6151	Email: mimid@aks-eng.com	
Property Owner		
Name: Autumn Sunrise, LLC		
Address: 485 S. State Street		
City: Lake Oswego	State: OR	ZIP: 97034
Phone: Please contact applicant	Email: Please contact applicant	
Property Owner's Signature: 		Date: 04/27/2020
<i>(Note: Letter of authorization is required if not signed by owner)</i>		
AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.		
Applicant's Signature: 		Date: 6/16/2020

Land Use Application Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Historic Landmark (HIST) | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR) |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA) | <input type="checkbox"/> Sign Variance (SVAR) |
| <input type="checkbox"/> Architectural Review—ADU (ARADU) | <input checked="" type="checkbox"/> Plan Text Amendment (PTA) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Tree Removal/Review (TCP) | |

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	



Land Use Application

Project Information		
Project Title: Basalt Creek Text Amendment		
Brief Description: An application for a text amendment to the Tualatin Development Code to allow single-family detached housing to be developed under Medium-Low Density Residential (RML) zoning within the Basalt Creek Planning Area, east of SW Boones Ferry Road, and with project sites over 20 acres in size.		
Property Information		
Address: 23680, 23740 SW Boones Ferry Rd. ; 9335, 9185 SW Greenhill Ln.		
Assessor's Map Number and Tax Lots: 2S135D, Lots 100, 400, 401, 600, 800, and 900		
Applicant/Primary Contact		
Name: Mimi Doukas, AICP, RLA	Company Name: AKS Engineering & Forestry, LLC	
Address: 12965 SW Herman Road, Suite 100		
City: Tualatin	State: OR	ZIP: 97062
Phone: (503) 563-6151	Email: mimid@aks-eng.com	
Property Owner		
Name: PO 1: Autumn Sunrise, LLC	PO 2: Venture Properties, Inc.	
Address: 485 S. State Street, Lake Oswego, OR 97034		4230 SW Galewood St. Suite 100, Lake Oswego OR 97035
City:	State:	ZIP:
Phone: Please contact Applicant's Representative	Email: Please contact Applicant's Representative	
Property Owner's Signature: PO1: <i>Paul Pennington</i> PO2: <i>(Paul Pennington)</i>		Date: 04/15/2020
<small>(Note: Letter of authorization is required if not signed by owner)</small>		
AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.		
Applicant's Signature: <i>Doukas</i>		Date: 6/16/2020

Land Use Application Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Historic Landmark (HIST) | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR) |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA) | <input type="checkbox"/> Sign Variance (SVAR) |
| <input type="checkbox"/> Architectural Review—ADU (ARADU) | <input checked="" type="checkbox"/> Plan Text Amendment (PTA) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Tree Removal/Review (TCP) | |

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

Exhibit C: Property Title Information



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

R560253, R560262, R560299, R560306, R560315
2S135D00400, 2S135D00401, 2S135D00600, 2S135D00800, 2S135D00900
Washington

OWNER

Autumn Sunrise LLC

DATE PREPARED

03/31/2020

PREPARED BY

bkelner@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: 23620 SW Boones Ferry Rd Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560262

Ref Parcel #: 2S135D000401

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat:

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34924660 / -122.76892857

Watershed: Fanno Creek-Tualatin River

Legal: ACRES 17.55

ASSESSMENT AND TAXATION

Market Land: \$3,880,480.00

Market Impr: \$0.00

Market Special: \$0.00

Market Total: \$3,880,480.00 (2019)

% Improved: 0.00%

Assessed Total: \$644,220.00 (2019)

Levy Code: 88.13

Tax: \$9,971.63 (2019)

Millage Rate: 15.4786

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 3
Baths, Total: 2.00
Baths, Full:
Baths, Half:
Total Units:
Stories:
Fireplaces:
Cooling:
Heating: Forced Air
Building Style:

Total SqFt: 1,414 SqFt
First Floor: 1,414 SqFt
Second Floor:
Basement Fin:
Basement Unfin:
Basement Total:
Attic Fin:
Attic Unfin:
Attic Total:
Garage: Garage 420 SqFt

Year Built:
Eff Year Built: 1999
Lot Size Ac: 17.55 Acres
Lot Size SF: 764,478 SqFt
Lot Width:
Lot Depth:
Roof Material: Comp Shingle
Roof Shape:
Ext Walls: Wood
Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
GRACE COMMUNITY CHURCH	9/28/2007	0000105096		Grant		Conv/Unk
GRACE COMMUNITY CHURCH	6/17/2005	0000069065		Trust	\$4,500,000.00	Conv/Unk

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First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC
CoOwner:
Site: 9335 SW Greenhill Ln Tualatin OR 97062
Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560299
Ref Parcel #: 2S135D000600
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34763348 / -122.77267464
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 2.87

ASSESSMENT AND TAXATION

Market Land: \$638,010.00
Market Impr: \$83,170.00
Market Special: \$0.00
Market Total: \$721,180.00 (2019)
% Improved: 12.00%
Assessed Total: \$297,710.00 (2019)
Levy Code: 88.13
Tax: \$4,608.13 (2019)
Millage Rate: 15.4786
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 1,548 SqFt	Year Built: 1940
Baths, Total: 2.00	First Floor: 1,548 SqFt	Eff Year Built: 1960
Baths, Full:	Second Floor:	Lot Size Ac: 2.87 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 125,017 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Comp Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Baseboard	Attic Total:	Ext Walls: Siding
Building Style:	Garage: Garage 480 SqFt	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
ROOT HOLDINGS LLC	9/28/2007	0000105096		Warranty		Conv/Unk
ROOT HOLDINGS LLC	6/17/2005	0000069069	\$1,600,000.00	Warranty		

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First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC
CoOwner:
Site: 9185 SW Greenhill Ln Tualatin OR 97062
Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560306
Ref Parcel #: 2S135D000800
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 1910 - Urban Developable Tract Improved
Std Land Use: RSFR - Single Family Residence
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.34764703 / -122.77136150
Watershed: Abernethy Creek-Willamette River
Legal: ACRES 3.75

ASSESSMENT AND TAXATION

Market Land: \$829,050.00
Market Impr: \$46,430.00
Market Special: \$0.00
Market Total: \$875,480.00 (2019)
% Improved: 5.00%
Assessed Total: \$254,740.00 (2019)
Levy Code: 88.13
Tax: \$3,943.04 (2019)
Millage Rate: 15.4786
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,178 SqFt	Year Built: 1920
Baths, Total: 1.00	First Floor: 954 SqFt	Eff Year Built: 1960
Baths, Full:	Second Floor: 224 SqFt	Lot Size Ac: 3.75 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 163,350 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin: 224 SqFt	Roof Material: Comp Shingle
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total: 224 SqFt	Ext Walls: Siding
Building Style:	Garage:	Const Type: Wood Frame

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	9/28/2007	0000105096				Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 3/31/2020

OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560315

Ref Parcel #: 2S135D000900

TRS: 02S / 01W / 35 / SE

County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat: Tualatin Orchard Tract

Land Use: 1900 - Urban Developable Tract - Vacant

Std Land Use: RCON - Condominium, Pud

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34768533 / -122.76930598

Watershed: Abernethy Creek-Willamette River

Legal: TUALATIN ORCHARD TRACT, LOT PT 4, ACRES 6.68

ASSESSMENT AND TAXATION

Market Land: \$1,033,910.00

Market Impr: \$0.00

Market Special: \$0.00

Market Total: \$1,033,910.00 (2019)

% Improved: 0.00%

Assessed Total: \$789,420.00 (2019)

Levy Code: 88.13

Tax: \$12,219.12 (2019)

Millage Rate: 15.4786

Exemption:

Exemption Type:

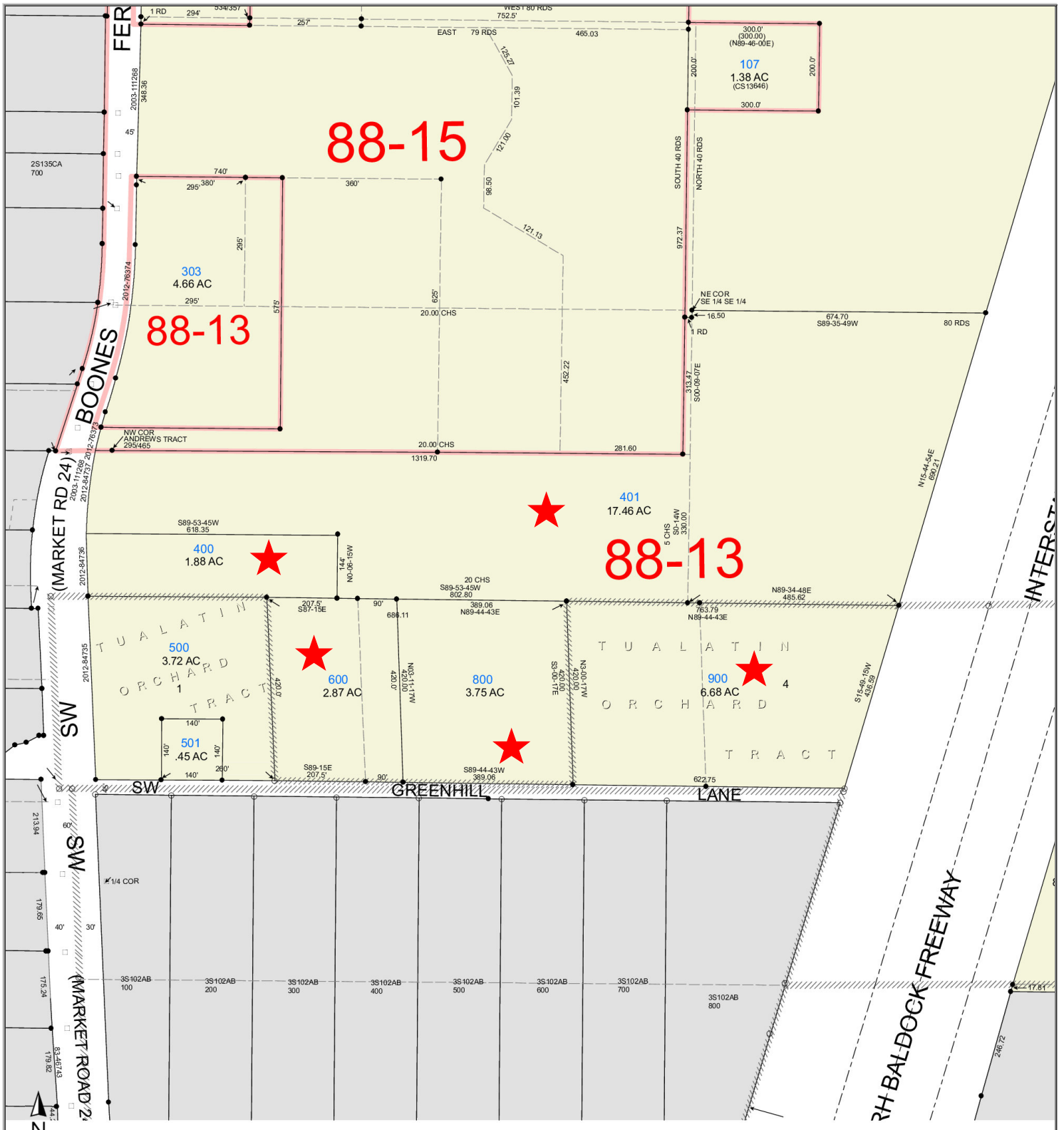
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 6.68 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 290,981 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls: Wood
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
AUTUMN SUNRISE LLC	9/26/2007	2007105096	\$7,143,000.00	DW		
ROOT HOLDINGS LLC	9/19/2005	0000114105	\$1,640,000.00	Grant	\$4,500,000.00	Conv/Unk
WILLEY,ANNIE M	10/7/2004	0000116501		Quit Claim		Conv/Unk

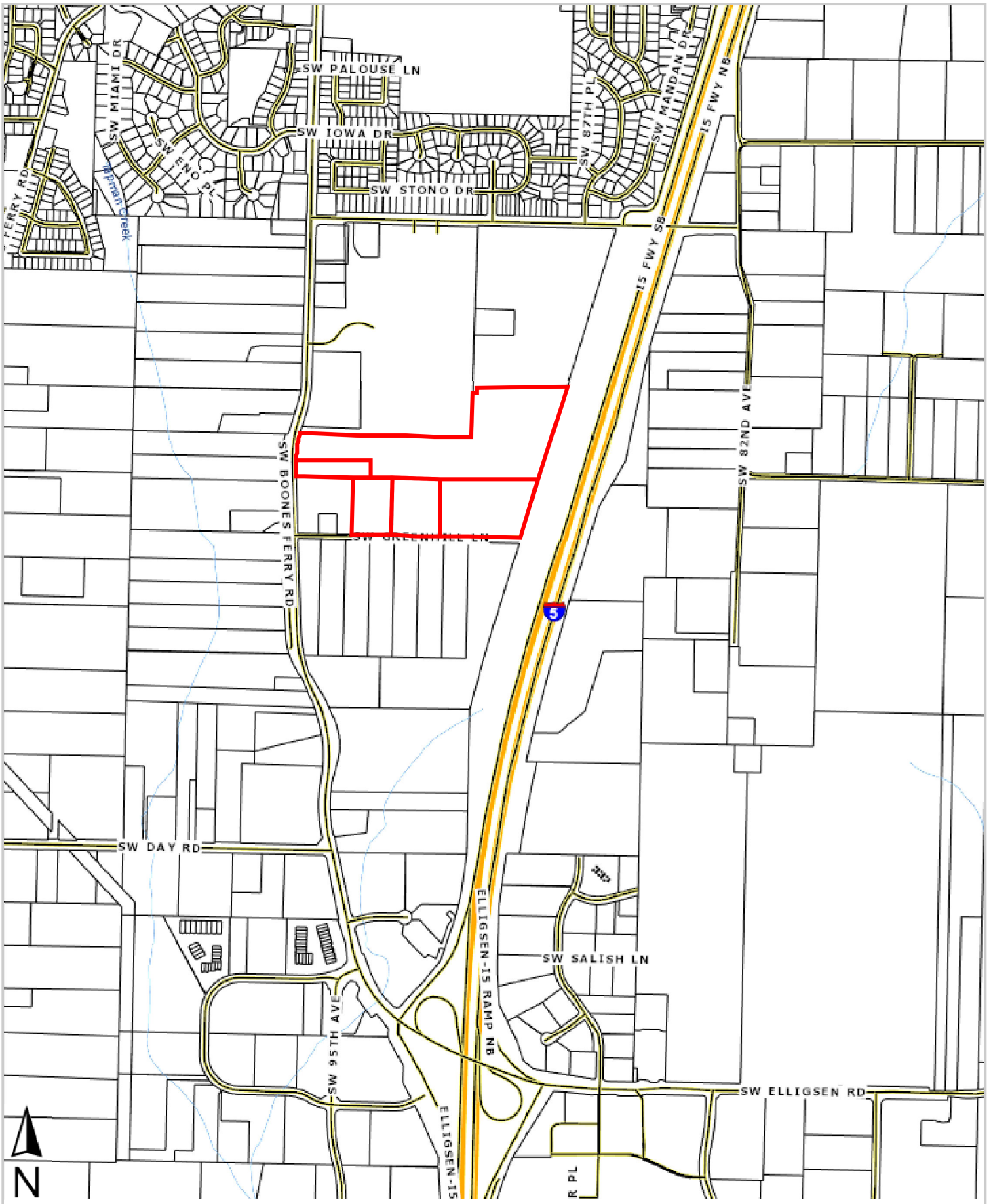
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title™

ParcelID: R560253
23740 SW Boones Ferry Rd
Tualatin, OR 97062

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



First American Title™

2
1
41

7,143



After recording return to:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:
Autumn Sunrise LLC
1400 SW Schaeffer Road
West Linn, OR 97068

File No.: 7073-1087491 (LSH)
Date: September 14, 2007

Washington County, Oregon 2007-105096
09/28/2007 03:29:27 PM
D-DW Cnt=1 Stn=16 D HOFFMAN
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

I, Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobermicht

Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE

1087491-LLC

FATCO. NO.

STATUTORY SPECIAL WARRANTY DEED

Kimball Hill Homes Oregon, Inc., an Oregon Corporation, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY	
REAL PROPERTY TRANSFER TAX	
\$ 7143.00	9-28-07
FEE PAID	DATE


APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

Dated this 26TH day of SEPTEMBER, 2007.


Kimball Hill Homes Oregon, Inc., an Oregon corporation


By: Dudley McGee, Vice President

STATE OF California)
)ss.
County of SACRAMENTO)

This instrument was acknowledged before me on this 26TH day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.




Notary Public for California
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed
- continued

File No.: 7073-1087491 (LSH)
Date: 09/14/2007

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

PARCEL VII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

R560164
2S135D000100
Washington

OWNER

P3 Properties LLC
By Paul Pennington

DATE PREPARED

04/02/2020

PREPARED BY

samaya@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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First American Title™

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 4/2/2020

OWNERSHIP INFORMATION

Owner: P3 Properties LLC
CoOwner: By Paul Pennington
Site: OR 97062
Mail: PO Box 691 White Salmon WA 98672

Parcel #: R560164
Ref Parcel #: 2S135D000100
TRS: 02S / 01W / 35 / SE
County: Washington

PROPERTY DESCRIPTION

Map Grid: 715-E1
Census Tract: 032110 Block: 1004
Neighborhood: Cpo 5 Sherwood-Tualatin S1
School Dist: 88J Sherwood
Impr Type:
Subdiv/Plat:
Land Use: 6404 - Designated Forestland - Vacant - Rural Residential
Std Land Use: OTHR - Other
Zoning: Tualatin-RML - Medium-Low Density Residential
Lat/Lon: 45.35193877 / -122.76768864
Watershed: Fanno Creek-Tualatin River
Legal: ACRES 25.18, FORESTLAND-POTENTIAL
ADDITIONAL TAX LIABILITY

ASSESSMENT AND TAXATION

Market Land: \$0.00
Market Impr: \$0.00
Market Special: \$1,948,650.00
Market Total: \$1,948,650.00 (2019)
% Improved: 0.00%
Assessed Total: \$12,050.00 (2019)
Levy Code: 88.13
Tax: \$186.50 (2019)
Millage Rate: 15.4786
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 25.18 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,096,841 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls: Wood
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
P3 PROPERTIES LLC	2/25/2015	0000012686		Grant		Conv/Unk
PENNINGTON,PAUL	8/19/2013	0000075740		Quit Claim		
PENNINGTON,PAUL	7/11/2013	0000063209		Quit Claim		
PENNINGTON,DORTHEA	1/8/2013	0000001861		Trust	\$135,000.00	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

15
36

Washington County, Oregon **2015-012686**

02/25/2015 11:18:23 AM
D-DBS Cnt=1 Str=12 S PFEIFER
\$15.00 \$5.00 \$11.00 \$20.00 - Total = \$51.00



02016302201500126860030038

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to:
P3 Properties, LLC
c/o Paul Pennington
P.O. Box 691
White Salmon, WA 98672

Until further notice, all tax statements should be sent to:
P3 Properties, LLC
c/o Paul Pennington
P.O. Box 691
White Salmon, WA 98672

Tax Account No. 2S135D0 00100
Ref No. R0560164

True actual consideration paid is \$ 0

BARGAIN AND SALE DEED

Paul Pennington, Janet Pennington Peterson, and Gay Pennington Paschoal, as equal tenants in common, Grantors, do hereby convey unto P3 Properties, LLC, an Oregon limited liability company, Grantee, all of their right, title, and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Washington County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,

OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 2/12/2015

Paul Pennington 2/9/2015
Paul Pennington

Janet Pennington Peterson
Janet Pennington Peterson

Gay Pennington Paschoal
Gay Pennington Paschoal

STATE OF Washington)
County of Klickitat) §

This instrument was acknowledged before me on 2-9-2015, 2014, by Paul Pennington.

DIANE MURPHY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 16, 2015

Diane Murphy
Notary Public for ~~Oregon~~ Washington

STATE OF OREGON)
County of Benton) §

This instrument was acknowledged before me on 2/12/2015, by Janet Pennington Peterson.

OFFICIAL STAMP
MIRANDA ASHLEY HOWARD
NOTARY PUBLIC-OREGON
COMMISSION NO. 933427
MY COMMISSION EXPIRES OCTOBER 28, 2018

Miranda Ashley Howard
Notary Public for Oregon

STATE OF OREGON)
County of Washington) §

This instrument was acknowledged before me on Feb 5, 2015, 2014, by Gay Pennington Paschoal.

OFFICIAL STAMP
THERESA WEAVER
NOTARY PUBLIC - OREGON
COMMISSION NO. 934162
MY COMMISSION EXPIRES DECEMBER 18, 2018

Theresa Weaver
Notary Public for Oregon

EXHIBIT "A"

All interest in 25.18 acres of land, located at S.W. Norwood Ave., Tualatin, Oregon 97062, more particularly described as:

The North half of the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southeast quarter of Section 35, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon,

EXCEPTING tract conveyed to the State of Oregon, by and through its State Highway Commission, in deed book 325, page 183, as follows: A parcel of land lying in the Northeast quarter of the Southeast quarter of Section 35, T2S, R1W, W.M.; the said parcel being that portion of said Northeast quarter of the Southeast quarter lying Easterly of a line parallel to and 100 feet Westerly of the centerline of the West Portland-Hubbard Highway as said highway has been relocated, which centerline is described as follows:

Beginning at Engineer's centerline Station 349/00, said Station being 115.27 feet North and 78.52 feet East of the East quarter corner of said section 35; thence South 15°49'15" West 1600 feet to Station 365/00; said centerline crossing the East and South lines of said Northeast quarter of the Southeast quarter approximately at Section 351/83 and Station 363/91 respectively;

ALSO EXCEPTING that tract conveyed to the State of Oregon, by and through its State Highway Commission, by deed in book 341, page 233; ALSO EXCEPTING the following described premises: Beginning at an iron bar marking the center of Section 35, T2S, R1W, W.M., Washington County, Oregon; thence South along the West line of the Southeast quarter of said Section 35 to the Southwest corner of tract conveyed to Merle Pennington and Dorthea Pennington by deed of record in book 417 at page 314, Deed Records of Washington County; thence East along the South line of said tract so conveyed 16 rods and 30 feet to a point; thence North parallel to the West line of said Southeast quarter of said Section 35 to the North line of said Southeast quarter of Section 35; thence West along the North line of said Southeast quarter 16 rods and 30 feet to the point of beginning;

ALSO EXCEPTING the following parcels: Parcel conveyed to Shope, described in instrument of record in book 575, page 110, October 13, 1965, Washington County Records; parcel conveyed to School District 88J, described in instrument of record in Book 767, page 495, December 17, 1969, Washington County Records; and parcel conveyed to City of Tualatin described in instrument of record in Book 825, Page 873, 1971, Washington County Records.

Also identified as Washington County Tax Lot 100 on Tax Map 2S135D

Exhibit D: Neighborhood Meeting Notes & Materials

I. Executive Summary

Lennar Northwest, Inc. and Venture Properties, Inc. (Applicants) are submitting this application for a Text Amendment to the Tualatin Development Code (TDC) to allow as a permitted use within the Medium-Low Density Residential (RML) zone of the Basalt Creek Planning Area (BCPA) projects over 15 acres containing single-family detached homes on lots averaging 3,000 square feet. This amendment will create a provision for single-family housing that meets the density requirements adopted within the Basalt Creek Concept Plan for the BCPA without adjusting the target densities for the RML District. The full language of the draft Text Amendment is included in Exhibit B.

This amendment will affect approximately 62 acres comprised of Tax Lots 400, 401, 500, 501, 600, 800, and 900 of Washington County Assessor's Map 2S 1 35D, which were recently annexed to the City of Tualatin through annexation petition ANN-19-0002, and Tax Lot 100, currently within unincorporated Washington County but inside the City of Tualatin Urban Growth Boundary (UGB). Tax Lot 100 is zoned Future Development 20-Acre (FD-20) and will be zoned RML upon its annexation to the City of Tualatin. To provide needed housing, the applicants plan to submit residential subdivision applications in the future for these properties.

While the TDC permits only attached housing units of apartments, duplexes, and triplexes, and for-sale townhomes in the RML zone, the allowed density range of 8-10 dwelling units per net acre is ideal for small-lot, single-family development, especially in large developments with varied lots and land uses. The City currently offers a Small Lot Subdivision process through a Conditional Use Permit; however, this process is highly discretionary, is of limited use since it is only permitted for tree preservation (per TDC 35.410.1.b), and the development standards do not allow lot variability.

Lot size averaging throughout a subdivision allows more diversity in lot size and housing style to meet the varied needs of homebuyers and give neighborhoods character. The current Small Lot Subdivision development standards do not allow for lot size averaging and instead require a minimum lot size of 4,500 square feet, effectively preventing developments from meeting the maximum allowed density (at 10 units per acre, lots will average to 4,356 square feet). Further, these standards allow only 45 percent building coverage, do not allow for lot widths under 50 feet or 30 feet on a cul-de-sac bulb, and require greater corner setbacks from both street-facing lot lines of corner lots. Wide lots, as required by the Small Lot Subdivision code, increase lot costs with little benefit for the homebuyer. Small-lot subdivisions also typically require greater building coverage in order to accommodate single-family detached houses.

According to the City's 2019 Housing Needs Analysis (HNA), the City of Tualatin currently provides a healthy mix of single-family and multi-family housing, with a stock of approximately 53 percent single-family detached and 41 percent multi-family units. Notably, the City's HNA demonstrates that the City provides a larger share of multi-family housing than Washington County and the Portland region as a whole and more single-family attached housing than the regional average. Only six percent of housing stock within the City is provided as single-family attached housing. Attached housing has been viewed as a more affordable option for home ownership; however, small-lot detached homes can reach the same price range as attached homes and are in greater demand by the market.

For RML zoning to be effective, a mixture of feasible housing alternatives must be provided. Broadening the RML zone to include small-lot single-family homes will provide a viable medium-density alternative

with lower home prices. Attached housing projects perform better on smaller development sites adjacent to urban services. The two projects planned by the applicants in the BCPA contain approximately 58 acres of RML land which could accommodate 329 to 412 dwelling units at current densities. This scale of townhouse project cannot be found even in light rail districts around the Metro region and the applicant's project areas are not served by walkable services that are desired by attached housing buyers.

The proposed text amendment maintains the existing allowed uses and overall project densities established in the RML zone while allowing for lot-size averaging, opening opportunities for small-lot single-family homes on large project sites, as well as amenities such as shared open space. The proposed amendments contribute to the flexibility and variety of housing available within the City while meeting the city's projected housing density needs and avoiding repeated lots and housing types.

The Text Amendment proposed is consistent with relevant goals and policies within the City of Tualatin's Comprehensive Plan and HNA. The proposal satisfies the applicable approval criteria for Text Amendments outlined within the Tualatin Development Code. This application includes the City application forms and written materials necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City's approval of the application.

Instructions for Joining & Participating in the Public Neighborhood Meeting for the Basalt Creek Text Amendment

Virtual Meeting provided via Zoom Webinar

Wednesday, June 10, 2020 at 6:00 PM PST

Please Register in Advance

(a list of attendees must be submitted to the City):

- Go to www.aks-eng.com/basalt-creek/ and follow the link to register.
- Complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available at www.aks-eng.com/basalt-creek/ two days prior to the meeting and at least 10 days after the meeting concludes.

How to Join the Meeting:

Join by computer, tablet, or smartphone

- **This is the preferred method as it allows you to see the Presenter's materials on screen.**
- Click on the "Click Here to Join" link provided in your registration confirmation email.
- (If you registered at www.aks-eng.com/basalt-creek/ but did not receive a confirmation email, please check your junk/spam folder before contacting the Meeting Administrator.)
- You may be prompted to "download and run Zoom" or to install the App (ZOOM cloud meetings). Follow the prompts or bypass this process by clicking "join from your browser".
- You should automatically be connected to the virtual neighborhood meeting.

Join by telephone

- Dial any of the toll-free Zoom numbers below to connect to the neighborhood meeting:

+1-669-900-6833	+1-346-248-7799
+1-929-205-6099	+1-253-215-8782
+1-301-715-8592	+1-312-626-6799

- If you experience trouble connecting, please pick another number and try again.
- After dialing in, enter this Zoom ID when prompted: **846 1305 9620**
- The Password if needed is: **6151**

MEETING ADMINISTRATOR:

For technical assistance or to submit a question for the meeting:

Email mimid@aks-eng.com

During the Meeting

Audio Help

- Meeting attendees will be muted throughout the presentation. This will allow everyone to hear the presentation clearly without added distractions.
- Make sure that the speakers on your device are turned on and not muted.
- If you do not have speakers on your computer, you can join by phone (using the “Join by telephone” instructions) to hear the presentation while watching the presentation on your computer monitor.

Questions & Answers

Your questions are important to us. There will be time reserved during the meeting to take questions, using one of the submission options below. Our presentation team will make their best effort to answer all question(s) during the meeting.

Prior to the Meeting:

- You can Email your question(s) in advance to the Meeting Administrator.
Email mimid@aks-eng.com

During the Meeting:

- **Preferred Method:** Use the “Q&A” button on the bottom of the presentation screen to submit a question in real time.
- Email your question to the Meeting Administrator:
Email mimid@aks-eng.com

After the Meeting:

- We will continue to take questions after the meeting has ended. Please submit your question(s) to the Meeting Administrator:
Email mimid@aks-eng.com
- All questions received after the meeting and prior to midnight on June 2, 2020 will be answered in an email to all registered meeting participants by end of business the following day.

Helpful Hints/Troubleshooting

We want to start on time! Please join the meeting 5-10 minutes prior to the 6:00 PM start time to ensure successful connection.

- You do not need a Zoom account to join the meeting.
- You will need a valid email address at the time of registration to receive the confirmation email and link to join the webinar or receive answers to any questions submitted after the meeting.
- For first-time Zoom users, we recommend downloading and installing the Zoom App well in advance, by clicking on the “Click Here to Join” link in your confirmation email.
- For technical assistance, please contact the Meeting Administrator (contact above).
- If you have difficulties connecting by computer, tablet, or smartphone, we suggest disconnecting and instead use the “Join by telephone” instructions to listen in.

TDC 41.220. - Housing Types.

Table 41-2 lists Housing Types permitted in the RML zone. Housing types may be Permitted Outright (P), Conditionally Permitted (C), or Not Permitted (N) in the RML zone.

**Table 41-2
Housing Types in the RML Zone**

HOUSING TYPE	STATUS	LIMITATIONS AND CODE REFERENCES
Single-Family Dwelling	C/P	Limited to single-family dwellings in a small lot subdivision, with conditional use permit, subject to TDC 36.410. Permitted within the Basalt Creek Planning Area subject to TDC 41.330.
Accessory Dwelling Unit	P	Subject to TDC 34.600.
Duplex		
Townhouse (or Rowhouse)	P	See TDC definition in 31.060.
Multi-Family Structure	P	See TDC definition in 31.060.
Manufacturing Dwelling	N	See TDC definition in 31.060.
Manufactured Dwelling Park	P	Limited to locations designated by the Tualatin Community Plan Map and subject to TDC 34.190.
Retirement Housing Facility	C	Subject to TDC 34.400.
Residential Home	P	See TDC definition in 31.060.

TDC 41.300. - Development Standards.

Development standards in the RML zone are listed in Table 41-3. Additional standards may apply to some uses and situations, see TDC 41.310 and TDC 41.330. The standards in Table 41-3 may be modified for greenway and natural area dedications as provided in TDC 36.420. The standards for lot size, lot width, building coverage, and setbacks that apply to single-family dwellings in small lot subdivisions are provided in TDC 36.410(2)(b).

**Table 41-3
Development Standards in the RML Zone**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
Manufactured Dwelling Parks	12 units per acre	Limited to single-wide dwelling parks or any part of a single-wide dwelling park.
Retirement Housing Facility, or Congregate Care Facility	15 units per acre	
Nursing Facility	15 units per acre	
Group Living Uses	15 units per acre	
MINIMUM LOT SIZE		
Townhouse (or Rowhouse)	1,400 square feet	
Multi-Family Structure and Duplex		
• Development on Less than One Acre	10,000 square feet	For up to two units, plus an additional 4,195 square feet for each unit exceeding two.

• Development on More than One Acre	4,356 square feet per unit	
Multi-Family Structure under Condominium Ownership	20,000 square feet	Limited to the primary condominium lot.
All Other Permitted Uses	10,000 square feet	
Conditional Uses	20,000 square feet	
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
MINIMUM AVERAGE LOT WIDTH		
Townhouse (or Rowhouse)	14 feet	
Multi-Family Structure	75 feet	May be 40 feet on a cul-de-sac street.
Multi-Family Structure under Condominium Ownership	100 feet	Limited to the primary condominium lot. Minimum lot width at street is 40 feet.
All Other Permitted Uses	75 feet	
Conditional Uses	100 feet	Minimum lot width at street is 40 feet.
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		Minimum setback to a garage door must be 20 feet.
• 1 story structure	20 feet	
• 1.5 story structure	25 feet	
• 2 story structure	30 feet	
• 2.5 story structure	35 feet	
• Townhouse (or Rowhouse)	0-20 feet	As determined through Architectural Review process.
Side and Rear Setback		Where living spaces face a side yard, the minimum setback must be ten feet
• 1 story structure	5 feet	
• 1.5 story structure	7 feet	
• 2 story structure	10 feet	
• 2.5 story structure	12 feet	
Corner Lots	—	On corner lots, the setback is the same as the front yard setback on any side facing a street other than an alley.
Minimum Distance Between Buildings within One Development	10 feet	For Townhouses, determined through the Architectural Review process
Parking and Vehicle Circulation Areas	10 feet	For Townhouses, determined through the Architectural Review process
Conditional Uses	—	As determined through Architectural Review process. No minimum setback must be greater than 50 feet
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.

MAXIMUM LOT COVERAGE		
Townhouse (or Rowhouse)	90%	
All Other Permitted Uses	40%	
Conditional Uses	45%	

TDC 41.330. - Development Standards.

Development standards for Household Living Uses in the RML zone within the Basalt Creek Planning Area are listed in Table 41-4. The standards of TDC 41.330 apply to RML-zoned properties within the Basalt Creek Planning Area with project sites which are greater than 15 acres in size. Additional standards may apply to some uses and situations, see TDC 41.310.

**Table 41-4
Development Standards in the RML Zone within the Basalt Creek Planning Area**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
MINIMUM AVERAGE LOT SIZE		
Single Family Lot	3,000 square feet	
MINIMUM AVERAGE LOT WIDTH		
Single Family Detached Lot	26 feet	
Townhouse (or Rowhouse)	14 feet	
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		
• building	10 feet	
• garage	20 feet	
Side Setback	5 feet	Where living spaces face a side yard, the minimum setback must be ten feet
Rear Setback	10 feet	
Street side setback	10 feet	
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.
MAXIMUM LOT COVERAGE		
Single Family Detached Lot	55%	
Townhouse (or Rowhouse)	90%	

The meeting
will start
shortly...

Visit

If you haven't already, please visit www.aks-eng.com/basalt-creek to register for this event.

Call

If you are having audio difficulties, please call +1-253-215-8782

Zoom ID **846 1305 9620**, Password **6151**

OR one of the telephone numbers listed on the Virtual Meeting Instructions sheet at the above website.

Submit

You can submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator. Questions will be answered after the presentation.

During the Question/Answer period, you can also **“Raise Your Hand”** to be called on to provide your questions and comments.

Basalt Creek Text Amendment Neighborhood Meeting

Wednesday, June 10, 2020



**12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151**

Introductions

Applicants

Lennar Northwest, Inc.

Michael Anders, Director of Land Acquisition
David Force, Forward Planning Manager

Venture Properties, Inc.

Kelly Ritz, President
Al Jeck, Project Manager

Land Use and Civil Engineering

AKS Engineering and Forestry

Mimi Doukas, AICP, RLA
Glen Southerland, AICP

Property Owners

P3 Properties, LLC
Autumn Sunrise, LLC



VentureProperties
INCORPORATED



What is being proposed?

The Applicants are proposing a change to the City of Tualatin's Development Code to allow detached housing.

- Addition of single-family detached housing as an allowed use in the Residential Medium-Low (RML) District
 - Only in the Basalt Creek Planning Area in the RML zone
 - Only for project sites 15 acres or larger
- Addition of development standards for properties in the Basalt Creek Planning Area
 - Average lot sizing
 - Setback and lot coverage changes for small lots
- **No density changes have been proposed**



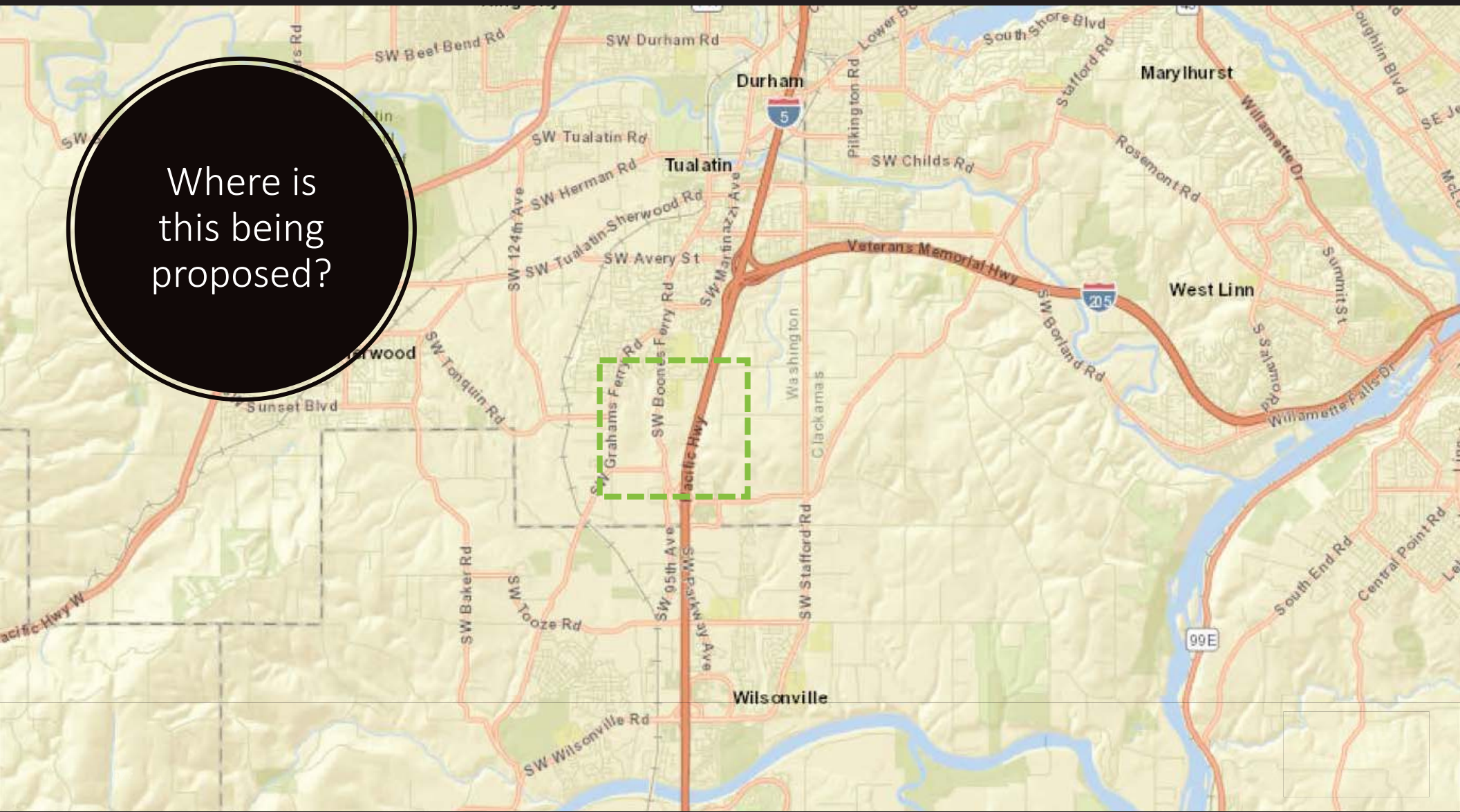
Why is this being proposed?

The existing code doesn't work for these situations, locations, or housing types.

- Only duplexes, triplexes, townhomes and apartments currently permitted
- Location, project size, and required densities do not work for 100% attached housing/apartments
 - Single-family detached is a better fit for these sites
 - Lot size averaging allows for more housing variety
- Small-Lot Subdivision standards don't work with current code
 - Doesn't match required densities
 - Doesn't allow for lot size averaging
 - Doesn't allow for higher lot coverage
- **No density changes have been proposed**

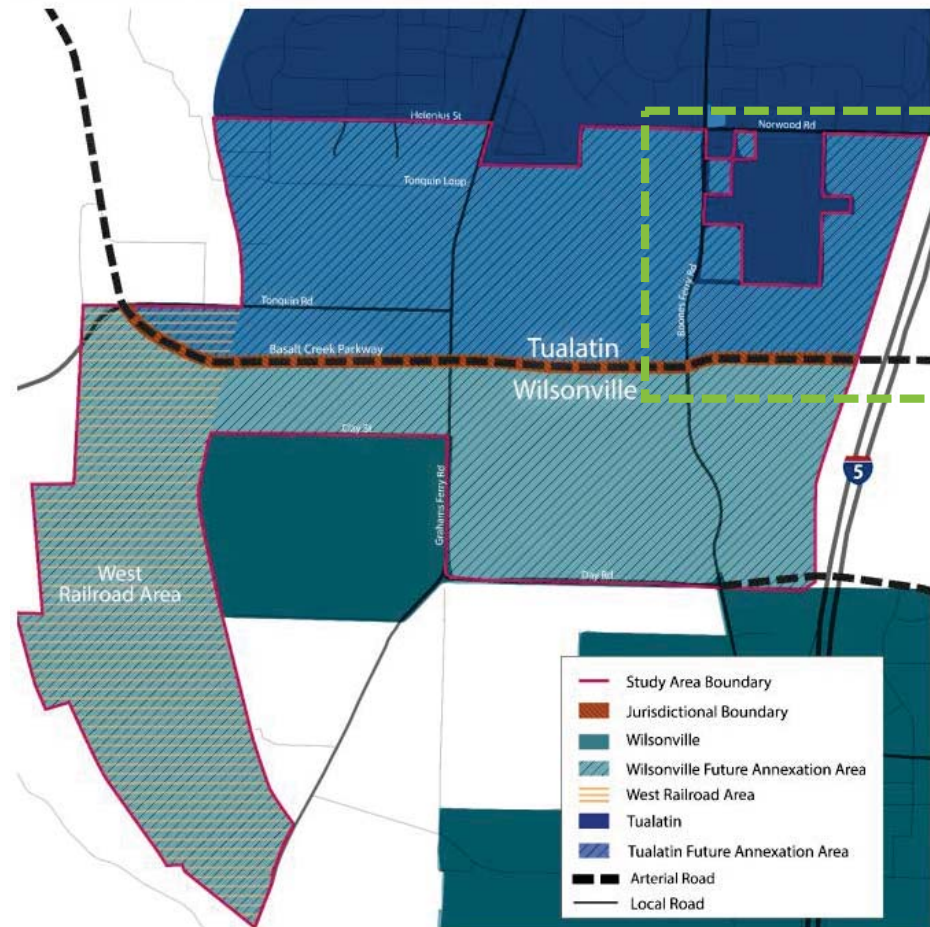


Where is this being proposed?

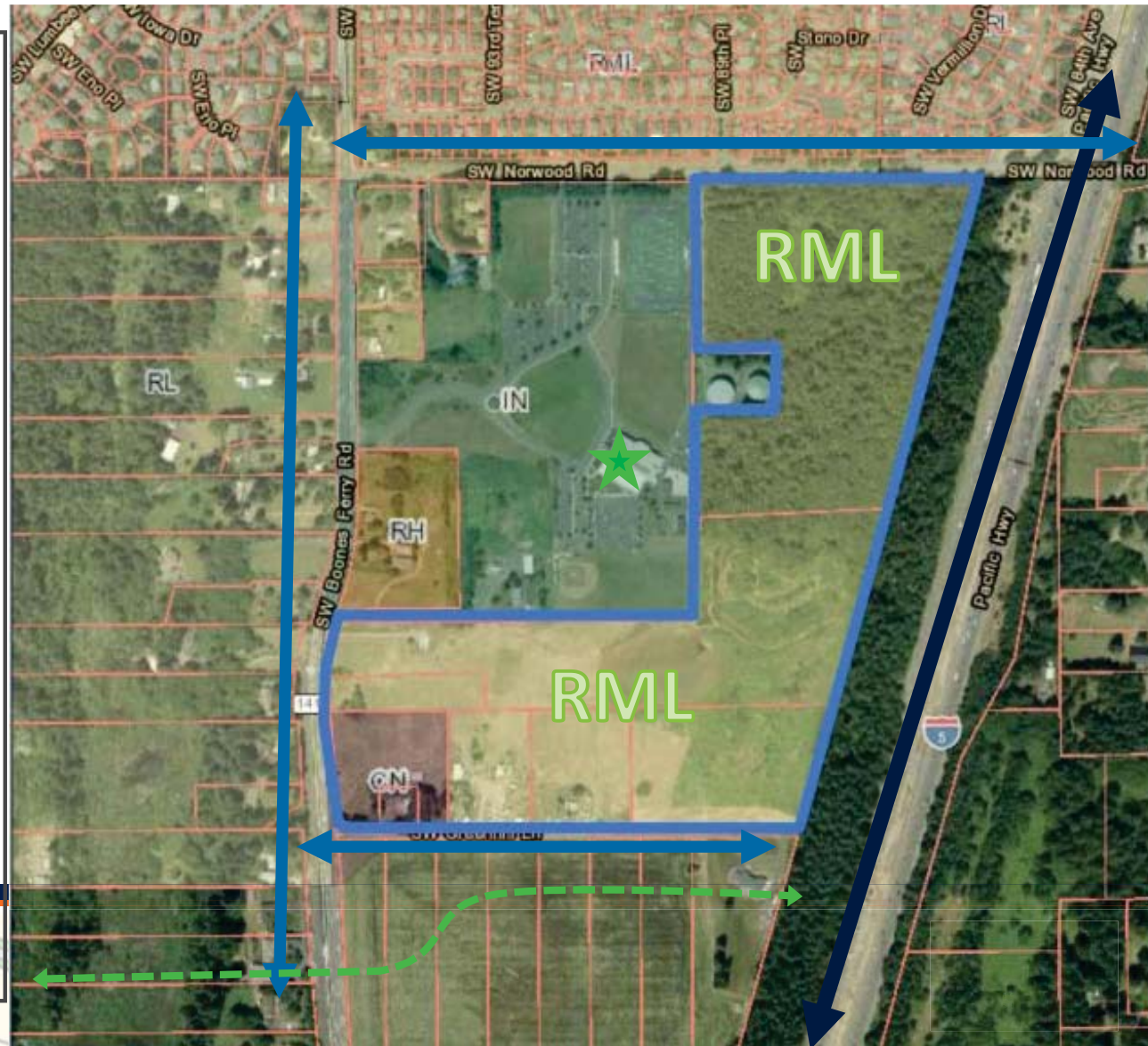


Basalt Creek Planning Area

Figure 1 Basalt Creek Planning Area and jurisdictional boundaries.



Basalt Creek Planning Area





What does this mean?

The Applicants are proposing a change to the City of Tualatin's Development Code.

- Addition of single-family detached homes as a permitted housing type
- Addition of development standards for properties in the Basalt Creek Planning Area
 - Standards only applied to Plexes/Multi-family currently
 - Lot size averaging
 - Reasonable lot coverage
- **Housing density is not proposed to change**
- **Similar development to surrounding neighborhoods**



What's in store for this site?

After the Text Amendment decision, the Applicants will submit land use applications for subdivisions.



More Choices in Housing Type

**Table 41-2
Housing Types in the RML Zone**

HOUSING TYPE	STATUS	LIMITATIONS AND CODE REFERENCES
Single-Family Dwelling	C/P	Limited to single-family dwellings in a small lot subdivision, with conditional use permit, subject to TDC 36.410. Permitted within the Basalt Creek Planning Area subject to TDC 41.330.
Accessory Dwelling Unit	P	Subject to TDC 34.600.
Duplex		
Townhouse (or Rowhouse)	P	See TDC definition in 31.060.
Multi-Family Structure	P	See TDC definition in 31.060.
Manufacturing Dwelling	N	See TDC definition in 31.060.
Manufactured Dwelling Park	P	Limited to locations designated by the Tualatin Community Plan Map and subject to TDC 34.190.
Retirement Housing Facility	C	Subject to TDC 34.400.
Residential Home	P	See TDC definition in 31.060.

TDC 41.300. - Development Standards.

Development standards in the RML zone are listed in Table 41-3. Additional standards may apply to some uses and situations, see TDC 41.310 and TDC 41.330. The standards in Table 41-3 may be modified for greenway and natural area dedications as provided in TDC 36.420. The standards for lot size, lot width, building coverage, and setbacks that apply to single-family dwellings in small lot subdivisions are provided in TDC 36.410(2)(b).

Housing That Fits the Needs of the Area

Table 41-3
Development Standards in the RML Zone

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
Manufactured Dwelling Parks	12 units per acre	Limited to single-wide dwelling parks or any part of a single-wide dwelling park.
Retirement Housing Facility, or Congregate Care Facility	15 units per acre	
Nursing Facility	15 units per acre	
Group Living Uses	15 units per acre	
MINIMUM LOT SIZE		
Townhouse (or Rowhouse)	1,400 square feet	
Multi-Family Structure and Duplex		
<ul style="list-style-type: none"> Development on Less than One Acre 	10,000 square feet	For up to two units, plus an additional 4,195 square feet for each unit exceeding two.
<ul style="list-style-type: none"> Development on More than One Acre 	4,356 square feet per unit	
Multi-Family Structure under Condominium Ownership	20,000 square feet	Limited to the primary condominium lot.
All Other Permitted Uses	10,000 square feet	
Conditional Uses	20,000 square feet	
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
MINIMUM AVERAGE LOT WIDTH		
Townhouse (or Rowhouse)	14 feet	
Multi-Family Structure	75 feet	May be 40 feet on a cul-de-sac street.
Multi-Family Structure under Condominium Ownership	100 feet	Limited to the primary condominium lot. Minimum lot width at street is 40 feet.
All Other Permitted Uses	75 feet	
Conditional Uses	100 feet	Minimum lot width at street is 40 feet.
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.

Housing That Fits the Needs of the Area

MINIMUM SETBACKS		
Front Setback		Minimum setback to a garage door must be 20 feet.
• 1 story structure	20 feet	
• 1.5 story structure	25 feet	
• 2 story structure	30 feet	
• 2.5 story structure	35 feet	
• Townhouse (or Rowhouse)	0-20 feet	As determined through Architectural Review process.
Side and Rear Setback		Where living spaces face a side yard, the minimum setback must be ten feet
• 1 story structure	5 feet	
• 1.5 story structure	7 feet	
• 2 story structure	10 feet	
• 2.5 story structure	12 feet	
Corner Lots	—	On corner lots, the setback is the same as the front yard setback on any side facing a street other than an alley.
Minimum Distance Between Buildings within One Development	10 feet	For Townhouses, determined through the Architectural Review process
Parking and Vehicle Circulation Areas	10 feet	For Townhouses, determined through the Architectural Review process
Conditional Uses	—	As determined through Architectural Review process. No minimum setback must be greater than 50 feet
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.

MAXIMUM LOT COVERAGE		
Townhouse (or Rowhouse)	90%	
All Other Permitted Uses	40%	
Conditional Uses	45%	

Housing That Fits the Needs of the Area

TDC 41.330. - Development Standards.

Development standards for Household Living Uses in the RML zone within the Basalt Creek Planning Area are listed in Table 41-4. The standards of TDC 41.330 apply to RML-zoned properties within the Basalt Creek Planning Area with project sites which are greater than 15 acres in size. Additional standards may apply to some uses and situations, see TDC 41.310.

**Table 41-4
Development Standards in the RML Zone within the Basalt Creek Planning Area**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
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MINIMUM AVERAGE LOT SIZE		
Single Family Lot	3,000 square feet	
MINIMUM AVERAGE LOT WIDTH		
Single Family Detached Lot	26 feet	
Townhouse (or Rowhouse)	14 feet	
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		
• building	10 feet	
• garage	20 feet	
Side Setback	5 feet	
Rear Setback	10 feet	
Street side setback	10 feet	
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.
MAXIMUM LOT COVERAGE		
Single Family Detached Lot	55%	
Townhouse (or Rowhouse)	90%	

The Process



Questions Received So Far

Q:

A:



Questions?

Mimi Doukas, AICP, RLA
AKS Engineering & Forestry
12965 SW Herman Road, Suite 100
Tualatin, OR 97068
MimiD@aks-eng.com
(503) 563-6151

You can submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator.

Press **“Raise Your Hand”** to be called on to provide your questions and comments.

Housing That Fits the Needs of the Area

- (b) *RML Zone*. In the RML zone, small lot subdivisions must comply with the following:
- (i) Small lots must be no less than 4,500 square feet;
 - (ii) Maximum building coverage must not exceed 45 percent;
 - (iii) Minimum lot width must be at least 30 feet. Lots that have frontage on a public street must have a minimum lot width of 50 feet or 30 feet for lots on a cul-de-sac bulb. For flag lots, the minimum lot width at the street must be sufficient to comply with at least the minimum access requirements contained in TDC [73C](#);
 - (iv) Front yard setback must be a minimum of 20 feet to the garage and 12 feet to the house;
 - (v) Side yard setback must be a minimum of five feet;
 - (vi) On corner lots, the setback for yards adjacent to streets must be a minimum of 20 feet to the garage and 12 feet to the house in the yard where a driveway provides access to a street other than an alley and must be a minimum of 12 feet in the yard where no driveway access exists; and
 - (vii) Rear yard setback must be a minimum of 15 feet.

6/3/2020



BEND, OR
2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N, Suite 1
Kelzer, OR 97303
(503) 400-6028

TUALATIN, OR
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

Date: 6/16/2020
To: City of Tualatin Planning Department
From: Mimi Doukas, AICP, RLA – AKS Engineering & Forestry, LLC
Project Name: PTA 20-0003 – Basalt Creek Text Amendment
AKS Job No.: 7454
Subject: Basalt Creek Text Amendment Neighborhood/Developer Meeting Notes

Neighborhood/Developer Meeting Date/Time: June 10, 2020, 6:00 P.M.

Meeting started at 6:00 P.M. Presentation began at 6:05 P.M.

Mimi Doukas gave an overview of the project and then took questions.

Questions/Comments accepted verbally from neighbors, in text from meeting chat, and prior to meeting by email.

Attendee Question/Comment Summary

Attendee Verbal Question/Comments

- Tom Knudsen:** Are there any zero-clearance lot lines planned?
Mimi Doukas: No, application is for detached homes with 5-foot side setbacks.
- Jordan Fox Inhofe:** Concerned as an outdoor educator about impacts on area environment and what measures will be taken to prevent environmental impacts.
Mimi Doukas: The Basalt Creek Plan inventoried and mapped natural resource areas for protection. Clean Water Service standards will protect any defined resources.
Jordan Cox Inhofe: Have any confederated tribes been notified of this application?
Mimi Doukas: Not for this kind of application.
- Charles Pitt:** Can you provide a percentage of single-family/townhomes/apartments that will be built?
Mimi Doukas: The developers would like to construct just single-family detached housing.
- Katie Stimson:** Where can I find the traffic impact analysis for Basalt Creek?
Mimi Doukas: That can be found within the 20-year plan for the area, the Basalt Creek Concept Plan. For each subdivision application, a build out study will be prepared, but those analyses have not been created yet.
- Grace Lucini:** Is Lennar Homes the developer for the Autumn Sunrise site? What is the anticipated date for the hearing by the Council or other public hearings?
Mimi Doukas: Yes. Not yet, once the application is deemed complete there will be a better sense of timing.
Grace Lucini: Do you provide a notice to interested persons?
Mimi Doukas: If you received notice of this meeting tonight, you should receive a letter from them notifying you of when the hearing will be. The City has a procedure for informing neighbors. You will see a similar sign on the site for that meeting.

Grace Lucini: Many neighbors of the site are not residents of the City. Is there a process for involvement other than the CIO?

Mimi Doukas: There is not a residency requirement for participating in a public hearing. Any interested party can participate.

6. **Randy Welborn:** Who is responsible for paying for any needed traffic improvements?

Mimi Doukas: That is the responsibility of the developer. They would create the impact and be responsible for the mitigation.

Randy Welborn: Are the trees being removed along the I-5 corridor? Will there be a buffer of trees for a sound barrier?

Mimi Doukas: The trees in the ODOT right-of-way will remain. The requirements for building infrastructure and making sure that the lots are stable make it extremely difficult to preserve trees. We need to make sure that preserved trees are safe and take that seriously, but it is hard to save trees and do it in a safe way. Norwood will need to be widened, so there will be impacts to the roadway as well.

Randy Welborn: Will both sides of the roadway be widened?

Mimi Doukas: We are not sure at this point.

7. **Tom Knudsen:** It would be nice to have signs located where people can park and read them.

Mimi Doukas: There are City requirements for posting locations and number.

8. **Jordan Cox Inhofe:** Would like more information about the tree removal to be noted in future applications.

Mimi Doukas: The tree removal will be noted as part of the subdivision application.

9. **Grace Lucini:** What are the on-street parking impacts of smaller lots?

Mimi Doukas: It should be pretty similar to surrounding neighborhoods, with half a stall provided by one lot and half a stall provided by the neighboring lot.

10. **Charles Pitt:** Will this development be similar to Villebois with small lots and alleys behind?

Mimi Doukas: This will have small lots, but there is no plan to provide alleyways. The goal is to provide a variety of lot sizes with a minimum average of 3,000 square feet.

11. **Randy Welborn:** Are any green spaces planned?

Mimi Doukas: The City doesn't require parks be provided and no addition of a requirement is proposed.

Randy Welborn: Where will animals go when construction starts?

Mimi Doukas: They will relocate with tree removal and earthmoving.

Attendee Chat Questions

12. **Roderick French:** How many acres are in each RML parcel?

Glen Southerland: There are eight lots affected by the application: Lot 100 is 23.93 acres; Lots 500 and 501, which are included as part of the future projects, but zoned Neighborhood Commercial and not affected by the text amendment, are 4.17 acres; and the Autumn Sunrise RML properties are 33.86 acres.

13. **Daniel Callen:** How much more traffic is expected on Norwood Road going east?

Mimi Doukas: No development is proposed with this text amendment. For this proposal, there is no change in traffic because there is no change in density. When the subdivision application comes in, there will be a traffic analysis completed.

14. **Cynthia Rey:** What will be happening with the large trees on Norwood?

Mimi Doukas: This was answered earlier.

15. **Tabitha Boschetti:** Provided contact information. Please contact the City if you have any questions.

16. **Daniel Callen:** Where can we learn about upcoming changes to Norwood Road?

Mimi Doukas: The traffic study will be completed with the subdivision application and that will determine what changes will be needed.

17. **Cynthia Rey:** The trees will be removed instead of using less space for homes?

Mimi Doukas: Without meeting density standards inside cities, the UGBs will need to be expanded. The priority for habitat protection is within riparian corridors.

Emailed Questions & Comments

18. **Grace Lucini:** Suggested skipping her emailed question because the questions had already been answered. Tabitha agreed.

Mimi Doukas: Our contact information is on the screen or you can contact the City if you have any additional questions.

19. **Jo Aust Email:** Will you be leaving a buffer of trees between the development and Norwood and the development and the Interstate?

Mimi Doukas: This was answered earlier.

20. **John Lucini Email:** Has there been a stormwater plan developed?

Mimi Doukas: Because the density is not changing, the impacts of stormwater should be similar. Stormwater plans will be submitted with a future subdivision application.

John Lucini Email: What are the plans to address access and increased traffic?

Mimi Doukas: The density is not proposed to change, but this question has been addressed previously.

Materials presented during the meeting and other informational items were uploaded to www.aks-eng.com/basalt-creek greater than two days prior to the Neighborhood/Developer Meeting. These materials will be available on the project website for at least 10 days following the Neighborhood/Developer Meeting.

Attendee Report

Report Generated: 6/12/2020 9:25

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent Views	
Basalt Text Amendment Neighborhood Meeting	846 1305 9620	6/10/2020 17:44		84	34	0	20	34	0

Host Details

Attended	User Name	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	Mimi Doukas	mimid@aks-eng.com	6/10/2020 17:42	6/10/2020 19:06	84	United States of America

Panelist Details

Attended	User Name	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	Glen Southerland	southerlandg@aks-eng.com	6/10/2020 18:13	6/10/2020 19:06	53	United States of America
Yes	Glen Southerland	southerlandg@aks-eng.com	6/10/2020 18:14	6/10/2020 19:06	52	United States of America
Yes	Kelly Ritz	Kelly@ventureprop.com	6/10/2020 17:56	6/10/2020 19:06	70	United States of America
Yes	Al Jeck	Al@ventureprop.com	6/10/2020 17:50	6/10/2020 19:06	77	United States of America
Yes	David Force	david.force@lennar.com	6/10/2020 17:49	6/10/2020 19:06	78	United States of America
Yes	David Force	david.force@lennar.com	6/10/2020 17:49	6/10/2020 19:06	77	United States of America

Attendee Details

Attended	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Sessic	Country/Region Name
Yes	Michaela	Zacher	kella@kellazacher.com	6/9/2020 14:19	approved	6/10/2020 17:58	6/10/2020 18:53	55	United States of America
No	Rose	Toler	Rose.toler@gmail.com	6/10/2020 17:22	approved	--	--	--	
Yes	Jordan "River"	Cox Inhofe	neocox98@gmail.com	6/9/2020 21:45	approved	6/10/2020 17:59	6/10/2020 19:06	68	United States of America
Yes	Scott	Mitton	scott.mitton1@gmail.com	6/10/2020 18:04	approved	6/10/2020 18:02	6/10/2020 18:45	44	United States of America
No	Kelly	Ritz	Kelly@stonebridgehomesnw.com	6/10/2020 17:54	approved	--	--	--	
Yes	Spencer	Vetter	spencer@staffordlandcompany.com	6/10/2020 10:34	approved	6/10/2020 17:59	6/10/2020 19:06	68	United States of America
Yes	randy	welborn	rjwelbo@gmail.com	6/10/2020 17:31	approved	6/10/2020 17:58	6/10/2020 19:06	68	United States of America
No	Ken	Aust	kaust@aussiepetmobile.com	5/30/2020 11:35	approved	--	--	--	
No	Jill	Zurschmeide	Jill.zurschmeide@ttsd.k12.or.us	6/5/2020 19:55	approved	--	--	--	
No	Scott	Work	scott.work@comcast.net	6/8/2020 12:31	approved	--	--	--	
Yes	Pam	Yee	syaloha@gte.net	6/7/2020 8:45	approved	6/10/2020 17:59	6/10/2020 18:37	39	United States of America
No	Tabitha	Cooley	tabitha.cooley9717@gmail.com	6/9/2020 21:54	approved	--	--	--	
Yes	daniel	callen	danielwcallen@gmail.com	6/5/2020 16:38	approved	6/10/2020 17:58	6/10/2020 18:48	50	United States of America
No	John	Fronius	john.fronius@gmail.com	5/30/2020 11:57	approved	--	--	--	
Yes	Katie	Stimson	ktstimson23@gmail.com	6/9/2020 21:11	approved	6/10/2020 18:04	6/10/2020 19:06	63	United States of America
No	Cynthia	Ray	Cynthiaray201@gmail.com	6/9/2020 12:37	approved	--	--	--	
No	alisa	bear	alisaabear@gmail.com	6/10/2020 9:31	approved	--	--	--	
Yes	Gary	Newberry	Newthom@q.com	6/8/2020 14:51	approved	6/10/2020 18:03	6/10/2020 18:31	28	United States of America
Yes	Michael	Hergert	micdonherg@gmail.com	6/6/2020 15:30	approved	6/10/2020 17:58	6/10/2020 18:50	52	United States of America
Yes	John	Lucini	jwluci@gmail.com	5/31/2020 15:11	approved	6/10/2020 17:58	6/10/2020 19:06	68	United States of America
No	Rachel	Neill	rachel.neill@icloud.com	5/29/2020 18:30	approved	--	--	--	
Yes	Tabitha	Boschetti	tboschetti@tualatin.gov	5/28/2020 8:40	approved	6/10/2020 17:58	6/10/2020 19:06	68	United States of America
Yes	Tom and Erinn	Stimson	tomstimson88@gmail.com	6/10/2020 17:58	approved	6/10/2020 18:01	6/10/2020 19:06	66	United States of America
Yes	Rhys	Konrad	rhys@macadamforbes.com	6/10/2020 14:54	approved	6/10/2020 17:59	6/10/2020 18:00	2	United States of America
Yes	Rhys	Konrad	rhys@macadamforbes.com			6/10/2020 18:01	6/10/2020 18:31	31	United States of America
Yes	Charles	Pitt	crp58@sbcglobal.net	6/10/2020 18:09	approved	6/10/2020 18:07	6/10/2020 18:13	6	United States of America
Yes	Charles	Pitt	crp58@sbcglobal.net			6/10/2020 18:12	6/10/2020 19:06	54	United States of America
No	Tim	Neary	Timneary@gmail.com	6/1/2020 20:44	approved	--	--	--	
Yes	Debbie	Burchfiel	Ldburch05@hotmail.com	5/29/2020 20:18	approved	6/10/2020 17:58	6/10/2020 18:49	52	United States of America
Yes	Grace	Lucini	GrLuci@gmail.com	5/31/2020 14:38	approved	6/10/2020 17:58	6/10/2020 19:06	68	United States of America
No	Gary	Peterson	petersog1@comcast.net	6/7/2020 15:58	approved	--	--	--	
Yes	Jo	Aust	jojuly12@gmail.com	6/10/2020 18:06	approved	6/10/2020 18:05	6/10/2020 19:06	62	United States of America
Yes	Roderick	French	Rick.french@comcast.net	6/10/2020 17:30	approved	6/10/2020 18:13	6/10/2020 19:06	54	United States of America
No	Don	Redell	don.dredell@frontier.com	6/6/2020 16:14	approved	--	--	--	
No	Danny	O'Neal	DTCME99@comcast.net	5/30/2020 11:09	approved	--	--	--	
Yes	Tom	Knudson	tgk692003@gmail.com	6/4/2020 15:06	approved	6/10/2020 17:59	6/10/2020 19:06	67	United States of America
Yes	Cynthia	Ray	Cynthiaray201@gmail.com	6/10/2020 18:14	approved	6/10/2020 18:14	6/10/2020 19:06	52	United States of America
Yes	Charles	Glaeser		6/10/2020 18:13		6/10/2020 18:13	6/10/2020 19:06	53	United States of America

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
15416022233	6/10/2020 18:20	6/10/2020 19:06		46 United States of America

19712704435	6/10/2020 18:07	6/10/2020 18:54	48 United States of America
15034755643	6/10/2020 18:03	6/10/2020 18:51	49 United States of America
15036809226	6/10/2020 18:55	6/10/2020 18:56	1 United States of America
Glen Southerland	6/10/2020 17:47	6/10/2020 19:06	80 United States of America

Exhibit E: Affidavits of Mailing & Posting

AFFIDAVIT OF MAILING NOTICE

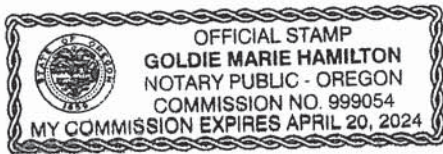
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Mitchell Godwin being first duly sworn, depose and say:

That on the 27 day of May, 2020, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Mitchell Godwin
Signature

SUBSCRIBED AND SWORN to before me this 29th day of May, 2020.



Goldie Marie Hamilton
Notary Public for Oregon
My commission expires: April 20, 2024

RE: _____

CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p><u>6/10/2010 6:00 p.m.</u></p> <p><u>aks-eng.com/basalt-creek</u></p> <hr/> <p><u>503-563-6151</u></p>

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the SW Norwood Rd + Autumn Creek project, I hereby certify that on this day, May 27 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Mitchell Godwin
(Please Print)

Applicant's Signature: Mitch Godwin

Date: 5/29/20

AGHAZADEH-SANAEI MEHDI &
ASIAEE NAHID
23745 SW BOONES FERRY RD
TUALATINOR97062-9640

ALVSTAD RANDALL &
ALVSTAD KAREN
23515 SW BOONES FERRY RD
TUALATINOR97062-9641

ANGIN JONATHAN & BRIDGET TRUST
PO BOX 2413
TUALATINOR97062-2413

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGOOR97034-3937

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGOOR97034-3937

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGOOR97034-3937

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGOOR97034-3937

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485 S STATE ST
LAKE OSWEGOOR97034-3937

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGOOR97034-3937

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGOOR97034-3937

BAZANT CHRISTINE LEE &
BAZANT JOHN JOSEPH
36449 HWY 34
LEBANONOR97355-9682

BOCCI JAMES A &
BOCCI JULIA A
23205 SW BOONES FERRY RD
TUALATINOR97062-9619

BRACKNEY CHRIS
23355 SW 82ND AVE
TUALATINOR97062-9613

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATINOR97062-9603

CHRISTENSEN MICHAEL A &
CHRISTENSEN JAMIE L
23725 SW 82ND AVE
TUALATINOR97062-9612

DAVIS JAMES HAYES &
BRANSON-DAVIS NESHIA
23395 SW 82ND AVE
TUALATINOR97062-9613

GROSSMAN JEFFERY A
23605 SW BOONES FERRY RD
TUALATINOR97062-9641

HICKOK TODD J &
HICKOK MOLLY J
23855 SW BOONES FERRY RD
TUALATINOR97062-9639

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATINOR97062-2690

LANDCASTER DEVELOPMENT CORPORATI
6770 SW CANYON DR
PORTLANDOR97225-3650

LANDCASTER DEVELOPMENT CORPORATI
6770 SW CANYON DR
PORTLANDOR97225-3650

LEE DAVID O &
RAPISARDA DEIDRE
24245 SW BOONES FERRY RD
TUALATINOR97062-9621

LUCINI JOHN W & GRACE N FAM TRU
23677 SW BOONES FERRY RD
TUALATINOR97062-9641

LYNCH LARRY L &
LYNCH SUZANNE M
23185 SW 82ND AVE
TUALATINOR97062-9635

MAST MARVIN R &
JELI CARLENE M
23845 SW BOONES FERRY RD
TUALATINOR97062-9639

MCKEAN JOHN R &
MCKEAN LINDA L
21370 MAKAH CT
TUALATINOR97062-9309

MCLEOD RANDY FRANKLIN &
MCLEOD JANINE B
23465 SW BOONES FERRY RD
TUALATINOR97062-9642

NGUYEN KHANH T &
FONG TODD P
23605 SW 82ND AVE
TUALATINOR97062-9613

ODOMS LIVING TRUST
BY JAMES A & LINDA L ODOMS TRS
PO BOX 2446
TUALATINOR97062-2446

P3 PROPERTIES LLC
BY PAUL PENNINGTON
PO BOX 691
WHITE SALMONWA98672-0691

POTTER DYLAN D &
POTTER MICHELLE P
23405 SW BOONES FERRY RD
TUALATINOR97062-9642

RE THOMAS J & KATHRYN S
19035 SW CHESAPEAKE DR
TUALATINOR97062-7722

RILEY SHAWN O
23365 SW BOONES FERRY RD
TUALATINOR97062-9643

ROLISON MIKEL J
23685 SW 82ND AVE
TUALATINOR97062-9613

SASAKI ARTHUR O REVOC LIV TRUST
SASAKI NAMI REVOC LIV TRUST
10120 SW CENTURY OAK DR
TIGARDOR97224-4641

SCOTT JOAN D
PO BOX 2594
TUALATINOR97062-2594

SHAMBURG SCOTT A &
SHAMBURG LISA G
PO BOX 829
TUALATINOR97062-0829

SINGLETERRY ELNORA
23535 SW 82ND AVE
TUALATINOR97062-9613

SLAWIK JON V &
SLAWIK VAN MY
23445 SW 82ND AVE
TUALATINOR97062-9613

SMITH ROBERT D &
SMITH JANIS K
13547 SW HILLSHIRE DR
TIGARDOR97223-5675

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATINOR97062-7092

YACKLEY DIANE M &
GANNETT TOD C
23240 SW BOONES FERRY RD
TUALATINOR97062-9619

RILEY SHAWN O
23365 SW BOONES FERRY RD
TUALATIN, OR 97062

POTTER DYLAN D &
POTTER MICHELLE P
23405 SW BOONES FERRY RD
TUALATIN, OR 97062

MCLEOD TRUST
BY RANDY F & JANINE B MCLEOD TRS
23465 SW BOONES FERRY RD
TUALATIN, OR 97062

ALVSTAD RANDALL &
ALVSTAD KAREN
23515 SW BOONES FERRY RD
TUALATIN, OR 97062

GROSSMAN JEFFERY A
23605 SW BOONES FERRY RD
TUALATIN, OR 97062

AGHAZADEH-SANAEI MEHDI &
ASIAEE NAHID
23745 SW BOONES FERRY RD
TUALATIN, OR 97062

LUCINI JOHN W & GRACE N FAM TRU
23677 SW BOONES FERRY RD
TUALATIN, OR 97062

MAST MARVIN R &
JELI CARLENE M
23845 SW BOONES FERRY RD
TUALATIN, OR 97062

HICKOK TODD J &
HICKOK MOLLY J
23855 SW BOONES FERRY RD
TUALATIN, OR 97062

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN, OR 97062

RE THOMAS J & KATHRYN S
19035 SW CHESAPEAKE DR
TUALATIN, OR 97062

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

CHAMBERLAIN JOHN &
CHAMBERLAIN DEBRA
9000 SW GREENHILL LN
TUALATIN, OR 97062

CHAMBERLAIN PARTNERS LLC
10330 SW TUALATIN RD
TUALATIN, OR 97062

SCOTT JOAN D
PO BOX 2594
TUALATIN, OR 97062

LEE DAVID O &
RAPISARDA DEIDRE
24245 SW BOONES FERRY RD
TUALATIN, OR 97062

SHAMBURG SCOTT A &
SHAMBURG LISA G
PO BOX 829
TUALATIN, OR 97062

ODOMS LIVING TRUST
BY JAMES A & LINDA L ODOMS TRS
PO BOX 2446
TUALATIN, OR 97062

ANGIN JONATHAN & BRIDGET TRUST
PO BOX 2413
TUALATIN, OR 97062

ZIMMERMAN STEPHEN A &
MATHYS JACKIE L
24305 SW BOONES FERRY RD
TUALATIN, OR 97062

9375 SW STONO DR
TUALATIN, OR 97062-7295

22940 SW VERMILLION DR
TUALATIN, OR 97062-7060

AGORIO DIANA
22790 SW 87TH PL
TUALATIN, OR 97062-7289

ALLARD JOHN A &
ALLARD KELCIE L
8885 SW IOWA DR
TUALATIN, OR 97062-7163

ALLEN FRED A JR &
EDMONDSON REBECCA R
22650 SW MANDAN DR
TUALATIN, OR 97062-7130

ALLISON VICKI R
8994 SW STONO DR
TUALATIN, OR 97062-7219

ALSOP RICHARD F
22800 SW 89TH PL
TUALATIN, OR 97062-7217

ANDERSON SCOTT A &
ANDERSON ANDREA N
22825 SW 92ND PL
TUALATIN, OR 97062-7225

ANDERSON RICHARD J JR
22630 SW 93RD TER
TUALATIN, OR 97062-7248

ANTHIMIADES GEORGE T &
ANTHIMIADES STEPHANIE J
8735 SW STONO DR
TUALATIN, OR 97062-7180

ARCHULETA JOHN L &
ARCHULETA ELISHA J
9385 SW SKOKOMISH LN
TUALATIN, OR 97062-7245

AROZA EMMANUEL E
17084 SW LYNNLY WAY
SHERWOOD, OR 97140-8751

ATKINS DANIEL J &
ATKINS DAWNITA G
22570 SW 93RD TER
TUALATIN, OR 97062-7249

AUGEE JOEL L &
AUGEE HEIDI M S
8905 SW IOWA DR
TUALATIN, OR 97062-7175

AUST JOSEPHINE A
8846 SW STONO DR
TUALATIN, OR 97062-7177

AUSTIN MICHAEL P &
AUSTIN ALLISON M
9325 SW IOWA DR
TUALATIN, OR 97062-7237

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034-3937

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034-3937

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034-3937

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034-3937

AUTUMN SUNRISE LLC
485 S STATE ST
LAKE OSWEGO, OR 97034-3937

BABCOCK GAYLON
8680 SW STONO DR
TUALATIN, OR 97062-7182

BACA GREGORY R &
BACA ELIZABETH R
16869 SW 65TH AVE #387
LAKE OSWEGO, OR 97035-7865

BADARACCO ERIN
8456 SW MOHAWK ST
TUALATIN, OR 97062-9139

BAKER STANTON M &
BAKER ROCIO L
22565 SW MANDAN DR
TUALATIN, OR 97062-7134

BANKS LANDON &
BANKS MIRANDA
22850 SW 93RD TER
TUALATIN, OR 97062-7302

BEAR ALISA ANN TRUST
8525 SW MARICOPA DR
TUALATIN, OR 97062-7173

BECKER SUSAN
9405 SW QUINAULT LN
TUALATIN, OR 97062-7307

BEDIENT SONYA &
GOUY PHIL
8995 SW IOWA DR
TUALATIN, OR 97062-7222

BEEBE BRENT E &
BEEBE SANDRA L
8895 SW STONO DR
TUALATIN, OR 97062-7184

BEIKMAN STEPHEN &
BEIKMAN MONIQUE
22760 SW 87TH PL
TUALATIN, OR 97062-7289

BELL REV TRUST
BY SHELBY BELL TR
8930 SW IOWA DR
TUALATIN, OR 97062-7174

BERGER BARBARA A REV LIV TRUST
6625 SW PRESLYNN DR
PORTLAND, OR 97225-2633

BLACK JENNIFER O &
BLACK DAVID O JR
9040 SW STONO DR
TUALATIN, OR 97062-7286

BOX MICHAEL L &
BOX KATIE M
9370 SW PALOUSE LN
TUALATIN, OR 97062-7251

BUHAY JASON &
BUHAY MICHELLE
9300 SW STONO DR
TUALATIN, OR 97062-7300

BURNETT CLINT D &
BURNETT JULIE R
8940 SW IOWA DR
TUALATIN, OR 97062-7174

CALDERON CAMIE M
22735 SW 92ND PL
TUALATIN, OR 97062-7313

CAMPBELL ANGELA R &
CAMPBELL CHRISTOPHER A
22910 SW MANDAN DR
TUALATIN, OR 97062-7133

CARLSON RICHARD
11105 BERRY RD
VALLEY CENTER, CA 92082-4214

BELDING ROBERT E LIV TRUST
22745 SW VERMILLION DR
TUALATIN, OR 97062-7058

BEMROSE HEATHER LYNN
9320 SW IOWA DR
TUALATIN, OR 97062-7368

BICANDI MICHAEL
22835 SW 90TH PL
TUALATIN, OR 97062-7223

BOELL DONALD B &
BOELL PATRICIA J
22675 SW 87TH
TUALATIN, OR 97062-7066

BRACKNEY CHRIS
23355 SW 82ND AVE
TUALATIN, OR 97062-9613

BUNCE MICHAEL R REVOC LIV TRUST
BUNCE DEBORAH J REVOC LIV TRUST
9150 SW IOWA DR
TUALATIN, OR 97062-7226

BURNS DANIEL D &
KRILL DEANN R
9345 SW QUINAULT LN
TUALATIN, OR 97062-7306

CALKINS MICHAEL &
CALKINS DIANE
8890 SW STONO DR
TUALATIN, OR 97062-7179

CARBAJAL PEDRO &
CARBAJAL REGINA
8925 SW IOWA DR
TUALATIN, OR 97062-7175

CARNS STEVEN C
9335 SW QUINAULT LN
TUALATIN, OR 97062-7306

BELL JAMES M &
BELL EVA J
22710 SW VERMILLION DR
TUALATIN, OR 97062-7058

BENNETT JASON M &
MCALEER MARGUERITE T
22730 SW VERMILLION DR
TUALATIN, OR 97062-7058

BIEBERDORF JENNIFER E &
BIEBERDORF JEREMY
22695 SW MANDAN DR
TUALATIN, OR 97062-7135

BOSKET JOHN A &
BOSKET JULIE L
9355 SW STONO DR
TUALATIN, OR 97062-7296

BRASHEAR GREGORY A
22935 SW MANDAN DR
TUALATIN, OR 97062-7186

BURCHFIEL LARRY &
BURCHFIEL DEBORAH
8858 SW STONO DR
TUALATIN, OR 97062-7177

CAIS CARLY J
9340 SW STONO DR
TUALATIN, OR 97062-7300

CALVANO FAMILY TRUST
BY MICHAEL A & SILVIA E CALVANO TRS
22760 SW 90TH PL
TUALATIN, OR 97062-7223

CARDENAS FERNANDO
9340 SW QUINAULT LN
TUALATIN, OR 97062-7304

CHADWICK SCOTT A
6650 MAPLE AVE
OAK HILLS, CA 92344-0126

CHAMBERLAND MATHEW &
CHAMBERLAND JAMES W
8975 SW IOWA DR
TUALATIN, OR 97062-7222

CHAMPAGNE PATRICK &
ROY CELINE
8880 SW IOWA DR
TUALATIN, OR 97062-7163

CHAN JOSEPH L
23156 BLAND CIR
WEST LINN, OR 97068-9203

CHAN CHEUK YEE CHAN REVOC LIV T
1531 SE FLAVEL ST
PORTLAND, OR 97202

CHAND PARBIN
22600 SW MANDAN DR
TUALATIN, OR 97062-7130

CHASE HARRY M &
CHASE CATHY LEE
8799 SW STONO DR
TUALATIN, OR 97062-7290

CHAUSSE PETER L &
CHAUSSE PAULINA
22920 SW 82ND AVE
TUALATIN, OR 97062-9680

CHEN RICHARD &
CHEN LENA
PO BOX 1551
LAKE OSWEGO, OR 97035-0556

CHEN RICHARD &
CHEN LENA
PO BOX 1551
LAKE OSWEGO, OR 97035-0556

CHILDS ROBERT M &
CHILDS MARY J
22705 SW VERMILLION DR
TUALATIN, OR 97062-7062

CHRISTENSEN STANFORD DEE & CARO
BY STANFORD DEE & CAROL MAE
CHRISTE
8980 SW STONO DR
TUALATIN, OR 97062-7218

CHRISTENSEN MICHAEL A &
CHRISTENSEN JAMIE L
23725 SW 82ND AVE
TUALATIN, OR 97062-9612

CLARK ROY H
9295 SW PALOUSE LN
TUALATIN, OR 97062-7250

COBB DANIEL Z &
COBB ROSA
22770 SW 89TH PL
TUALATIN, OR 97062-7217

CONFER ANDREW B
22575 SW 87TH PL
TUALATIN, OR 97062-7233

COOK DAVID C &
COOK DAYNA L
22660 SW 93RD TER
TUALATIN, OR 97062-7248

COOPER JULIE ANN LIV TRUST
BY JULIE ANN COOPER TR
9390 SW IOWA DR
TUALATIN, OR 97062-7311

CRANSTON MICHAEL S
8845 SW STONO DR
TUALATIN, OR 97062-7161

CRISP TONI K
9380 SW IOWA DR
TUALATIN, OR 97062-7310

CRONKRITE ERIK
9315 SW PALOUSE LN
TUALATIN, OR 97062-7250

CRUZ ALEJANDRO FRANCISCO
9270 SW SKOKOMISH LN
TUALATIN, OR 97062-7247

CURTHOYS CAROL ANN REV LIV TRUS
8879 SW IOWA DR
TUALATIN, OR 97062-7163

DARLING LANCE F
22865 SW 94TH TER
TUALATIN, OR 97062-7294

DAVIS JASON WAYNE
9180 SW STONO DR
TUALATIN, OR 97062-7278

DAVIS JAMES HAYES &
BRANSON-DAVIS NESHIA
23395 SW 82ND AVE
TUALATIN, OR 97062-9613

DEARDORFF CRAIG S &
DEARDORFF ALBERTA
22595 SW 93RD TER
TUALATIN, OR 97062-7249

DEHOOG MARCEL F &
DEHOOG STACEY K
22795 SW 94TH TER
TUALATIN, OR 97062-7294

DEMPSTER MICHAEL M
22830 SW MANDAN DR
TUALATIN, OR 97062-7132

DERIENZO NICHOLAS C &
DERIENZO COURTNEY LEIGH
22755 SW 87TH PL
TUALATIN, OR 97062-7289

DITTMAN ADAM H &
DITTMAN ELIZABETH A C
22785 SW 89TH PL
TUALATIN, OR 97062-7217

DOSS ANDREA &
DOSS BRANDON
22580 SW 94TH TER
TUALATIN, OR 97062-7243

DOW PETER J REV TRUST &
SHERFY JENNIFER L REV TRUST
9360 SW QUINAULT LN
TUALATIN, OR 97062-7304

DUFFIELD RICHARD &
DUFFIELD KATIE ANN
22865 SW MANDAN DR
TUALATIN, OR 97062-7137

DUNN PATRICK P &
DUNN CLARA I RUSINQUE
9380 SW PALOUSE LN
TUALATIN, OR 97062-7251

EAKINS EILEEN G
22760 SW 93RD TERR
TUALATIN, OR 97062-7301

EDELINE JENNIFER A &
EDELINE SEAN M
9350 SW QUINAULT LN
TUALATIN, OR 97062-7304

ENNIS MARK &
ENNIS BARBARA
9380 SW STONO DR
TUALATIN, OR 97062-7300

ERDMAN PAUL &
ERDMAN PAMALA B
8862 SW STONO DR
TUALATIN, OR 97062-7177

ERWERT EMILY
22915 SW 94TH TER
TUALATIN, OR 97062-7294

ESAU EVAN &
ESAU MICHELLE
18315 CAPISTRANO WAY
MORGAN HILL, CA 95037-2922

ESZLINGER ERIC &
ESZLINGER NATASHA
9395 SW QUINAULT LN
TUALATIN, OR 97062-7307

FADLING JULIE H
22630 SW VERMILLION DR
TUALATIN, OR 97062-7057

FAST JEFFREY &
FAST TIFFANY
22800 SW MANDAN DR
TUALATIN, OR 97062-7132

FEUCHT DANIEL & BEVERLY LIV TRU
22715 SW 87TH PL
TUALATIN, OR 97062-7066

FINDERS DEBRA P
9355 SW PALOUSE LN
TUALATIN, OR 97062-7250

FORCE ROBERT B &
FORCE JEANETTE M
9365 SW PALOUSE LN
TUALATIN, OR 97062-7251

FOSSE PATRICIA J &
FOSSE RANDY C
22925 SW MANDAN DR
TUALATIN, OR 97062-7185

FRANCIS FRANK J &
FRANCIS HELEN MARIE
9130 SW IOWA DR
TUALATIN, OR 97062-7226

FRANCIS KATHLEEN &
FRANCIS DAN
9345 SW SKOKOMISH LN
TUALATIN, OR 97062-7316

FRANKS TERENCE D
22730 SW 90TH PL
TUALATIN, OR 97062-7223

FRAVEL LINDA S
9365 SW SKOKOMISH
TUALATIN, OR 97062-7245

FRAZIER FAMILY LLC
22830 SW 89TH PL
TUALATIN, OR 97062-7217

FRAZIER JOHN D IV &
FRAZIER WANDA R
22830 SW 89TH PL
TUALATIN, OR 97062-7217

FRENCH RODERICK LEE &
FRENCH THERESE LYNN
9080 SW STONO DR
TUALATIN, OR 97062-7220

FRIBLEY SARAH E &
FRIBLEY CHAD C
9005 SW STONO DR
TUALATIN, OR 97062-7219

FRONIUS JOHN A &
FRONIUS SUSAN A
22650 SW 87TH PL
TUALATIN, OR 97062-7065

FRY ALBERTA A TRUST
9175 SW STONO DR
TUALATIN, OR 97062-7221

FULLER ERIC M &
FULLER XIAOYAN
9365 SW QUINAULT LN
TUALATIN, OR 97062-7306

GALVER ROBERTO &
GALVER PATRICIA BYRNE
22995 SW VERMILLION DR
TUALATIN, OR 97062-7063

GAMACHE ROBERT R &
GAMACHE CHERI M
22770 SW VERMILLION DR
TUALATIN, OR 97062-7059

GARIBAY JAIME
22555 SW 94TH TER
TUALATIN, OR 97062-7243

GENSLER KRISTOPHER &
GENSLER MARIAH
8540 SW MARICOPA DR
TUALATIN, OR 97062-7069

GEORGE TIMOTHY P &
GEORGE BETHANY
9335 SW IOWA DR
TUALATIN, OR 97062-7238

GHODS SHAWN M &
GHODS JENNA N
22815 SW 89TH PL
TUALATIN, OR 97062-7217

GILBERT CHRISTOPHER S &
GILBERT TAYLOR A
22680 SW 87TH PL
TUALATIN, OR 97062-7065

GILCHRIST BEVERLY &
GILCHRIST ROLAND T
9310 SW IOWA ST
TUALATIN, OR 97062-7309

GLAESER CHARLES W &
GLAESER CHRISTA M
8955 SW IOWA DR
TUALATIN, OR 97062-7222

GLASS BRIAN D &
GLASS LEAH M
8900 SW SWEET DR #537
TUALATIN, OR 97062-7544

GOFORTH NATHAN L &
TAAFFE JULIA C
22755 SW 90TH PL
TUALATIN, OR 97062-7223

GORGER MOLLY J TRUST
PO BOX 230725
TIGARD, OR 97281-0725

GREEN JUSTIN J
8560 SW MARICOPA DR
TUALATIN, OR 97062-7069

GRIFFITH DWIGHT A &
GRIFFITH H KAY
22905 SW VERMILLION DR
TUALATIN, OR 97062-7063

GUERRA FILEMON M JR &
QUIRANTE MALINDA
8899 SW IOWA DR
TUALATIN, OR 97062-7163

GUTIERREZ PATRICK A REV TRUST
8750 SW STONO DR
TUALATIN, OR 97062-7068

GUZMAN-FERNANDEZ LUIS E &
GUZMAN PETRA
35215 SW TONGUE LN
CORNELIUS, OR 97113-6241

HALL SCOTT &
HALL BETH
9065 SW STONO DR
TUALATIN, OR 97062-7220

HAMILTON JAMES &
HAMILTON KRISTIN
9400 IOWA DR
TUALATIN, OR 97062-7311

HAMILTON GEORGE & ALICE TRUST
22740 SW 87TH PL
TUALATIN, OR 97062-7065

HAMM STEVEN &
HAMM SANDRA
22725 SW VERMILLION DR
TUALATIN, OR 97062-7062

HANAWA IWAO &
HANAWA LAURIE
3528 CHEROKEE CT
WEST LINN, OR 97068-1027

HARRISON LIV TRUST
BY GARY HARRISON TR
8976 SW STONO DR
TUALATIN, OR 97062-7218

HATCHER THOMAS W &
HATCHER ELIZABETH A
22645 SW VERMILLION DR
TUALATIN, OR 97062-7061

HAUBBINE PATRICK E &
HAUBBINE DELEE H
9215 SW STONO DR
TUALATIN, OR 97062-7279

HEINZE JOINT TRUST
BY GREGORY R & CONNIE S HEINZE TRS
8070 SW LAUREL ST
PORTLAND, OR 97225-2350

HEIRONIMUS JULIE A &
VALLECK GEORGE D
22710 SW 90TH PL
TUALATIN, OR 97062-7231

HERNANDEZ KIMBERLY A
22500 SW MANDAN DR
TUALATIN, OR 97062-7129

HERRERA FERNANDO &
HERRERA MARIA D
9360 SW STONO DR
TUALATIN, OR 97062-7300

HERTZ PAULA D
22900 SW MANDAN DR
TUALATIN, OR 97062-7133

HESEL MARGARET L REV LIV TRUST
HESEL ALLAN J REV LIV TRUST
PO BOX 166
TOLOVANA PARK, OR 97145-0166

HEYER TRUST
BY HANS-JOACHIM & ROSEMARIE HEYER
T
22775 SW VERMILLION DR
TUALATIN, OR 97062-7059

HIEFIELD PRESTON C III &
STRATTON GILLIAN M
9195 SW IOWA DR
TUALATIN, OR 97062-7344

HIGASHI DUSTIN L &
SANTORO ANGELA C
22895 SW MANDAN DR
TUALATIN, OR 97062-7137

HILDRETH TYRONE MACGREGOR &
HILDRETH SHANA LYNNE
9355 SW QUINAULT LN
TUALATIN, OR 97062-7306

HILL COURTNEY M &
SHERMAN BENJAMIN C
22575 SW 94TH TER
TUALATIN, OR 97062-7243

HODGE KENNETH M
9235 SW STONO DR
TUALATIN, OR 97062-7279

HOLDBROOK-DADSON DENISE
9330 SW SKOKOMISH LN
TUALATIN, OR 97062-7316

HOOVER DAN M
8993 SW STONO DR
TUALATIN, OR 97062-7219

HORIZON COMMUNITY CHURCH
PO BOX 2690
TUALATIN, OR 97062-2690

HOUTZ LIVING TRUST
BY ROBERT E & VIRGINIA F HOUTZ TRS
8170 SW VLAHOS DR APT 112
WILSONVILLE, OR 97070-6485

HUALA ROBIN PATRICK
14607 NE 57TH ST
BELLEVUE, WA 98007-3052

HUMPHREY MARGIE LIV TRUST
22820 SW 92ND PL
TUALATIN, OR 97062-7225

HUMPHREY SUSAN E
8801 SW STONO DR
TUALATIN, OR 97062-7161

HURTADO STEFANIE &
CUELLAR PABLO
22845 SW 94TH TER
TUALATIN, OR 97062-7294

HYRE TIMOTHY R &
HYRE ANNILEE D
22840 SW VERMILLION DR
TUALATIN, OR 97062-7059

JACOBS JEFFREY W
9360 SW PALOUSE LN
TUALATIN, OR 97062-7251

JASTRAM WILLIAM E &
JASTRAM CHRISTINE A
9015 SW IOWA DR
TUALATIN, OR 97062-7222

JENKINS PHILIP D &
JENKINS KRISTEN K
9240 SW STONO DR
TUALATIN, OR 97062-7279

KALATEH EBRAHIM SHIRDOOST &
DOOST NOOSHIN NEZAM
22585 SW 87TH PL
TUALATIN, OR 97062-7288

KENNEDY MICHAEL C &
KENNEDY LINDA M
22735 SW 87TH PL
TUALATIN, OR 97062-7066

KERN KEVIN
9450 SW IOWA DR
TUALATIN, OR 97062-7311

KERNER ROBERT
8850 SW STONO DR
TUALATIN, OR 97062-7177

KINNAMAN JEFFREY B &
KINNAMAN JENNIFER D
8780 SW STONO DR
TUALATIN, OR 97062-7068

KIS JUAN ANTONIO &
KIS CLAUDIA J
22615 SW 93RD TER
TUALATIN, OR 97062-7248

KLAUSS CYDNI M
22635 SW 87TH PL
TUALATIN, OR 97062-7288

KLEPICH DAVID &
KLEPICH BRITTANI
22545 SW MANDAN DR
TUALATIN, OR 97062-7134

KLOSSNER ANDREW J
8854 SW STONO DR
TUALATIN, OR 97062-7177

KNUDSON THOMAS &
KNUDSON LINDA SALYERS
8725 SW STONO DR
TUALATIN, OR 97062-7180

LACEY LONNIE D &
LACEY LORI A
22665 SW 94TH TER
TUALATIN, OR 97062-7242

LAM DAVID &
NGUYEN BETH NGOC BICH
8700 SW STONO DR
TUALATIN, OR 97062-7182

LANDCASTER DEVELOPMENT CORPORATI
6770 SW CANYON DR
PORTLAND, OR 97225-3650

LARA SALVADOR
22845 SW 93RD TER
TUALATIN, OR 97062-7302

LATHROP JEFFREY A &
LATHROP MARIA M
9265 SW IOWA DR
TUALATIN, OR 97062-7281

LEE WILLIAM
9335 SW PALOUSE LN
TUALATIN, OR 97062-7250

LEE FLORENCE &
YAM WAI LUN
8822 SW STONO DR
TUALATIN, OR 97062-7177

LIMING JEANNE E
9380 SW SKOKOMISH LN
TUALATIN, OR 97062-7245

LIN HSIU-LING
9365 SW STONO DR
TUALATIN, OR 97062-7296

LOUCKS JON D &
LOUCKS MONIQUE B
9395 SW SKOKOMISH LN
TUALATIN, OR 97062-7246

LUSBY CRAIG D &
LUSBY E GAYLENE
8675 SW STONO DR
TUALATIN, OR 97062-7067

LUSCOMBE BRUCE C TRUST
22605 SW 87TH PL
TUALATIN, OR 97062-7288

LYNCH LARRY L &
LYNCH SUZANNE M
23185 SW 82ND AVE
TUALATIN, OR 97062-9635

MACK ADAMS S &
MACK KATHRYN M
8900 SW IOWA DR
TUALATIN, OR 97062-7174

MAI YEN THI &
MAI TRUNG QUANG
8983 SW STONO DR
TUALATIN, OR 97062-7218

MAIER DARLA &
MAIER THOMAS
9340 SW PALOUSE LN
TUALATIN, OR 97062-7315

MALONEY CHERYL L
22820 SW VERMILLION DR
TUALATIN, OR 97062-7059

MALONSON GARY D &
MALONSON MARSHA L
22955 SW VERMILLION DR
TUALATIN, OR 97062-7063

MARBLE AMANDA L
8989 SW STONO DR
TUALATIN, OR 97062-7218

MARK HENRY &
MARK CHRISTINE
22725 SW 90TH PL
TUALATIN, OR 97062-7232

MARLEAU ALLISON P
22615 SW VERMILLION DR
TUALATIN, OR 97062-7284

MARTIN FAMILY TRUST
BY PATRICK R & TERRI K MARTIN TRS
8986 SW STONO DR
TUALATIN, OR 97062-7218

MARTIN GARY D &
LUMLEY-MARTIN MEGAN B
22785 SW MANDAN DR
TUALATIN, OR 97062-7136

MATHERS LES D &
MATHERS CHRIS A
23050 SW 82ND AVE
TUALATIN, OR 97062-9635

MCALLISTER DENNIS C &
MCALLISTER RAGNHILD
8805 SW STONO DR
TUALATIN, OR 97062-7161

MCCALED KEVIN L
8950 SW IOWA DR
TUALATIN, OR 97062-7222

MCCORMIC KIMBERLEY A
8882 SW STONO DR
TUALATIN, OR 97062-7179

MCGILCHRIST STEPHEN R &
NYSTROM-GERDES ELIZABETH R
22720 SW 93RD TER
TUALATIN, OR 97062-7301

MCGRADY ANDREA M
9260 SW SKOKOMISH LN
TUALATIN, OR 97062-7247

MCKEAN AMY &
MCKEAN RAYMOND
22685 SW VERMILLION DR
TUALATIN, OR 97062-7283

MCKEAN JOHN R &
MCKEAN LINDA L
21370 MAKAH CT
TUALATIN, OR 97062-9309

MCKEE ASHER MARKHAM &
MCKEE ERIN MARIE
22850 SW MANDAN DR
TUALATIN, OR 97062-7132

MCLAUGHLIN NATHANIEL ANDREW &
MCLAUGHLIN AREENA DEVI
8960 SW IOWA DR
TUALATIN, OR 97062-7222

MCREYNOLDS CHRIS &
MCREYNOLDS AUDREY
22720 SW 87TH PL
TUALATIN, OR 97062-7065

MENES MARK A
9280 SW STONO DR
TUALATIN, OR 97062-7299

MENESES VIRGINIA &
VALENCIA DIEGO
22915 SW MANDAN DR
TUALATIN, OR 97062-7137

MICHAEL SCOTT CURTIS &
MICHAEL TINA FRANCINE
8580 SW MARICOPA DR
TUALATIN, OR 97062-7069

MICHELS ELIZABETH A
22590 SW 93RD TER
TUALATIN, OR 97062-7249

MIKULA KATERINA
9330 SW PALOUSE LN
TUALATIN, OR 97062-7314

MILLER BARBRA C
9315 SW IOWA DR
TUALATIN, OR 97062-7237

MILLER CAROLE D LIV TRUST
8834 SW STONO DR
TUALATIN, OR 97062-7177

MOLLER THERESA
22825 SW 93RD TER
TUALATIN, OR 97062-7302

MOORE DAVID C &
MOORE TAMMY
8990 SW STONO DR
TUALATIN, OR 97062-7218

MORELAND GREG &
MORELAND BEVERLY H
753 KOTZY AVE S
SALEM, OR 97302-6026

MOSHOFKY JOHN &
MOSHOFKY GINGER
9310 SW SKOKOMISH LN
TUALATIN, OR 97062-7247

MOTT LINDA L
22525 SW MANDAN DR
TUALATIN, OR 97062-7134

MOYES DUSTIN
8765 SW STONO DR
TUALATIN, OR 97062-7181

MUD ROOM LLC
23605 SW 82ND AVE
TUALATIN, OR 97062-9613

MURPHY MICHAEL F &
OLSON-MURPHY ANTONETTE K
8870 SW IOWA DR
TUALATIN, OR 97062-7164

NEARY TIMOTHY &
NEARY LUCY
22780 SW 92ND PL
TUALATIN, OR 97062-7225

NEILL RACHEL &
HUSUM BRENT
9350 SW STONO DR
TUALATIN, OR 97062-7300

NELL ZACHARY D &
NELL KENDRA
8842 SW STONO DR
TUALATIN, OR 97062-7177

NELSON MICHAEL D &
NELSON ASHLEY K
22590 SW VERMILLION DR
TUALATIN, OR 97062-7057

NELSON KIRIN H
8826 SW STONO DR
TUALATIN, OR 97062-7177

NEWBERRY GARY B &
THOMPSON DONNA L
9295 SW IOWA DR
TUALATIN, OR 97062-7237

NEWTON KYLE C &
NEWTON HAILEY R
8814 SW STONO DR
TUALATIN, OR 97062-7160

NGUYEN KHANH T &
FONG TODD P
23605 SW 82ND AVE
TUALATIN, OR 97062-9613

NORTH DAVID P &
NORTH BARBARA
8818 SW STONO DR
TUALATIN, OR 97062-7160

NORWOOD HEIGHTS OWNERS OF LOTS 1
, OR 00000

NORWOOD HEIGHTS OWNERS OF LOTS 3
, OR 00000

NOYES PATRICK A &
THOMPSON CAMILLIA M
22810 SW 92ND PL
TUALATIN, OR 97062-7225

OCHS LANCE &
OCHS RICKI
22785 SW 87TH PL
TUALATIN, OR 97062-7289

OLIVERA APOLINAR &
OLIVERA DEBBIE &
22640 SW VERMILLION DR
TUALATIN, OR 97062-7057

O'NEAL DANNY F &
O'NEAL JONI L
22625 SW 94TH TER
TUALATIN, OR 97062-7242

ORLANDINI ANTHONY J &
ORLANDINI JUDY R
8555 SW MARICOPA DR
TUALATIN, OR 97062-7173

OSTROWSKI MICHAEL J &
OSTROWSKI SHERIE M
9370 SW STONO DR
TUALATIN, OR 97062-7300

P3 PROPERTIES LLC
BY PAUL PENNINGTON
PO BOX 691
WHITE SALMON, WA 98672-0691

PADE VIRGIL DEAN &
PADE DEBORAH LYNN
PO BOX 1310
SHERWOOD, OR 97140-1310

PANOCH RICHARD S &
CHAVEZ CARISA L
22530 SW MANDAN DR
TUALATIN, OR 97062-7129

PARK YOUNG OK
22820 SW 90TH PL
TUALATIN, OR 97062-7223

PEEBLES CRAIG M &
PEEBLES TANYA A
22840 SW 90TH PL
TUALATIN, OR 97062-7223

PETTY NEIL &
HIBBITTS JOANN
22985 SW 82ND
TUALATIN, OR 97062-9680

PFEIFER STEPHANIE B
22530 SW 93RD TER
TUALATIN, OR 97062-7249

PIRTLE JAMES L JR &
PIRTLE LINDA L
22780 SW 93RD TER
TUALATIN, OR 97062-7301

PITT CHARLES R
8883 SW IOWA DR
TUALATIN, OR 97062-7163

QIAN LIDONG &
YANG YUYUAN
8815 SW STONO DR
TUALATIN, OR 97062-7161

RAMIREZ JOSE ANTONIO
22560 SW 94TH TER
TUALATIN, OR 97062-7243

RAMKU FAMILY TRUST
BY DAVID & DINELA RAMKU TRS
14193 NW MEADOWRIDGE DR
PORTLAND, OR 97229-2369

RAY CYNTHIA P
8878 SW STONO DR
TUALATIN, OR 97062-7179

RAZ DOUGLAS JOHN
22685 SW 94TH TER
TUALATIN, OR 97062-7240

RE THOMAS J & KATHRYN S
19035 SW CHESAPEAKE DR
TUALATIN, OR 97062-7722

REPCAK ROMAN &
PARK-REPCAK ROBIN
22810 SW 93RD TER
TUALATIN, OR 97062-7302

REYNHOLDS GLENN A &
REYNHOLDS NANCY J
22795 SW 92ND PL
TUALATIN, OR 97062-7225

RHONDES ERIK &
RHODES MEGAN
9360 SW SKOKOMISH LN
TUALATIN, OR 97062-7245

ROBERTS LISA A
22535 SW 94TH TER
TUALATIN, OR 97062-7243

ROBLES MARCELINO
22880 SW MANDAN DR
TUALATIN, OR 97062-7132

ROLISON MIKEL J
23685 SW 82ND AVE
TUALATIN, OR 97062-9613

ROMEIKE ROGER W &
ROMEIKE SHERREL K
22665 SW MANDAN DR
TUALATIN, OR 97062-7135

ROMINE CLAUDIA
22980 SW VERMILLION
TUALATIN, OR 97062-7060

RONALD TY &
RONALD JENNIFER
8870 SW STONO DR
TUALATIN, OR 97062-7178

RULE JEFFREY
8755 SW STONO DR
TUALATIN, OR 97062-7181

SACKETT ANTHONY
22635 SW MANDAN DR
TUALATIN, OR 97062-7135

SALDIVAR CASIMIRO &
SALDIVAR MARIA CONCEPCION
22755 SW MANDAN DR
TUALATIN, OR 97062-7135

SALISBURY VERONICA PIPER &
PAROSA JOSHUA DAVID
9360 SW IOWA DR
TUALATIN, OR 97062-7310

SANCHEZ SALVADOR &
VARGAS YOANA A
22570 SW MANDAN DR
TUALATIN, OR 97062-7130

SANDSTROM GLENN M
9405 SW PALOUSE LN
TUALATIN, OR 97062-7251

SAWAI STUART T &
SAWAI MARY JANE
8891 SW IOWA DR
TUALATIN, OR 97062-7163

SCHAFROTH J F &
SCHAFROTH KATE R
8838 SW STONO DR
TUALATIN, OR 97062-7177

SCHOOLER REID G
22865 SW 93RD TER
TUALATIN, OR 97062-7302

SCHOTT DAVID M &
SCHOTT COURTNEY A
22690 SW VERMILLION DR
TUALATIN, OR 97062-7058

SCHUETZ DOUGLAS &
SCHUETZ CHERYL
9290 SW STONO DR
TUALATIN, OR 97062-7299

SCHULTZ LARRY & JOANN REV LIV T
8890 SW IOWA DR
TUALATIN, OR 97062-7163

SCHWEITZ ERIC J &
SCHWEITZ KAREN M
9390 SW SKOKOMISH LN
TUALATIN, OR 97062-7246

SCOTT JERRY MICHAEL &
STAMBAUGH DEBRA R
9080 SW IOWA DR
TUALATIN, OR 97062-7229

SEKI KATSUMICHI &
SEKI MIYUKI
22625 SW 87TH PL
TUALATIN, OR 97062-7288

SELIVONCHICK GREGORY A &
SELIVONCHICK GEORGANNE
8945 SW IOWA DR
TUALATIN, OR 97062-7175

SHEETZ DONALD K & MARY M SHEETZ
9155 SW IOWA DR
TUALATIN, OR 97062-7280

SHIMADA HIROSHI &
SHIMADA ANGELIQUE
22645 SW 94TH TER
TUALATIN, OR 97062-7242

SHIPLEY HEATHER
9355 SW IOWA DR
TUALATIN, OR 97062-7238

SHMULEVSKY MICHAEL &
BALANETSKAYA NATALIA
25935 NE NORTH VALLEY RD
NEWBERG, OR 97132-7299

SHOBAKEN THOMAS R
8795 SW STONO CT
TUALATIN, OR 97062-7181

SINGLETERRY ELNORA
23535 SW 82ND AVE
TUALATIN, OR 97062-9613

SIROIS TYSON &
JARRARD LINDSEY
22500 SW PINTO DR
TUALATIN, OR 97062-8917

SLAWIK JON V &
SLAWIK VAN MY
23445 SW 82ND AVE
TUALATIN, OR 97062-9613

SMITH SCOTT M &
SMITH ALLYN B
22750 SW VERMILLION DR
TUALATIN, OR 97062-7058

SMITH WILLIAM R &
SMITH BARBARA J
22865 SW 89TH PL
TUALATIN, OR 97062-7343

SMITH ROBERT D &
SMITH JANIS K
13547 SW HILLSHIRE DR
TIGARD, OR 97223-5675

SNODDY ROBERT B
9430 SW IOWA DR
TUALATIN, OR 97062-7311

SOMERTON RITA G &
SOMERTON MARVIN
9375 SW IOWA DR
TUALATIN, OR 97062-7238

SPECHT-SMITH DANA LYNN &
SPECHT DAVID LEE
9380 SW QUINAULT LN
TUALATIN, OR 97062-7305

ST CLAIR DEBORAH J
9375 SW QUINAULT LN
TUALATIN, OR 97062-7306

STILLS DANNY T &
STILLS DEBRA J
3498 CHAPARREL LOOP
WEST LINN, OR 97068-8263

STIMSON TOM P &
GUTIERREZ-STIMSON ERINN M
8894 SW STONO DR
TUALATIN, OR 97062-7179

STUART JAMES W &
STUART HOLLY V
9235 SW IOWA DR
TUALATIN, OR 97062-7281

SUTHERLAND STUART P &
SUTHERLAND LEEANN N FAM TRUST
22805 SW 92ND PL
TUALATIN, OR 97062-7225

SWANK ERICA &
SWANK TRAVIS
22715 SW MANDAN DR
TUALATIN, OR 97062-7135

SYVERSON DANIEL J &
SYVERSON CASSANDRA MARIE
8895 SW IOWA DR
TUALATIN, OR 97062-7163

TAM AARON L M &
TAM AMY
9250 SW IOWA DR
TUALATIN, OR 97062-7281

TAPASA HEIDI L &
TAPASA TUUMAMAO
22605 SW 94TH TER
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THURLEY CHRISTOPHER
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TIGARD, OR 97223-8039

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TOMPKINS TIMOTHY L &
TOMPKINS RACHEL N
22570 SW VERMILLION DR
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TRICKETT AARON &
TRICKETT HEATHER
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TRIKUR MARTA LUIZA &
TRIKUR SERGEY F
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VANDEBURG JACQUELINE L REV TRUST
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VELAZQUEZ CHRISTINA RALSTON
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Exhibit F: Public Notice Information

May 27, 2020

**RE: Neighborhood Review Meeting
Basalt Creek Text Amendment**



Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC is holding a neighborhood meeting regarding a proposed amendment to the Tualatin Development Code (TDC). The amendment, submitted by Lennar Northwest, Inc. and Venture Properties, Inc., proposes amendments to the Medium-Low Density Residential (RML) zone of the Basalt Creek Planning Area (BCPA) when part of projects over 15 acres in size. The proposed amendments would add single-family detached homes as a permitted use within the RML zone on large projects, and allow lot size averaging. This amendment will not change the allowable density for the zone. The potential sites are shown on the map included with this letter. Land use applications for physical development will be filed at a future date.

Per the City's instructions, we would like to discuss the project in more detail with you. Due to social distancing measures and the inability to meet in person, this meeting will be held via telephone and online Zoom "webinar". The City of Tualatin Planning Department approves of this means of holding the required neighborhood meeting.

The meeting is scheduled for:

WEDNESDAY, JUNE 10, 2020 AT 6:00 PM
SEE ATTACHED INSTRUCTIONS TO LEARN HOW TO JOIN THE MEETING

The purpose of this meeting is to provide a forum for surrounding property owners and residents to review the project so that issues can be identified and considered before the formal application is submitted. This meeting gives you the opportunity to share any special information you know about the property involved. We will try to answer questions related to how the project meets relevant development standards consistent with Tualatin's land use regulations.

Please note that this will be an informational meeting based on the currently proposed code text amendment. You may receive an official notice from the City of Tualatin of your opportunity to participate either by submitting written comments, and/or attending a public hearing in the future.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to call me at (503) 563-6151 or email me at mimid@aks-eng.com.

Sincerely,

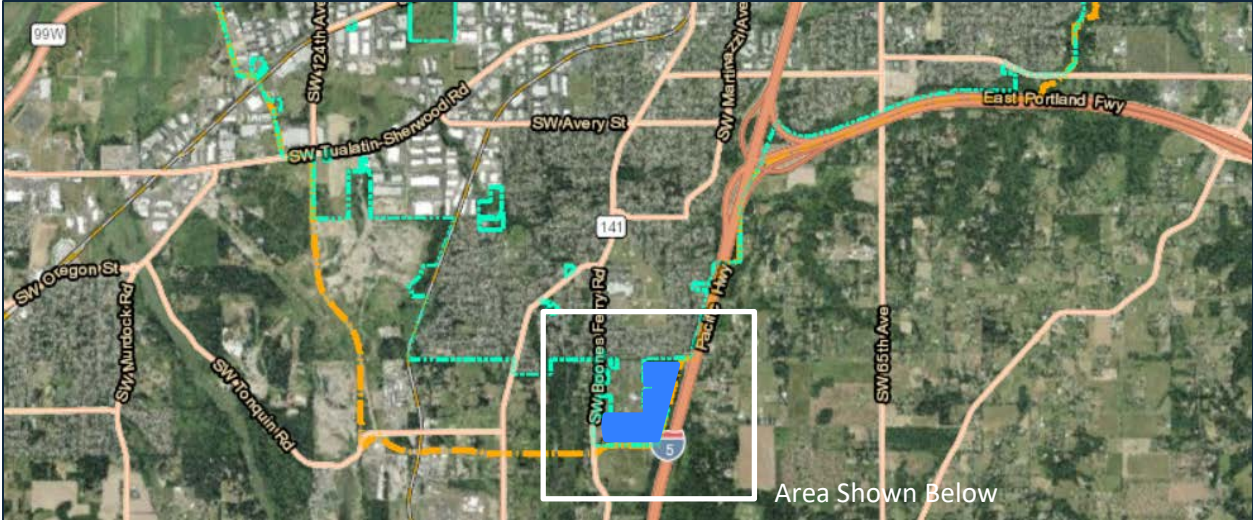
AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink that reads 'Mimi Doukas'.

Mimi Doukas, AICP, RLA – Associate
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | MimiD@aks-eng.com

Attachments: City Vicinity Map
Instructions for Joining & Participating in the Public Neighborhood Meeting

Potentially Affected Properties



Instructions for Joining & Participating in the Public Neighborhood Meeting for the Basalt Creek Text Amendment

Virtual Meeting provided via Zoom Webinar

Wednesday, June 10, 2020 at 6:00 PM PST

Please Register in Advance

(a list of attendees must be submitted to the City):

- Go to www.aks-eng.com/basalt-creek/ and follow the link to register.
- Complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available at www.aks-eng.com/basalt-creek/ two days prior to the meeting and at least 10 days after the meeting concludes.

How to Join the Meeting:

Join by computer, tablet, or smartphone

- **This is the preferred method as it allows you to see the Presenter's materials on screen.**
- Click on the "Click Here to Join" link provided in your registration confirmation email.
- (If you registered at www.aks-eng.com/basalt-creek/ but did not receive a confirmation email, please check your junk/spam folder before contacting the Meeting Administrator.)
- You may be prompted to "download and run Zoom" or to install the App (ZOOM cloud meetings). Follow the prompts or bypass this process by clicking "join from your browser".
- You should automatically be connected to the virtual neighborhood meeting.

Join by telephone

- Dial any of the toll-free Zoom numbers below to connect to the neighborhood meeting:

+1-669-900-6833	+1-346-248-7799
+1-929-205-6099	+1-253-215-8782
+1-301-715-8592	+1-312-626-6799

- If you experience trouble connecting, please pick another number and try again.
- After dialing in, enter this Zoom ID when prompted: **846 1305 9620**
- The Password if needed is: **6151**

MEETING ADMINISTRATOR:

For technical assistance or to submit a question for the meeting:

Email mimid@aks-eng.com

During the Meeting

Audio Help

- Meeting attendees will be muted throughout the presentation. This will allow everyone to hear the presentation clearly without added distractions.
- Make sure that the speakers on your device are turned on and not muted.
- If you do not have speakers on your computer, you can join by phone (using the “Join by telephone” instructions) to hear the presentation while watching the presentation on your computer monitor.

Questions & Answers

Your questions are important to us. There will be time reserved during the meeting to take questions, using one of the submission options below. Our presentation team will make their best effort to answer all question(s) during the meeting.

Prior to the Meeting:

- You can Email your question(s) in advance to the Meeting Administrator.
Email mimid@aks-eng.com

During the Meeting:

- **Preferred Method:** Use the “Q&A” button on the bottom of the presentation screen to submit a question in real time.
- Email your question to the Meeting Administrator:
Email mimid@aks-eng.com

After the Meeting:

- We will continue to take questions after the meeting has ended. Please submit your question(s) to the Meeting Administrator:
Email mimid@aks-eng.com
- All questions received after the meeting and prior to midnight on June 2, 2020 will be answered in an email to all registered meeting participants by end of business the following day.

Helpful Hints/Troubleshooting

We want to start on time! Please join the meeting 5-10 minutes prior to the 6:00 PM start time to ensure successful connection.

- You do not need a Zoom account to join the meeting.
- You will need a valid email address at the time of registration to receive the confirmation email and link to join the webinar or receive answers to any questions submitted after the meeting.
- For first-time Zoom users, we recommend downloading and installing the Zoom App well in advance, by clicking on the “Click Here to Join” link in your confirmation email.
- For technical assistance, please contact the Meeting Administrator (contact above).
- If you have difficulties connecting by computer, tablet, or smartphone, we suggest disconnecting and instead use the “Join by telephone” instructions to listen in.



July 27, 2020

Steve Koper
City of Tualatin Planning Division
18880 SW Martinazzi Avenue
Tualatin, OR 97062-7092

RE: Supplementary Technical Memo for Basalt Creek RML Plan Text Amendment (PTA-20-0003)

Dear Steve:

Lennar Northwest, Inc. and Venture Properties, Inc. are co-applicants for the Basalt Creek Medium Low-Density Residential (RML) Plan Text Amendment (PTA-20-0003) land use application. In advance of the City Council hearing scheduled for August 10, 2020, this letter provides clarification on how this application serves the public interest, how it complies with the findings in the 2019 Housing Needs Analysis, the challenges of existing regulations, and how the purpose statement for the Medium Low Density Residential (RML) zone will need to be modified for the Basalt Creek development.

Serves the Public Interest

The Applicants' proposed Text Amendment is in the public interest because it provides an opportunity for the City to test flexible lot size standards in a limited application. The Tualatin 2040 Project planning process highlighted the small-lot subdivisions and lot size averaging across planned unit developments as a strategy for maintaining an adequate supply of developable land in Tualatin.

For Tualatin, the public interest is generally documented in the Comprehensive Plan, which is currently undergoing revisions based on results of the Tualatin 2040 Project planning process. Through City Council Resolution 5479-19, Tualatin has accepted the analyses and policy recommendations of the Tualatin 2040 Project, including *City of Tualatin 2040: Policy Priorities* (December 2019). This policy document directs City Staff to update the Comprehensive Plan to reflect the data and priorities from the Tualatin 2040 Project. The Executive Summary describes:

The documents that guide current and future development in Tualatin, the Comprehensive Plan and Development Code, have not been updated in decades. ...Tualatin 2040 took a 20-year look ahead to review housing and economic data to inform a non-neutral policy analysis... [and] will end in City Council acceptance of policies and strategies that address the City's needs.

In 2020 staff development of a work plan will be undertaken to identify the actions, resources, timing, and responsibility of updating the Comprehensive Plan and Development Code.

Given that the the Tualatin 2040 Project will soon direct a major update to the Comprehensive Plan, the Applicants encourage the Council to place greater consideration for the policies of Tualatin 2040 than the Comprehensive Plan, especially if there are areas of contradiction.

In regard to housing policies, the table below outlines the highest set of priorities.

High Priorities by Topic

1: COMMUNITY AND LIVABILITY POLICY PRIORITIES (HIGH PRIORITY BASED ON STAKEHOLDER FEEDBACK¹)

Housing and Livability

Housing affordability was a major topic of discussion and a concern for all stakeholders and some noted the need for the City to have a plan for housing.

Greater diversity of Housing Types in Tualatin was broadly supported; many felt a wider variety of options (other than single-family homes) would provide more affordable options. Alternative housing types discussed with stakeholders were **townhomes/rowhouses, mixed-use development, duplexes, triplexes, and accessory dwelling units (ADU)**. Most stakeholders were in favor of the full range of housing types. One stakeholder noted that small lot and zero lot line subdivisions could provide higher density that doesn't feel cramped.

Basalt Creek was mentioned by a number of stakeholders. Others noted that the proposed zoning allows for a good diversity of housing (low density residential, medium low density residential and some high density residential, but that lots should be 3,000 or 4,000 square foot lots.

City of Tualatin 2040: Policy Priorities, December 2019 Final

Those final policies are based on recommendations from the technical team and public feedback. The background recommendations are shown in the tables below that provide background explanation for the policy development:

Summary of Actions

The table below summarizes the strategies, actions, and recommendations made by the CAC. The priority shown in the table is based on discussions with the CAC about the actions they view to be in need of prompt attention. Low-priority actions represent actions that the CAC thinks are important but that may be executed later in the Tualatin 2040 process. At some level, all of the actions in this strategy are a high priority for the CAC.

Strategies, Actions, and Recommendations	Priority
Strategy 1: Ensure an adequate supply of land that is available and serviceable.	
Action 1.1. Evaluate opportunities to increase development densities within Tualatin's existing zones by modifying the Development Code. <ul style="list-style-type: none"> ▪ Recommendation 1.1a: Evaluate increasing densities in the Residential High and Residential High Density / High Rise residential designations by allowing buildings that are five to eight stories tall. ▪ Recommendation 1.1b: Conduct an audit of the City's Development Code to identify barriers to residential development (e.g., lot size, setbacks, and lot coverage ratio) and identify alternatives for lowering or eliminating the barriers. ▪ Recommendation 1.1c: Evaluate off-street parking requirements for multifamily housing to identify opportunities for reduction in parking requirements, especially for housing developed for groups who have fewer cars. ▪ Recommendation 1.1d: Adopt a Planned Unit Development (PUD) ordinance to allow flexibility in both development standards and housing types. 	High

City of Tualatin 2040: Policy Priorities, December 2019 Final, APPENDIX C: HOUSING STRATEGY, EcoNW 12/4/19 (emphasis added)



Land Use Regulations

The following policies focus on ways in which the City can modify its current land use regulations in order to increase housing affordability and available housing stock. Policies are broken into two categories: those that affect regulatory changes, and those which increase the land available for housing.

...

Strategy Name	Description	Scale of Impact
Allow Small Residential Lots	<p>Small residential lots are generally less than 5,000 sq. ft. and sometimes closer to 2,000 sq. ft. This policy allows individual small lots within a subdivision. Small lots can be allowed outright in the minimum lot size and dimensions of a zone, or they could be implemented through the subdivision or planned unit development ordinances.</p> <p>This policy is intended to increase density and lower housing costs. Small-lots limit sprawl, contribute to a more efficient use of land, and promote densities that can support transit. Small lots also provide expanded housing ownership opportunities to broader income ranges and provide additional variety to available housing types.</p> <p>Cities across Oregon allow small residential lots, including many cities in the Metro area.</p>	<p>Scale of Impact – Small to moderate. Cities have adopted minimum lot sizes as small as 2,000 sq. ft. However, it is uncommon to see entire subdivisions of lots this small. Small lots typically get mixed in with other lot sizes. This tool generally increases density and amount of single-family detached and townhouse housing in a given area, decreasing housing costs as a result of decreasing amount of land on the lot.</p>

City of Tualatin 2040: Policy Priorities, December 2019 Final, APPENDIX B: HOUSING STRATEGY, EcoNW 12/4/19 (emphasis added)

The City’s technical team advised the City to modify land use regulations to allow small-lot subdivisions and lot size averaging to increase efficiency of development, expand home ownership opportunities, and provide a variety of lot sizes to improve affordability. The Citizen Advisory Committee (CAC) moved this concept forward as a recommendation to adopt a Planned Unit Development ordinance to allow flexibility in development standards and housing types.

Housing Needs Analysis

Concurrent with acknowledgement of the *City of Tualatin 2040: Policy Priorities* in 2019, the City Council accepted an updated Housing Needs Analysis (HNA) and Buildable Land Inventory (BLI), addressing Statewide Planning Goal 10: Housing. Those documents demonstrated a need for all housing types to be provided in the 20-year period ending in 2040. As part of this needed housing, at least 40 percent was forecast to be provided as single-family detached housing and only 15 percent of new housing (152 dwelling units) was forecast to be provided as single-family attached housing. While the City must look at permitting middle-housing opportunities within lower-density districts, as recommended by the HNA and required by House Bill 2001, the inclusion of single-family detached housing that meets the density requirements of the underlying zoning district will also improve the availability of housing – helping meet the City’s planned need for 1,014 additional new dwelling units within the coming 20 years.

Housing Trends

Within the Basalt Creek Planning Area (BCPA), Medium Low-Density Residential accounts for 72 acres, or 3 percent of the city’s total land inventory, of which 69 acres are considered unconstrained and buildable. As documented in the HNA, there was a surplus of 27 acres of gross buildable land needed to accommodate the future population forecast within the RML Zone.

The HNA indicates a number of demographics and housing trends for the city. Single-family detached housing accounts for 53 percent of dwelling units in the city, a smaller number by percentage than Washington County (61 percent) and the region as a whole (63 percent). Reflecting this mix of housing,

homeownership in Tualatin was only 55 percent, versus 61 percent in Washington County and 60 percent in the Portland Region. Of those homeowners in the city, 88 percent live in single-family detached housing.

Nationally, homeownership trends are increasing after the rise of homeownership rates of young adults. According to the HNA, the homeownership rate increased from 62.9 percent to 63.7 percent over the course of 2016-2017. According to the U.S. Census Bureau, this rate has further increased to 65.3 percent in the first quarter of 2020. Current market trends are likely to raise this rate. During this time, the characteristics of housing have also changed to include construction of homes on smaller lots with small yards. Demand for these types of housing are likely to rise similarly in Tualatin. Providing the opportunity for more single-family detached housing will provide an increased opportunity for home ownership in Tualatin – meeting projected needs and the increased demands for home ownership.

Of the dwellings needed over the next 20 years, 43 percent of the forecast households in the city will be in the Basalt Creek Planning Area (BCPA). At the forecast density for the RML district, 10.5 dwelling units per gross acre, this equates to roughly 42 acres needed. The applicants are proposing that the text amendment affect ± 57.79 acres. At the densities currently required, and assuming 30 percent of the gross area being required for street rights-of-way and other facilities such as stormwater, this could potentially provide the opportunity for between 323 and 404 dwelling units. This does not include the other areas of RML-zoned lands within the BCPA (another 14 acres of land) or other types of residential zoning (88 buildable acres) within the BCPA. By approving the application for a text amendment, the property owners and developers can move to provide this needed housing at the densities prescribed by the HNA and Tualatin Development Code (TDC). These changes will help improve rates of homeownership within Tualatin while also making the best use of the available lands.

Diversity of Housing

Encourage development of a wider variety of housing types. Tualatin should allow duplexes, triplexes, quadplexes, cottage clusters, and townhouses in the Residential Low Density zone and allow cottage cluster housing in the Medium-Low Density and Medium-High Density zones (which already allow for the other housing types mentioned). These changes should be made in a way that makes the City's zoning code compliant with House Bill 2001. (HNA Executive summary, p. XII)

About 37% of Tualatin's households are cost burdened, with 56% of renters and 22% of owners paying more than 30% of their income on housing. (HNA Executive summary, p. XI)

The HNA calls for the addition of more types of housing. This application does not propose to remove any permitted types of housing—Multi-family and middle housing are a valuable contribution to a city's housing inventory. The misplacement of this housing, however, does not benefit renters—it places them further from centers of employment, commerce, and adequate transportation. Increasing their costs of living in addition to those associated with housing. The action items from Tualatin 2040 include finding land to rezone to higher densities close to urban services and transit.

Ensure there are connections between planning for housing and other community planning. Throughout the project, stakeholders emphasized the need to coordinate housing planning with economic development planning, transportation planning, and other community planning. Updates to the Tualatin Transportation System Plan should be coordinated with planning for housing growth. A key approach to accommodating new residential development is redevelopment that results in mixed-use districts, providing opportunities for more housing affordable to people working at businesses in Tualatin and living closer to work (thus reducing transportation issues). In addition, stakeholders would like to see the incorporation of services needed to meet daily needs of residents of neighborhoods without driving. (HNA Executive summary, p. XIII)

This area is not suitable for high density housing types such as apartment-style multi-family because of the distances between shopping, dining, employment, transit, and other services. This location is on the outskirts of Tualatin's Urban Growth Boundary (UGB), ensuring that residents of this neighborhood will be more inclined towards driving due to a lack of nearby goods and services.

If the future differs from the past, it is likely to move in the direction, on average, of smaller units and more diverse housing types. Most of the evidence suggests that the bulk of the change will be in the direction of smaller average house and lot sizes for single-family housing. This includes providing opportunities for development of smaller single-family detached homes, townhomes, and multifamily housing. (HNA, p. 74)

The residential market has moved toward houses on smaller lots with less yard and less street frontage. These developments allow for less land cost for each dwelling unit, allowing for "more home for the money." Buyers place less value on yards that require time for maintenance. Examples of these small lot developments can be found in Wilsonville, Hillsboro, and Tigard. Providing opportunities for development of smaller single-family detached homes will encourage the construction of attainable housing. This application allows for the smaller single-family detached housing called for in the HNA.

Challenges of Existing Code

The applicants considered providing single-family detached housing through the Small Lot Subdivision provisions of TDC 36.410. Unfortunately, we found that within the RML zone, meeting the density requirements would be difficult, would result in a monochromatic development, and be subject to a highly discretionary process.

The existing development code provides a path for a "Small Lot Subdivision" subject to a Conditional Use Permit. The uncertainty, additional review, and extended timeline of a Conditional Use Permit are all barriers to housing as described in the Tualatin 2040 document. More importantly, the Small Lot provisions do not allow for Lot Size Averaging as proposed in the Lennar/Venture Text Amendment. The Small Lot provisions require a minimum lot size of 4,500 square feet which does not permit a project to achieve maximum density. If all lots are sized at exactly 4,500 square feet, the maximum density possible is 9.68 dwelling units per acre, less than the 10 dwelling units per acre allowed by the zone.

The minimum lot width is 50 feet, the minimum lot depth is 90 feet, and the minimum lot size is 4,500 square feet. With these standards, every lot will be exactly the same with no diversity. Averaging lot sizes and allowing smaller minimum lot sizes provides an opportunity to meet the density requirements of the district and provide a variety of lot widths and housing styles to break up repetitive development. The proposed code changes will allow the same number of homes to be provided while retaining the character of surrounding neighborhoods and providing more diverse housing options.

Medium Low-Density Residential District

The district is designed to serve as a transitional zone between Low-Density Residential, which only permits detached single-family residences outright, and Medium High-Density Residential, which only permits multi-family dwellings outright. Despite being a transitional zone, the RML district does not currently permit detached single-family residential dwellings without a conditional use permit. The RML district should permit those types of dwellings where they can be provided in a density satisfactory to the City's HNA.

TDC 5.040. - Planning District Objectives.

- (2) *Medium-Low Density Residential Planning District (RML).* To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.

The Text Amendment proposed by the Applicants requires an additional modification to the existing purpose statement above. The Applicants propose an additional modification as shown below:

- (2) *Medium-Low Density Residential Planning District (RML).* To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. **Detached housing is permitted for projects over 15 acres in size within the Basalt Creek Planning Area.** Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.

This additional sentence is needed to acknowledge the proposed amendment to the development code; it is not a substantive change to the proposal.

Conclusion

This text amendment and associated future projects will encourage the provision of needed housing and affordable housing options to the local community. As noted by the City's adopted studies, detached single-family residences are needed and play a large role in helping accommodate expected demand over the next 20 years. These types of housing are currently permitted through existing processes, but with significant dimensional limitations with a highly discretionary review process. This application provides for this type of housing while not diminishing the opportunities for this zone to continue providing other types of housing when and where they are most appropriate.

We look forward to discussing this matter with the City Council on August 10, 2020.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Mimi Doukas, AICP, RLA
12965 SW Herman Road, Suite 100
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(503) 563-6151 | mimid@aks-eng.com

City of Tualatin

Housing Needs Analysis

December 2019

Prepared for:

City of Tualatin

FINAL REPORT

ECONorthwest
ECONOMICS • FINANCE • PLANNING

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Executive Summary

Planning Goal 10 and OAR 660-008. The methods used for this study generally follow the *Planning for Residential Growth* guidebook, published by the Oregon Transportation and Growth Management Program (1996).

The primary goals of the housing needs analysis were to (1) project the amount of land needed to accommodate the future housing needs of all types within the Tualatin Planning Area, (2) evaluate the existing residential land supply within the Tualatin Planning Area to determine if it is adequate to meet that need, (3) to fulfill state planning requirements for a twenty-year supply of residential land, and (4) identify policy and programmatic options for the City to meet identified housing needs.

What are the key housing needs in Tualatin?

Following are several key issues identified in the housing needs analysis:

- **Tualatin’s housing market is strongly impacted by the regional market in the Portland Region.** Tualatin is relatively small, accounting for 4.5% of Washington County’s population and 1.5% of the Portland Region’s population. Of the more than 23,800 people who work in Tualatin, 93% of workers commute into Tualatin from other areas, most notably Portland, Tigard, Beaverton, and Hillsboro. Nearly 11,000 residents of Tualatin commute out of the city for work, many of them to Portland.
- **Household incomes in Tualatin are similar to Washington County’s, and have not kept pace with housing prices.** Tualatin’s home sales and rental costs are comparable to other communities in the region. Tualatin has a larger share of multifamily housing compared to Washington County and the Portland Region (42% the City’s housing stock), and there are very few vacant units. Given these factors, Tualatin will continue to have demand for affordable, lower-income and middle-income housing.
- **Demographic and economic trends will drive demand for relatively affordable attached single-family housing and multifamily housing in Tualatin.** The key demographic trends that will affect Tualatin’s future housing needs are: (1) the aging of the Baby Boomers, (2) aging of the Millennials, and (3) continued growth in the Latinx population.
 - As the Baby Boomers age, growth of retirees will drive demand for housing types specific to seniors, such as small and easy-to-maintain dwellings, assisted living facilities, or age-restricted developments.
 - Tualatin’s ability to retain Millennials will depend on whether the city has opportunities for housing that both appeals to and is affordable to Millennials.
 - Growth in the number of Latinx households will result in increased demand for housing of all types, both for ownership and rentals, with an emphasis on

housing that is comparatively affordable. Latinx households are more likely to be larger than average, with more children and possibly with multigenerational households.

- **Tualatin has an existing lack of affordable housing.** Tualatin’s key challenge over the next 20 years is providing opportunities for development of relatively affordable housing of all types of housing, from lower-cost single-family housing to market-rate multifamily housing.
 - About 26% of Tualatin’s households had incomes less than \$41,000 and cannot afford a two-bedroom apartment at Washington County’s Fair Market Rent (FMR) of \$1,330 without cost burdening themselves.
 - In 2018, a household needed to earn \$25.58 an hour to afford a two-bedroom rental unit in Washington County.
 - Tualatin currently has a deficit of housing units that are affordable to households earning less than \$35,000.
 - About 37% of Tualatin’s households are cost burdened, with 56% of renters and 22% of owners paying more than 30% of their income on housing.

How much growth is Tualatin planning for?

A 20-year household forecast (in this instance, 2020 to 2040) is the foundation for estimating the number of new dwelling units needed. Exhibit 1 shows a household forecast for Tualatin for the 2020 to 2040 period. It shows that Tualatin will grow by about 1,014 households over the 20-year period (with 44% of households projected to locate in Basalt Creek).

Exhibit 1. Forecast of Household Growth, Tualatin city limits, 2020 to 2040

Source: Metro 2040 Population Distributed Forecast, Exhibit A. July 12, 2016.

10,791	11,362	571	5.3% increase
Households in 2020	Households in 2040	New households 2020 to 2040	0.26% Growth Rate

Exhibit 2. Forecast of Household Growth, Basalt Creek, 2020 to 2040

Source: Metro 2040 TAZ Forecast, Population Estimates (TAZ 980 and 981). November 6, 2015.

203	646	443	218% increase
Households in 2020	Households in 2040	New households 2020 to 2040	5.96% Growth Rate

How much buildable residential land does Tualatin currently have?

Exhibit 3 shows buildable residential acres by Plan Designation, after excluding constrained and unbuildable land. The results show that Tualatin has about 244 net buildable acres in residential Plan Designations. Of the 244 net acres, about 62% are located in Basalt Creek.

Exhibit 3. Buildable acres in vacant and partially vacant tax lots by Plan Designation, Tualatin Planning Area, 2018

Source: Metro BLI, ECONorthwest Analysis. Note: The numbers in the table may not sum to the total as a result of rounding.

Generalized Plan Designation	Total buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
Residential			
Low Density Residential	79	11	68
Medium Low Density Residential	1	0	1
Medium High Density Residential	1	1	0
High Density High Rise Residential	0	0	0
High Density Residential	12	12	0
Commercial			
Mixed-Use Commercial Overlay Zone	0	0	0
Central Tualatin Overlay Zone	0	0	0
Basalt Creek Planning Area			
Low Density Residential	76	2	74
Medium Low Density Residential	69	49	20
High Density Residential	5	0	5
Neighborhood Commercial	0	0	0
Total	244	75	168

Exhibit 3 shows that Tualatin has 150 buildable acres in the Basalt Creek Planning Area. To analyze housing capacity and land sufficiency, this report uses the Basalt Creek Concept Plan's estimate of buildable acres (which is 88 buildable acres). The analysis uses the Basalt Creek Concept Plans estimate of buildable acres (rather than the buildable lands inventory estimate) to remain consistent with this recently adopted Concept Plan and the Comprehensive Plan amendment.

How much housing will Tualatin need?

Tualatin will need to plan for about 1,014 new dwelling units to accommodate forecasted household growth between 2020 and 2040. About 406 dwelling units will be single-family detached types (40%), 152 will be single-family attached (15%), and 456 will be multifamily (45%).

This mix represents a shift from the existing mix of housing, in which about 53% of the housing stock in the 2013-2017 period was single-family detached housing. The shift in mix is in response to the need for a broader range of housing types with a wider range of price points

than are currently available in Tualatin’s housing stock, including housing types such as duplexes, townhouses, triplexes, and quadplexes, and apartments / condominiums.

How much land will be required for housing?

Exhibit 4 shows that Tualatin’s 96 acres of buildable land in its city limits and 88 acres in Basalt Creek (per the Basalt Creek Concept Plan) has the capacity to accommodate 1,207 new dwelling units. While Tualatin’s forecast for demand is for 1,014 new dwelling units, Tualatin has a deficit of capacity for 109 dwelling units in the Median High Density Plan Designation and 101 dwelling units in the High Density High-Rise Plan Designation (over the 2020 to 2040 period). The following summarizes Tualatin’s land sufficiency results by Plan Designations:

- **Low Density:** Tualatin has a surplus of capacity for about 57 dwelling units, or 10 gross acres of land to accommodate growth.
- **Medium Low Density:** Tualatin has a surplus of capacity for about 315 dwelling units, or 27 gross acres of land to accommodate growth.
- **Medium High Density:** Tualatin has a deficit of capacity for about 109 dwelling units, or seven gross acres of land to accommodate growth.
- **High Density:** Tualatin has a surplus of capacity for about 31 dwelling units, or two gross acres of land to accommodate growth.
- **High Density High-Rise:** Tualatin has a deficit of capacity for about 101 dwelling units, or four gross acres of land to accommodate growth.

Exhibit 4. Comparison of capacity of existing residential land with demand for new dwelling units and land surplus or deficit, Tualatin City Limits and Basalt Creek, 2020 to 2040

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Residential Plan Designations	Capacity (Dwelling Units)	Demand for New Housing	Remaining Capacity (Supply minus Demand)	Land Surplus or (Deficit) Gross Acres
Low Density	523	466	57	10
Medium Low Density	386	71	315	27
Medium High Density	13	122	(109)	(7)
High Density	285	254	31	2
High Density High-Rise	-	101	(101)	(4)

What are the Key Findings of the Housing Needs Analysis?

The key findings of the Tualatin's Housing Needs Analysis are that:

- **Tualatin is planning for 1,014 new dwelling units.** The growth of 1,014 households will result in demand for 1,014 new dwelling units over the 20-year planning period, averaging 51 new dwelling units annually.
- **Tualatin will plan for more single-family attached and multifamily dwelling units in the future to meet the City's housing needs.** Historically, about 53% of Tualatin's housing was single-family detached. While 40% of new housing in Tualatin is forecast to be single-family detached, the City will need to provide opportunities for development of new single-family attached (15% of new housing) and multifamily units (45% of new housing).
 - The factors driving the shift in types of housing needed in Tualatin include changes in demographics and decreases in housing affordability. The aging of the Baby Boomers and the household formation of the Millennials will drive demand for renter- and owner-occupied housing, such as single-family detached housing, townhouses, duplexes, triplexes, quadplexes, and apartments. Both groups may prefer housing in walkable neighborhoods, with access to services.
 - Tualatin's existing deficit of housing affordable for low- and high-income households indicates a need for a wider range of housing types, for renters and homeowners. About 37% of Tualatin's households are cost burdened (paying more than 30% of their income on housing), including a cost burden rate of 56% for renter households.
 - Without diversification of housing types, lack of affordability will continue to be a problem, possibly growing in the future if incomes continue to grow at a slower rate than housing costs. Under the current conditions, 307 of the forecasted new households will have incomes of \$40,700 (in 2018 dollars) or less. These households often cannot afford market-rate housing without government subsidy. More than 300 new households will have incomes between \$40,700 and \$97,680. These households will all need access to affordable housing, such as the housing types described above.
- **Tualatin has a small deficit of land for higher density single-family and multifamily housing.** Tualatin has a deficit of land for 109 dwelling units in the Medium High Density Plan Designation (about seven gross acres) and 101 units in the High Density High-Rise Plan Designation (about four gross acres).
- **Tualatin will need to meet the requirements of House Bill 2001.** The Legislature passed House Bill 2001 in the 2019 Legislative session. The bill requires cities within the Metro UGB to allow "middle" housing types in low-density residential zones. The bill defines middle housing types as: duplexes, triplexes, quadplexes, cottage clusters, and townhouses. To comply with House Bill 2001, Tualatin will need to:

- Allow cottage cluster as a housing type in the Residential Low Density zone. Tualatin may want to allow cottage cluster housing in the Medium-Low Density and Medium-High Density zones. Tualatin will also need to include development standards in the Tualatin Development Code.
- Allow duplexes, townhouses, and multifamily housing as a permitted use in the Residential Low Density zone.

Following is a summary of ECONorthwest’s recommendations to Tualatin based on the analysis and conclusions in this report. The *Tualatin Housing Strategy* memorandum presents the full list of recommendations for Tualatin.

- **Ensure an adequate supply of land that is available and serviceable.** Tualatin should evaluate opportunities to increase residential development densities by modifying the Development Code, such as increasing densities and height limits in higher density zones. Tualatin should identify opportunities to re-zone land, from lower density usage to higher density usage, to provide additional opportunities for multifamily housing development. Tualatin should plan for long-term development of housing in Tualatin through 2040 and beyond by working with Metro on upcoming Growth Management reports.
- **Encourage development of a wider variety of housing types.** Tualatin should allow duplexes, triplexes, quadplexes, cottage clusters, and townhouses in the Residential Low Density zone and allow cottage cluster housing in the Medium-Low Density and Medium-High Density zones (which already allow for the other housing types mentioned). These changes should be made in a way that makes the City’s zoning code compliant with House Bill 2001.
- **Support development and preservation of housing that is affordable for all households.** The City should develop policies to support development of housing affordable to people who live and work in Tualatin. The City should identify opportunities to leverage resources (including funding) from the Metro Bond to support development of housing affordable to households earning less than 60% of Median Family Income in Washington County (\$48,900 for a household size of four people). The City should develop policies to prevent and address homelessness, as well as to prevent and mitigate residential displacement resulting from redevelopment and increases in housing costs. These actions will require Tualatin to evaluate the adoption of a wide variety of housing policies such as creative financing opportunities for systems development charges, evaluating tax exemption programs, participating in a land bank, and other approaches to supporting development of housing affordable at all income levels.
- **Identify funding tools to support residential development.** The City should evaluate tools such as establishing a new Urban Renewal District and evaluate establishing a construction excise tax.
- **Identify redevelopment opportunities.** The City should identify districts within Tualatin with opportunities for redevelopment for both housing and employment

uses, as well as supporting redevelopment of underutilized commercial buildings for housing.

- **Ensure there are connections between planning for housing and other community planning.** Throughout the project, stakeholders emphasized the need to coordinate housing planning with economic development planning, transportation planning, and other community planning. Updates to the Tualatin Transportation System Plan should be coordinated with planning for housing growth. A key approach to accommodating new residential development is redevelopment that results in mixed-use districts, providing opportunities for more housing affordable to people working at businesses in Tualatin and living closer to work (thus reducing transportation issues). In addition, stakeholders would like to see the incorporation of services needed to meet daily needs of residents of neighborhoods without driving.

The *Tualatin Housing Strategy* memorandum presents more details about each of these topics and recommendations for specific actions to implement these recommendations.

1. Introduction

This report presents Tualatin's Housing Needs Analysis for the 2020 to 2040 period. It is intended to comply with statewide planning policies that govern planning for housing and residential development, including Goal 10 (Housing) and OAR 660 Division 8. The methods used for this study generally follow the *Planning for Residential Growth* guidebook, published by the Oregon Transportation and Growth Management Program (1996).

Tualatin has changed considerably in the last two decades. Tualatin grew from 22,791 people in 2000 to 27,135 people in the 2013-2017 period. This is an addition of 4,344 people, or 19% growth. In this time, rates of housing cost burden increased from 26% to 37%, with renter cost burdened rates increasing from 30% to 56%. Median gross rents increased by \$386 (from \$768 in 2000 to \$1,154 in 2013-2017) and median home values increased by \$83,168 (from \$282,532 in 2000 to \$365,700 in 2013-2017).

This report provides Tualatin with a factual basis to update the Housing Element of the City's Comprehensive Plan and Development Code, and to support future planning efforts related to housing and options for addressing unmet housing needs in Tualatin. This report provides information that informs future planning efforts, including development and redevelopment. It provides the City with information about the housing market in Tualatin and describes the factors that will affect future housing demand in Tualatin, such as changing demographics. This analysis will help decision makers understand whether Tualatin has enough land to accommodate growth over the next 20 years.

Framework for a Housing Needs Analysis

Economists view housing as a bundle of services for which people are willing to pay: shelter certainly, but also proximity to other attractions (job, shopping, parks and recreation), amenities (type and quality of fixtures and appliances, landscaping, views), prestige, and access to a range of services (i.e. medical, transportation) including public services (i.e. quality of schools). Because it is impossible to maximize all these services and simultaneously minimize costs, households must, and do, make tradeoffs. What they can get for their money is influenced both by economic forces and government policy. Moreover, different households will value what they can get differently. They will have different preferences, which in turn are a function of many factors like income, age of head of household, number of people and children in the household, number of workers and job locations, number of transportation vehicles, and so on.

Thus, housing choices of individual households are influenced in complex ways by dozens of factors. The housing market in Washington County and Tualatin are the result of the individual decisions of thousands of households. These points help to underscore the complexity of projecting what types of housing will be built in Tualatin between 2020 and 2040.

The complex nature of the housing market, demonstrated by the unprecedented boom and bust during the past decade, does not eliminate the need for some type of forecast of future housing

demand and need. This includes resulting implications for land demand and consumption. Such forecasts are inherently uncertain. Their usefulness for public policy often derives more from the explanation of their underlying assumptions about the dynamics of markets and policies than from the specific estimates of future demand and need. Thus, we start our housing analysis with a framework for thinking about housing and residential markets, and how public policy affects those markets.

Statewide Planning Goal 10

The passage of the Oregon Land Use Planning Act of 1974 (ORS Chapter 197) established the Land Conservation and Development Commission (LCDC) and the Department of Land Conservation and Development (DLCD). The Act required the Commission to develop and adopt a set of statewide planning goals. Goal 10 addresses housing in Oregon and provides guidelines for local governments to follow in developing their local comprehensive land use plans and implementing policies.

At a minimum, local housing policies must meet the requirements of Goal 10 and the statutes and administrative rules that implement it (ORS 197.295 to 197.314, ORS 197.475 to 197.490, and OAR 600-008).¹ Goal 10 requires incorporated cities to complete an inventory of buildable residential lands. Goal 10 also requires cities to encourage the numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households. Jurisdictions located in the Metro UGB are also required to comply with Metropolitan Housing in OAR 660-007 and Title 7 of Metro’s Urban Growth Management Functional Plan in the Metro Code (3.07 Title 7).

Goal 10 defines needed housing types as “all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the city with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes.” ORS 197.303 defines needed housing types:

- (a) Housing that includes, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy.
- (b) Government assisted housing.²
- (c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490.
- (d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions.
- (e) Housing for farmworkers.

¹ ORS 197.296 only applies to cities with populations over 25,000.

² Government assisted housing can be any housing type listed in ORS 197.303 (a), (c), or (d).

DLCD provides guidance on conducting a housing needs analysis in the document *Planning for Residential Growth: A Workbook for Oregon's Urban Areas*, referred to as the Workbook.

Tualatin must identify needs for all of the housing types listed above as well as adopt policies that increase the likelihood that needed housing types will be developed. This housing needs analysis was developed to meet the requirements of Goal 10 and its implementing administrative rules and statutes.

The Metropolitan Housing Rule

OAR 660-007 (the Metropolitan Housing rule) is designed to “assure opportunity for the provision of adequate numbers of needed housing units and the efficient use of land within the Metropolitan Portland (Metro) urban growth boundary.” OAR 660-0070-005(12) provides a Metro-specific definition of needed housing:

"Needed Housing" defined. Until the beginning of the first periodic review of a local government's acknowledged comprehensive plan, "needed housing" means housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels.

The Metropolitan Housing Rule also requires cities to develop residential plan designations:

(1) Plan designations that allow or require residential uses shall be assigned to all buildable land. Such designations may allow nonresidential uses as well as residential uses. Such designations may be considered to be "residential plan designations" for the purposes of this division. The plan designations assigned to buildable land shall be specific so as to accommodate the varying housing types and densities identified in OAR 660-007-0030 through 660-007-0037.

OAR 660-007 also specifies the mix and density of new residential construction for cities within the Metro Urban Growth Boundary (UGB):

“Provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternative percentage based on changing circumstances” (OAR 660-007-0030 (1)).

OAR 660-007-0035 sets specific density targets for cities in the Metro UGB. Tualatin’s average density target is eight dwelling units per net buildable acre.³

Metro Urban Growth Management Functional Plan

The Metro Urban Growth Management Functional Plan describes the policies that guide development for cities within the Metro UGB to implement the goals in the Metro 2040 Plan.

³ OAR 660-024-0010(6) defines Net Buildable Acres as follows: “Net Buildable Acre” consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets and roads.

Title 1: Housing Capacity

Title 1 of Metro's Urban Growth Management Functional Plan is intended to promote efficient land use within the Metro UGB by increasing the capacity to accommodate housing capacity. Each city is required to determine its housing capacity based on the minimum number of dwelling units allowed in each zoning district that allows residential development and maintain this capacity.

Title 1 requires that a city adopt minimum residential development density standards by March 2011. If the jurisdiction did not adopt a minimum density by March 2011, the jurisdiction must adopt a minimum density that is at least 80% of the maximum density.

Title 1 provides measures to decrease development capacity in selected areas by transferring the capacity to other areas of the community. This may be approved as long as the community's overall capacity is not reduced.

Metro's 2017 Compliance Report concludes that Tualatin is in compliance for the City's Title 1 responsibilities.

Title 7: Housing Choice

Title 7 of Metro's Urban Growth Management Functional Plan is designed to ensure the production of affordable housing in the Metro UGB. Each city and county within the Metro region is encouraged to voluntarily adopt an affordable housing production goal.

Each jurisdiction within the Metro region is required to ensure that their comprehensive plans and implementing ordinances include strategies to:

- Ensure the production of a diverse range of housing types,
- Maintain the existing supply of affordable housing, increase opportunities for new affordable housing dispersed throughout their boundaries, and
- Increase opportunities for households of all income levels to live in affordable housing (3.07.730)

Metro's 2017 Compliance Report concludes that Tualatin is in compliance for the City's Title 7 responsibilities.

Title 11: Planning for New Urban Areas

Title 11 of Metro's Urban Growth Management Functional Plan provides guidance on the conversion of land from rural to urban uses. Land brought into the Metro UGB is subject to the provisions of section 3.07.1130 of the Metro Code, which requires lands to be maintained at rural densities until the completion of a concept plan and annexation into the municipal boundary.

The concept plan requirements directly related to residential development are to prepare a plan that includes:

- (1) A mix and intensity of uses that make efficient use of public systems and facilities,
- (2) A range of housing for different types, tenure, and prices that addresses the housing needs of the governing city, and
- (3) Identify goals and strategies to meet the housing needs for the governing city in the expansion area.

Organization of this Report

The rest of this document is organized as follows:

- **Chapter 2. Residential Buildable Lands Inventory** presents the methodology and results of Tualatin’s inventory of residential land.
- **Chapter 3. Historical and Recent Development Trends** summarizes the state, regional, and local housing market trends affecting Tualatin’s housing market.
- **Chapter 4. Demographic and Other Factors Affecting Residential Development in Tualatin** presents factors that affect housing need in Tualatin, focusing on the key determinants of housing need: age, income, and household composition. This chapter also describes housing affordability in Tualatin relative to the larger region.
- **Chapter 5. Housing Need in Tualatin** presents the forecast for housing growth in Tualatin, describing housing need by density ranges and income levels.
- **Chapter 6. Residential Land Sufficiency within Tualatin** estimates Tualatin’s residential land sufficiency needed to accommodate expected growth over the planning period.

2. Residential Buildable Lands Inventory

This chapter provides a summary of the residential buildable lands inventory (BLI) for the Tualatin Planning Area. This buildable lands inventory analysis complies with statewide planning Goal 10 policies that govern planning for residential uses. The detailed methodology used to complete the buildable lands inventory is presented in Appendix A.

First, the analysis established the residential land base (parcels or portion of parcels with appropriate zoning), classified parcels by buildable status, identified/deducted environmental constraints, and lastly summarized total buildable area by Plan Designation.

Definitions

ECONorthwest developed the buildable lands inventory with a tax lot database from Metro Regional Land Information Systems (RLIS). Maps produced for the buildable lands inventory used a combination of GIS data based on the Metro BLI for the 2018 Urban Growth Report, adopted maps, and visual verification to verify the accuracy of Metro data. The tax lot database is current as of 2016, accounting for changes and development updates through April 2019. The inventory builds from the database to estimate buildable land per plan designations that allow residential uses. The following definitions were used to identify buildable land for inclusion in the inventory:

- *Vacant land.* Tax lots designated as vacant by Metro based on the following criteria: (1) fully vacant based on Metro aerial photo; (2) tax lots with less than 2,000 square feet developed and developed area is less than 10% of lot; (3) lots 95% or more vacant from GIS vacant land inventory.
- *Partially vacant land.* Single-family tax lots that are 2.5 times larger than the minimum lot size with a building value less than \$300,000, or lots that are 5 times larger than the minimum lots size (no threshold for building value). These lots are considered to still have residential capacity. For this analysis, we classified these lots as Partially Vacant, and we assumed that 0.25 acres of the lot was developed, and the remaining land is available for development, less constraints.
- *Public or exempt land.* Lands in public or semi-public ownership are considered unavailable for residential development. This includes lands in Federal, State, County, or City ownership as well as lands owned by churches and other semi-public organizations and properties with conservation easements. These lands are identified using the Metro's definitions and categories.
- *Developed land.* Lands not classified as vacant, partially vacant, or public/exempt are considered developed. Developed land includes lots with redevelopment capacity, which are also included in the BLI. The unit capacity of developed but redevelopable lots is based on Metro's estimates.

Development Constraints

Consistent with state guidance on buildable lands inventories, ECONorthwest deducted the following constraints from the buildable lands inventory and classified those portions of tax lots that fall within the following areas as constrained, unbuildable land:

- *Lands within floodplains.* Flood Insurance Rate Maps from the Federal Emergency Management Agency (FEMA) were used to identify lands in floodways and 100-year floodplains, as well as lands identified in Metro’s Title 3 Stream and Floodplain Protection Plan.
- *Land within natural resource protection areas.* The Locally Significant Wetlands shapefile was used to identify areas within wetlands. Riparian corridors and other natural resource areas identified in Tualatin’s Natural Resource Protection Overlay District were all considered undevelopable. These areas are consistent with the City’s Development Code Chapter 72.
- *Land with slopes over 25%.* Lands with slopes over 25% are considered unsuitable for residential development.

Buildable Lands Inventory Results

Land Base

Exhibit 5 shows residential land in Tualatin by classification (development status). The results show that the Tualatin Planning Area has 2,556 total acres in residential Plan Designations. (This includes the areas of the Mixed-Use Commercial Overlay Zone and Central Tualatin Overlay Zone that allow residential uses). Of these 2,556 acres, about 2,193 acres (86%) are classified as Developed or Public (or Exempt) and do not have development capacity, and the remaining 364 acres (14%) are Vacant or Partially Vacant and have development capacity (not including development constraints).⁴

⁴ The buildable lands inventory results in Exhibit 5 does not account for development constraints (yet). Land with development constraints are not classified as buildable; we remove development constraints in Exhibit 6 and we present final buildable land results in Exhibit 7.

Exhibit 5. Residential acres by classification and Plan Designation, Tualatin Planning Area, 2019

Source: Metro BLI, ECONorthwest Analysis. *Note: The numbers in the table may not sum to the total as a result of rounding.*

Generalized Plan Designation	Vacant	Partially Vacant	Developed	Public or Exempt	Total Acres	Percent of Total
Residential						
Low Density Residential	26	138	1,063	510	1,737	68%
Medium Low Density Residential	-	2	168	68	238	9%
Medium High Density Residential	1	-	125	31	158	6%
High Density High Rise Residential	-	-	6	9	15	1%
High Density Residential	15	-	117	21	153	6%
Commercial						
Mixed-Use Commercial Overlay Zone	-	-	25	-	25	1%
Central Tualatin Overlay Zone	3	-	29	6	37	1%
Basalt Creek Planning Area						
Low Density Residential	2	99	11	-	113	4%
Medium Low Density Residential	49	23	-	-	72	3%
High Density Residential	-	5	-	-	5	0%
Neighborhood Commercial	-	1	4	-	4	0%
Total	95	268	1,548	645	2,556	100%

Exhibit 6 shows land in all residential Plan Designations by development and constraint status. After development constraints have been applied, about 68% of Tualatin’s total residential land (1,747 acres) has no development capacity (i.e., committed), 22% (566 acres) is constrained, and 10% (244 acres) are unconstrained and buildable.

Exhibit 6. Residential land by comprehensive Plan Designation and constraint status, Tualatin Planning Area, 2019

Source: Metro BLI, ECONorthwest Analysis. *Note: The numbers in the table may not sum to the total as a result of rounding.*

Generalized Plan Designation	Total acres	Committed acres	Constrained acres	Buildable acres
Residential				
Low Density Residential	1,737	1,292	365	79
Medium Low Density Residential	238	190	47	1
Medium High Density Residential	158	128	29	1
High Density High Rise Residential	15	4	11	0
High Density Residential	153	77	64	12
Commercial				
Mixed-Use Commercial Overlay Zone	25	20	5	0
Central Tualatin Overlay Zone	37	16	21	0
Basalt Creek Planning Area				
Low Density Residential	113	13	23	76
Medium Low Density Residential	72	2	1	69
High Density Residential	5	0	0	5
Neighborhood Commercial	4	4	0	0
Total	2,556	1,747	566	244

Vacant Buildable Land

Exhibit 7 shows buildable acres (e.g., acres in tax lots after constraints are deducted) for vacant and partially vacant land by Plan Designation. Of Tualatin’s 244 unconstrained buildable residential acres, about 31% are in tax lots classified as vacant, and 69% are in tax lots classified as partially vacant. About 32% of Tualatin’s buildable residential land is in the Low Density Residential Plan Designation and about 62% of Tualatin’s buildable residential land is located in the Basalt Creek Planning Area.

Exhibit 7. Buildable acres in vacant and partially vacant tax lots by Plan Designation and zoning, Tualatin Planning Area, 2019

Source: Metro BLI, ECONorthwest Analysis. Note: The numbers in the table may not sum to the total as a result of rounding.

Generalized Plan Designation	Total buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
Residential			
Low Density Residential	79	11	68
Medium Low Density Residential	1	0	1
Medium High Density Residential	1	1	0
High Density High Rise Residential	0	0	0
High Density Residential	12	12	0
Commercial			
Mixed-Use Commercial Overlay Zone	0	0	0
Central Tualatin Overlay Zone	0	0	0
Basalt Creek Planning Area			
Low Density Residential	76	2	74
Medium Low Density Residential	69	49	20
High Density Residential	5	0	5
Neighborhood Commercial	0	0	0
Total	244	75	168

Exhibit 8 and 5 (upcoming pages) show the results of Tualatin’s residential BLI.

Exhibit 8. Residential Land by Development Status with Constraints, Tualatin Planning Area, 2019

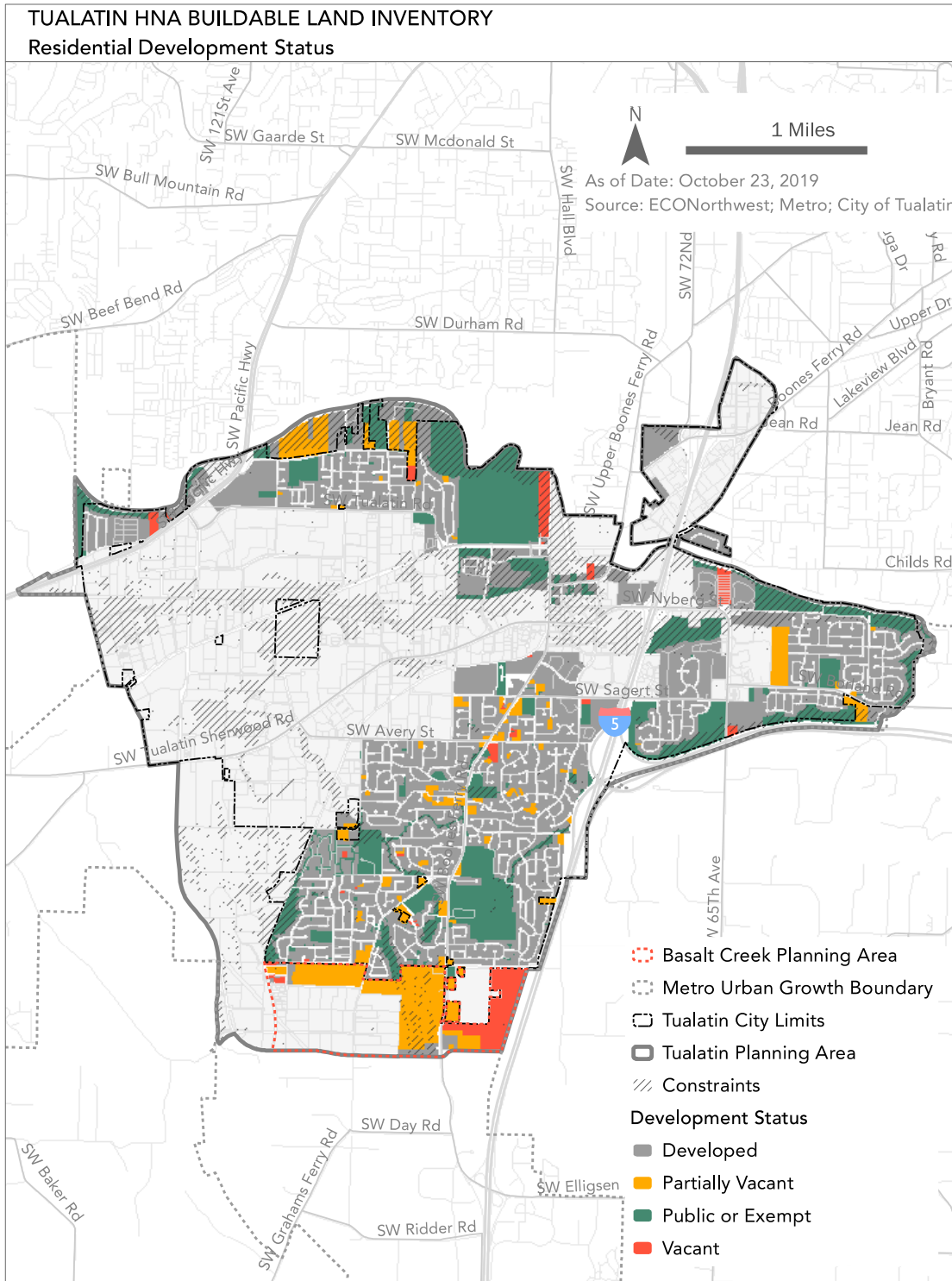
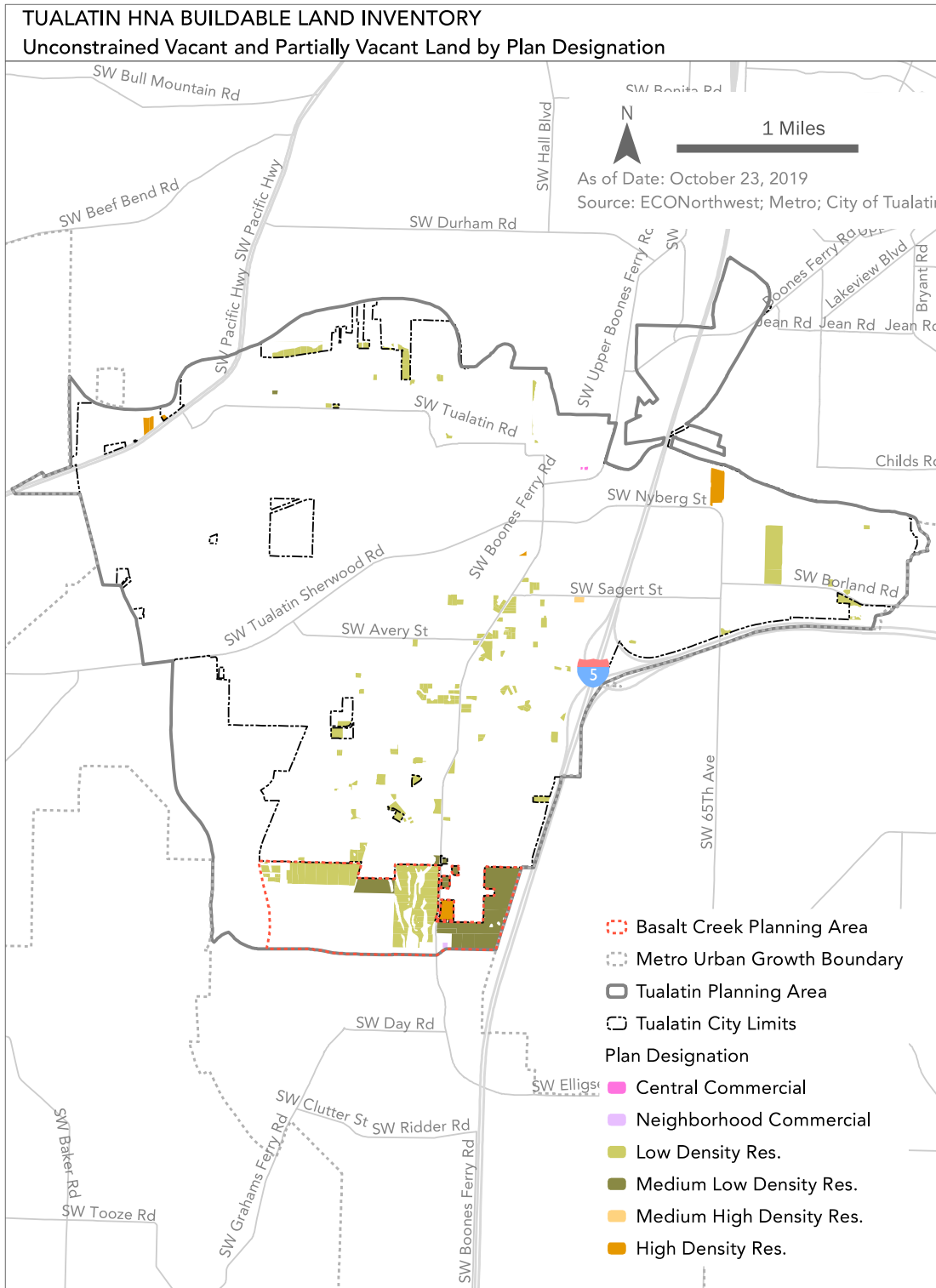


Exhibit 9. Unconstrained Vacant and Partially Vacant Residential Land, Tualatin Planning Area, 2019



3. Historical and Recent Development Trends

Analysis of historical development trends in Tualatin provides insight into the functioning of the local housing market. The mix of housing types and densities, in particular, are key variables in forecasting the capacity of residential land to accommodate new housing and to forecast future land need. The specific steps are described in Task 2 of the *DLCD Planning for Residential Lands Workbook* as:

1. Determine the time period for which the data will be analyzed.
2. Identify types of housing to address (all needed housing types).
3. Evaluate permit/subdivision data to calculate the actual mix, average actual gross density, and average actual net density of all housing types.

This Housing Needs Analysis examines changes in Tualatin's housing market from 2000 to 2017, as well as residential development from 2002 to 2017. We selected this time period because (1) the period provides information about Tualatin's housing market before and after the national housing market bubble's growth, deflation, and the more recent increase in housing costs and (2) data about Tualatin's housing market during this period is readily available from sources such as the Census and RLIS.

The Housing Needs Analysis presents information about residential development by housing type. There are multiple ways that housing types can be grouped. For example, they can be grouped by:

1. Structure type (e.g., single-family detached, apartments, etc.).
2. Tenure (e.g., distinguishing unit type by owner or renter units).
3. Housing affordability (e.g., subsidized housing or units affordable at given income levels).
4. Some combination of these categories.

For the purposes of this study, we grouped housing types based on: (1) whether the structure is stand-alone or attached to another structure and (2) the number of dwelling units in each structure. The housing types used in this analysis are consistent with needed housing types as defined in ORS 197.303:

- **Single-family detached** includes single-family detached units, manufactured homes on lots and in mobile home parks, and accessory dwelling units.
- **Single-family attached** is all structures with a common wall where each dwelling unit occupies a separate lot, such as row houses or townhouses.
- **Multifamily** is all attached structures (e.g., duplexes, triplexes, quadplexes, and structures with five or more units) other than single-family detached units, manufactured units, or single-family attached units.

In Tualatin, government-assisted housing (ORS 197.303(b)) and housing for farmworkers (ORS 197.303(e)) can be any of the housing types listed above.

Data Used in this Analysis

Throughout this analysis (including the subsequent Chapter 4), we used data from multiple sources, choosing data from well-recognized and reliable data sources. One of the key sources for housing and household data is the U.S. Census. This report primarily uses data from two Census sources, the Decennial and the American Community Survey:

- The **Decennial Census**, which is completed every ten years and is a survey of *all* households in the U.S. The Decennial Census is considered the best available data for information such as demographics (e.g., number of people, age distribution, or ethnic or racial composition), household characteristics (e.g., household size and composition), and housing occupancy characteristics. As of 2010, the Decennial Census does not collect more detailed household information, such as income, housing costs, housing characteristics, and other important household information. Decennial Census data is available for 2000 and 2010.
- The **American Community Survey (ACS)**, which is completed every year and is a *sample* of households in the U.S. From 2013 to 2017, the ACS sampled an average of 3.5 million households per year, or about 2.9% of the households in the nation. The ACS collects detailed information about households, including demographics (e.g., number of people, age distribution, ethnic or racial composition, country of origin, language spoken at home, and educational attainment), household characteristics (e.g., household size and composition), housing characteristics (e.g., type of housing unit, year unit built, or number of bedrooms), housing costs (e.g., rent, mortgage, utility, and insurance), housing value, income, and other characteristics.

This report uses data from the 2013-2017 ACS for Tualatin. Where information is available and relevant, we report information from the 2000 and 2010 Decennial Census. Among other data points, this report includes population, income, and housing price data from Redfin, the Bureau of Labor Services, and the United States Department of Housing and Urban Development. It uses the Oregon Department of Housing and Community Services affordable housing inventory and Oregon's Manufactured Dwelling Park inventory. It uses Metro's Regional Land Information System (RLIS) database, which provides tax lot data for jurisdictions within the three-county Metro Area (Clackamas County, Multnomah County, and Washington County).⁵

The foundation of the housing needs analysis is the population forecast for Tualatin from Metro's *2040 Household Distributed Forecast*.

⁵ We use RLIS tax lot data as a proxy for building permit data for Tualatin. The analysis period is 2000-2017, unless otherwise noted.

It is worth commenting on the methods used for the American Community Survey.⁶ The American Community Survey (ACS) is a national survey that uses continuous measurement methods. It uses a sample of about 3.54 million households to produce annually updated estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census long-form sample. It is also important to keep in mind that all ACS data are estimates that are subject to sample variability. This variability is referred to as “sampling error” and is expressed as a band or “margin of error” (MOE) around the estimate.

This report uses Census and ACS data because, despite the inherent methodological limits, they represent the most thorough and accurate data available to assess housing needs. We consider these limitations in making interpretations of the data and have strived not to draw conclusions beyond the quality of the data.

Trends in Housing Mix

This section provides an overview of changes in the mix of housing types in Tualatin and compares Tualatin to Washington County and to Oregon. These trends demonstrate the types of housing developed in Tualatin historically. Unless otherwise noted, this chapter and the next chapter uses data from the 2000 and 2010 Decennial Census and the 2013-2017 American Community Survey 5-Year Estimates.

This section shows the following trends in housing mix in Tualatin:

- **About half (53%) of Tualatin’s housing stock is single-family detached housing units.** Forty-one percent of Tualatin’s housing stock is multifamily and 6% is single-family attached (e.g., townhouses, rowhouses, duplexes).
- **Since 2000, Tualatin’s housing mix has remained relatively static.** Tualatin’s housing stock grew by about 23% (about 2,112 new units) between 2000 and the 2013-2017 period.
- **Single-family housing accounted for the majority of new housing growth in Tualatin between 2000 and 2017.** Sixty percent of new housing built between 2000 and 2017 was single-family housing (detached and attached).

⁶ A thorough description of the ACS can be found in the Census Bureau’s publication “What Local Governments Need to Know.” <https://www.census.gov/library/publications/2009/acs/state-and-local.html>

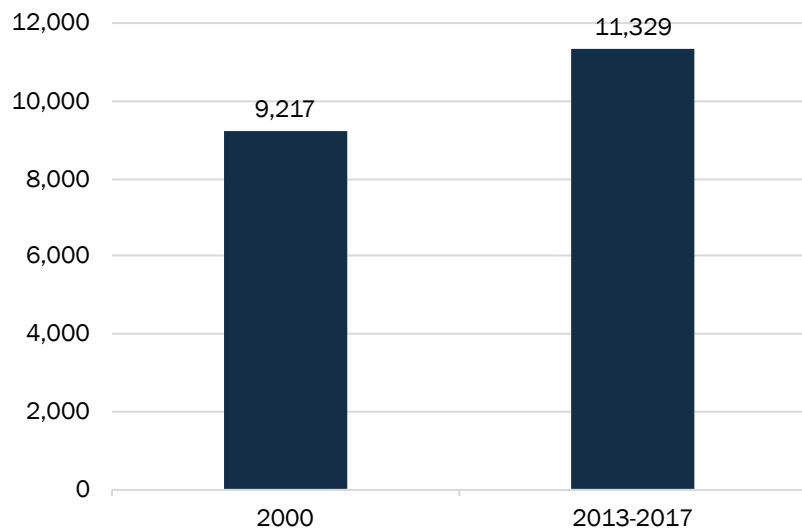
Housing Mix

The total number of dwelling units in Tualatin increased by 23% from 2000 to 2013-2017.

Tualatin added 2,112 units since 2000.

Exhibit 10. Total Dwelling Units, Tualatin, 2000 and 2013-2017

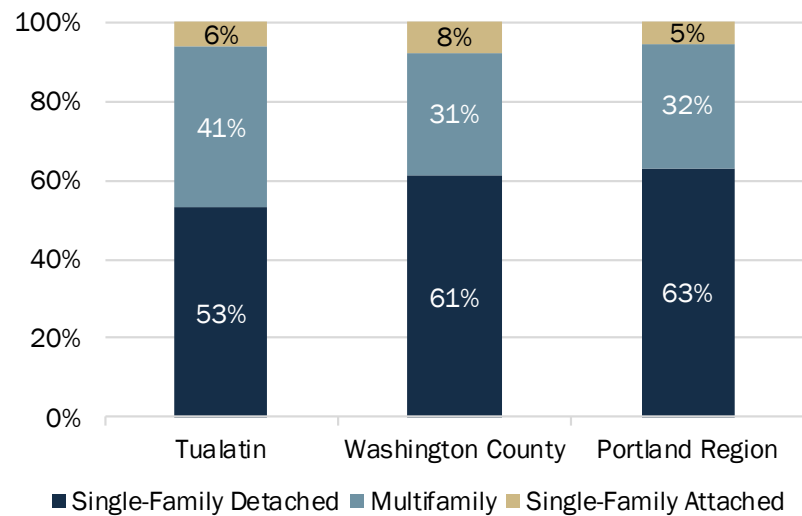
Source: U.S. Census Bureau, 2000 Decennial Census, SF3 Table H030, and 2013-2017 ACS Table B25024.



Tualatin had a smaller share of single-family detached housing and a larger share of multifamily housing than Washington County and the Portland Region.

Exhibit 11. Housing Mix, Tualatin, Washington County, Portland Region, 2013-2017

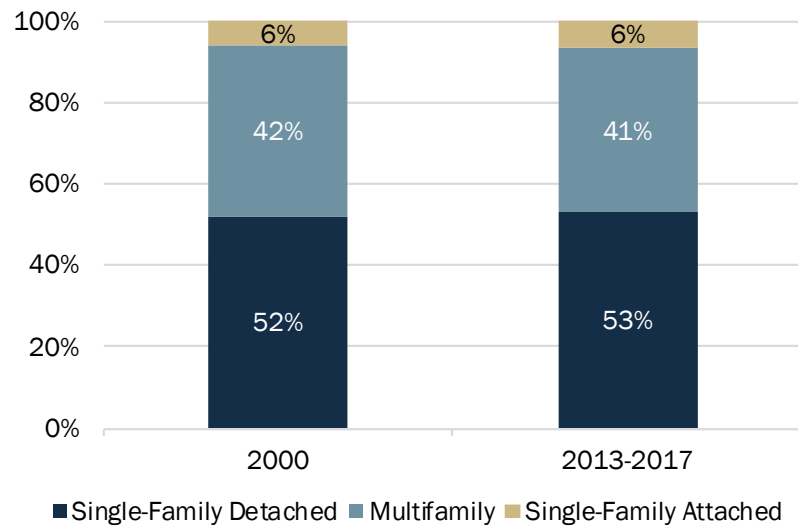
Source: U.S. Census Bureau, 2013-2017 ACS Table B25024.



From 2000 to 2013-2017, Tualatin's housing mix stayed about the same.

Exhibit 12. Change in Housing Mix, Tualatin, 2000 and 2013-2017

Source: U.S. Census Bureau, 2000 Decennial Census, SF3 Table H030, and 2013-2017 ACS Table B25024.



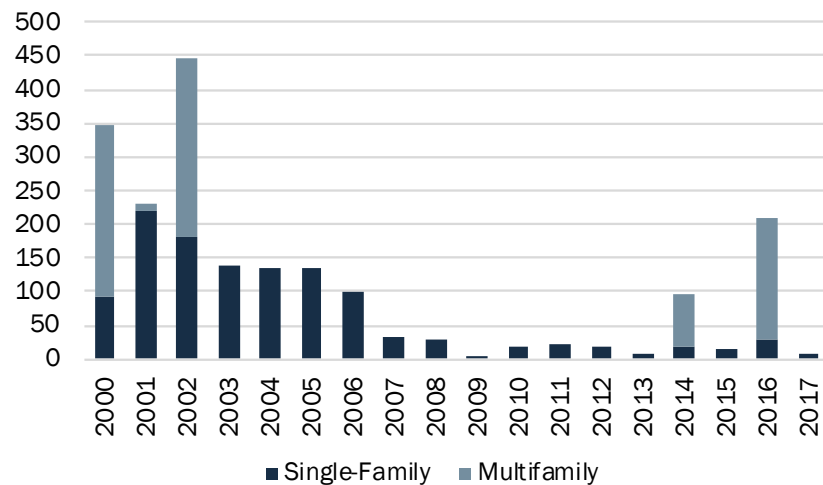
Dwelling Units Built

Over the 2000 to 2017 period, Tualatin added 1,996 dwelling units, with an annual average of 111 dwelling units.

Of these 1,996 units, about 60% were single-family units and 40% were multifamily units.

Exhibit 13. Units Built by Year and Type of Unit, Tualatin, 2000 through 2017

Source: RLIS.



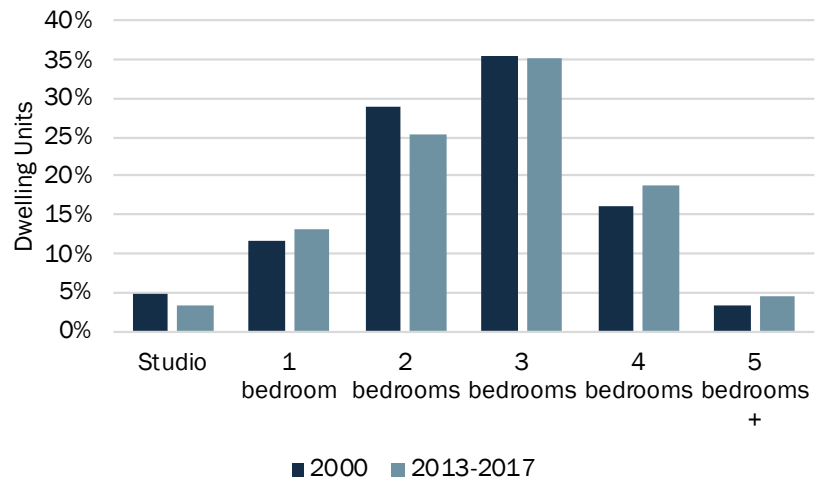
Size of Units

This section provides an overview of dwelling unit size in Tualatin.

In 2000, a larger share of dwelling units in Tualatin were three-bedroom units. As of the 2013-2017 period, this trend continues to persist.

Exhibit 14. Share of Units by Number of Bedrooms, Tualatin, 2000 and 2013-2017

Source: U.S. Census Bureau, 2000 Decennial Census, SF3 Table H041, and 2013-2017 ACS Table B25041. Note: The total number of units in 2000 is 9,217; the total number of units in the 2013-17 period is 11,329.

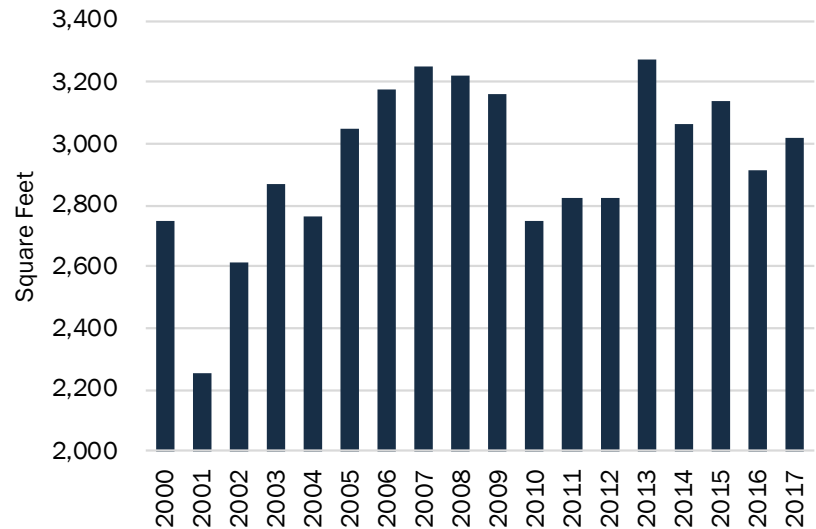


Single-family units built in Tualatin since 2000, averaged 2,773 sq. ft. per unit.

Single-family units built in Tualatin since 2014, averaged 3,015 sq. ft. per unit.

Exhibit 15. Average Size of Single-Family Units Built by Year, Tualatin, 2010 through 2017

Source: RLIS. Note: Single-family units include single-family detached and attached units.



Based on historical trends, condominiums in Tualatin were slightly smaller than single-family dwellings (Exhibit 15) and slightly larger than apartments.

Exhibit 16. Average Size of Multifamily Units Built by Year (including housing description), Tualatin, 2000, 2001, 2002, 2014, and 2016

Source: RLIS, Costar, and Washington County Assessor.

2000:	1,172 Sq. Ft. Condominium
2001:	1,562 Sq. Ft. Condominium
2002:	892 Sq. Ft. Apartment
2014:	1,322 Sq. Ft. Retirement Facility
2016:	977 Sq. Ft. Apartment

On average, a 2-bedroom multifamily unit in Tualatin is about 928 sq. ft.

Exhibit 17. Average Square Feet of Multifamily Units, Tualatin, 2019

Source: Costar. Note: "All Beds" represent the aggregate of multifamily units in Tualatin (recognizing that bedroom counts are unknown for some units).

Multifamily Unit by Bedroom Count	Average Sq. Ft. (2019)	Inventory (Units)
All Beds	856	3,905
Studio	445	249
1-Bedroom	649	1,206
2-Bedrooms	928	1,739
3-Bedrooms	1,144	608
4+ Bedrooms	1,255	4

Trends in Housing Density

Housing density is the density of housing by structure type, expressed in dwelling units per net or gross acre. The U.S. Census does not track residential development density thus, this study analyzes housing density based on Metro’s RLIS database for development between 2000 and 2017.

Between 2000 and 2017, Tualatin permitted 1,996 new dwelling units. Of the 1,996 new units, 1,207 units were single-family (60%) and 789 units were multifamily (40%). During this time, housing in Tualatin developed at an average net density of 8.7 dwelling units per net acre. Exhibit 18 shows average net residential development by structure type for the historical analysis period. Single-family housing (detached and attached) developed at 6.4 units per net acre and multifamily housing developed at 19.9 units per net acre.

Exhibit 18. Net Density by Unit Type and Zone, Tualatin, 2000 through 2017

Source: RLIS.

Note: Single-family includes single-family detached and single-family attached units because RLIS data does not distinguish between the type of single-family unit.

	Single-family (Detached and Attached)			Multifamily			Total, combined		
	Units	Acres	Net Density	Units	Acres	Net Density	Units	Acres	Net Density
Low Density Residential	976	172	5.7				976	172	5.7
Medium Low Density Residential	79	10	8.0	90	5	19.5	169	14	11.7
High Density Residential	152	6	23.4	699	35	19.9	851	42	20.5
Total	1,207	189	6.4	789	40	19.9	1,996	228	8.7

Trends in Tenure

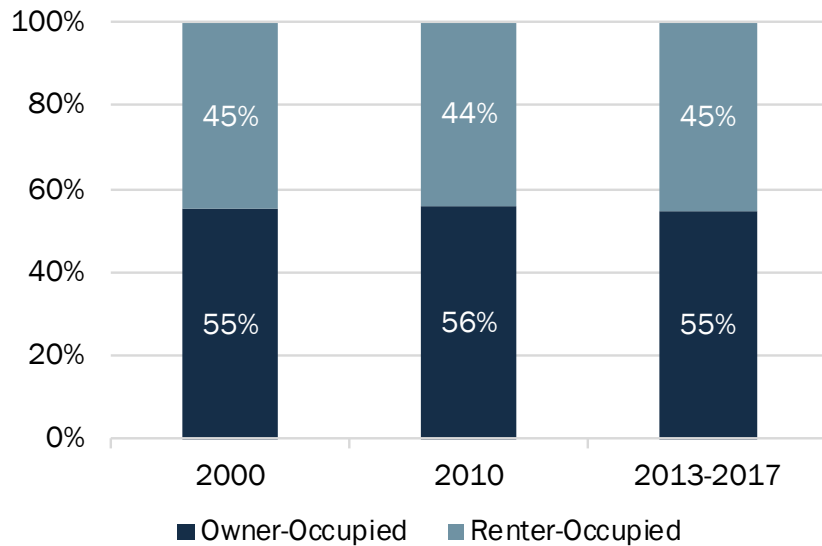
Housing tenure describes whether a dwelling unit is owner- or renter-occupied. This section shows:

- **Homeownership in Tualatin is lower than Washington County’s and Oregon’s rate.** About 55% of Tualatin’s households own their own home. In comparison, 61% of Washington County households and 60% of Oregon households are homeowners.
- **Homeownership in Tualatin stayed about the same between 2000 and 2013-2017.** Homeownership hovered around 55% in 2000, 2010, and the 2013-2017 period.
- **Most of Tualatin homeowners (88%) live in single-family detached housing, while most of Tualatin’s renters (82%) live in multifamily housing.**

The homeownership rate in Tualatin stayed about the same since 2000.

Exhibit 19. Tenure, Occupied Units, Tualatin, 2000, 2010, and 2013-2017

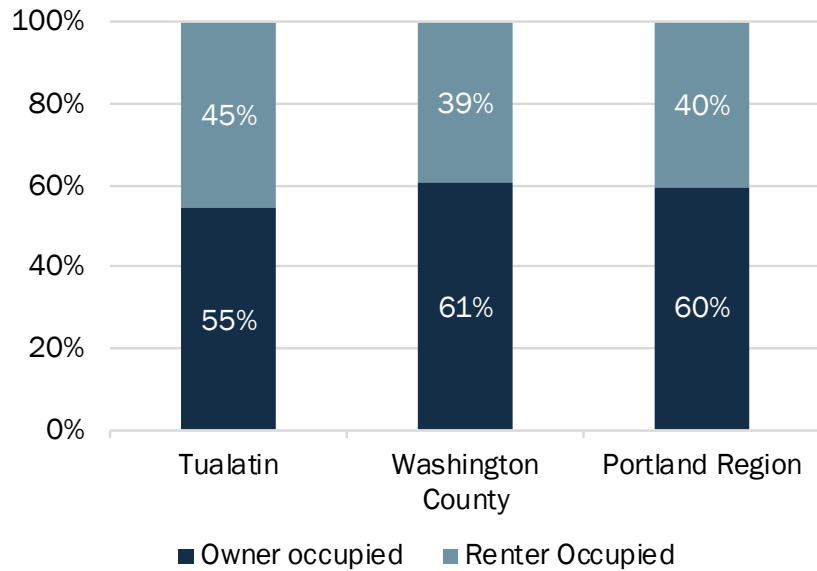
Source: U.S. Census Bureau, 2000 Decennial Census SF1 Table H004, 2010 Decennial Census SF1 Table H4, 2013-2017 ACS Table B24003.



Tualatin had a lower homeownership rate than Washington County and the Portland Region.

Exhibit 20. Tenure, Occupied Units, Tualatin, Washington County, and Portland Region, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates, Table B24003.

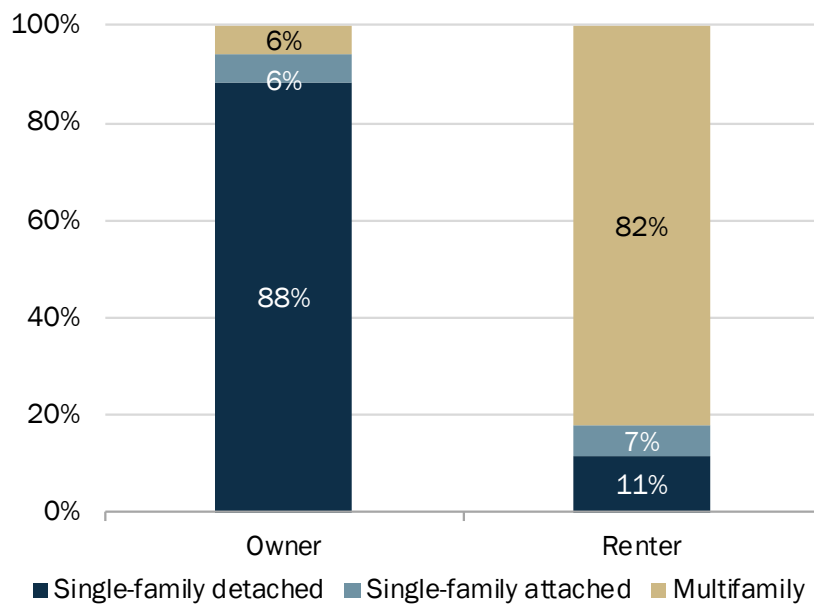


Most of Tualatin homeowners (88%) lived in single-family detached housing.

In comparison, most of Tualatin renters lived in multifamily housing.

Exhibit 21. Housing Units by Type and Tenure, Tualatin, 2013-2017

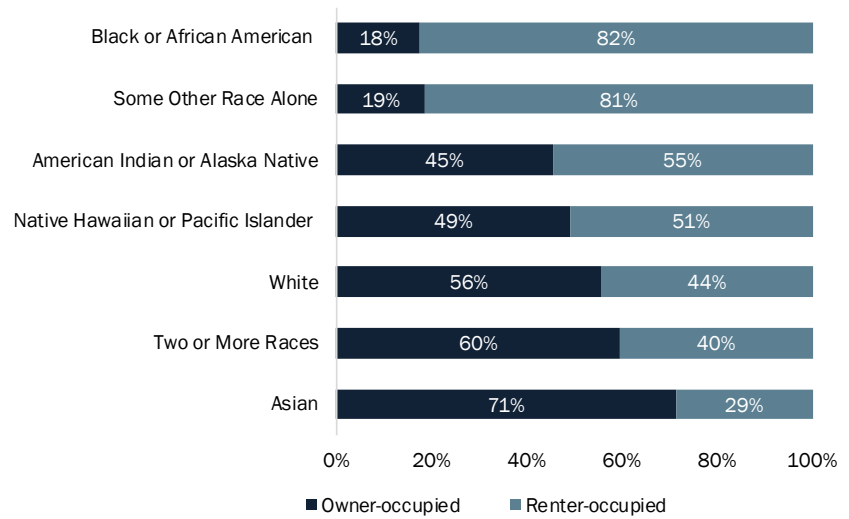
Source: U.S. Census Bureau, 2013-2017 ACS Table B25032.



A proportionately smaller share of households with an African American head of household were homeowners.

Exhibit 22. Tenure by Race of the Head of Household, Tualatin, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS Table B25003A-G.



Most households with a Latinx head of household were renters.

Exhibit 23. Tenure by Latinx Head of Household, Tualatin, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS Table B250031.



Vacancy Rates

Housing vacancy is a measure of housing that is available to prospective renters and buyers. It is also a measure of unutilized housing stock. The Census defines vacancy as: "Unoccupied housing units...determined by the terms under which the unit may be occupied, e.g., for rent, for sale, or for seasonal use only." The 2010 Census identified vacancy through an enumeration, separate from (but related to) the survey of households. Enumerators are obtained using information from property owners and managers, neighbors, rental agents, and others.

According to the 2013-2017 Census, the vacancy rate in Tualatin was 4.3%, compared to 4.8% for Washington County and 5.5% for the Portland Region.

Tualatin's vacancy rate declined from 2000 to the 2013-2017 period.

Exhibit 24. Vacancy Rate, Tualatin, 2000 and 2013-2017

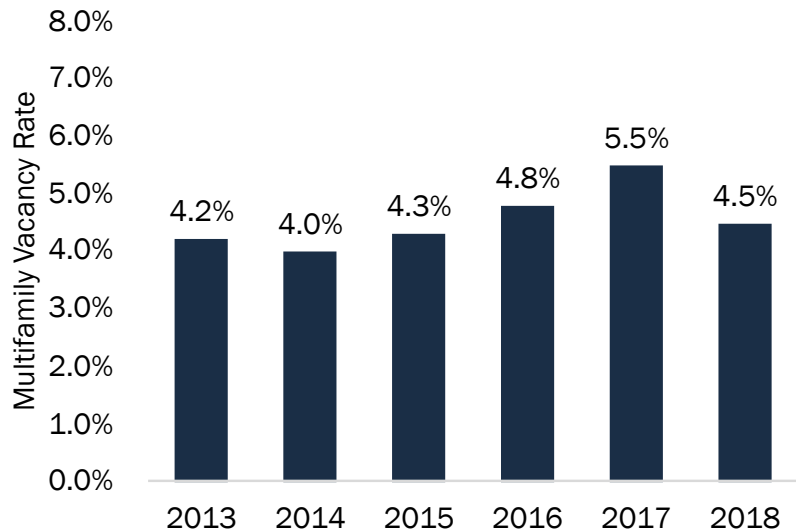
Source: U.S. Census Bureau, 2000 Decennial Census SF1 Table H005, 2013-2017 ACS Table B25004.

2000	6.2% Of Total Dwelling Units
2013-2017	4.3% Of Total Dwelling Units

Tualatin's average multifamily vacancy rate dipped to a low of 4% in 2014. In 2018, Tualatin's multifamily vacancy rate was 4.5%.

Exhibit 25. Average Multifamily Vacancy Rate, Tualatin, 2013 through 2018

Source: CoStar.



As of 2013-2017, less than half a percent of Tualatin's dwelling units were vacant for seasonal, recreational, or occasional use (e.g. short-term rentals or vacation homes).

Exhibit 26. Vacancy for Seasonal, Recreational, or Occasional Use, Tualatin, 2000 and 2013-2017

Source: U.S. Census Bureau, 2000 Decennial Census SF1 Table H005, 2013-2017 ACS Table B25004.

2000	43 Units	0.5%
		Share of Total Dwelling Units
2013-2017	44 Units	0.4%
		Share of Total Dwelling Units

Rent-Restricted Housing

Governmental agencies offer subsidies to support housing development for low- and moderate-income households. Tualatin has three rent-restricted housing developments, with 604 subsidized units.

Exhibit 27. Government-Assisted Housing, Tualatin, December 2019

Source: Oregon Housing and Community Services, Affordable Housing Inventory in Oregon (data pulled December 2019).

Housing Developments	Total Units	Affordable Units	Population Served	Government Subsidy Type	Affordability Contract Expiration
Terrace View	100	100	Family	LIHTC 4%	January 2028
Tualatin Meadows	240	240	Family	LIHTC 4%	January 2031
Woodridge	264	264	Family	OHCS Grants	March 2049
Total	604	604			

In addition to these rent-restricted units, and as of August 5, 2019, households in Tualatin utilized 113 of Washington County Housing Authority's Housing Choice Vouchers.⁷

⁷ More information about Housing Choice Vouchers: https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about/fact_sheet

Manufactured Homes

Manufactured homes provide a source of affordable housing in Tualatin. They provide a form of homeownership that can be made available to low- and moderate-income households. Cities are required to plan for manufactured homes—both on lots and in parks (ORS 197.475-492).

Generally, manufactured homes in parks are owned by the occupants who pay rent for the space. Monthly housing costs are typically lower for a homeowner in a manufactured home park for several reasons, including the fact that property taxes levied on the value of the land are paid by the property owner, rather than the manufactured homeowner. The value of the manufactured home generally does not appreciate in the way a conventional home would, however. Manufactured homeowners in parks are also subject to the mercy of the property owner in terms of rent rates and increases. It is generally not within the means of a manufactured homeowner to relocate to another manufactured home to escape rent increases. Homeowners living in a park is desirable to some because it can provide a more secure community with on-site managers and amenities, such as laundry and recreation facilities.

OAR 197.480(4) requires cities to inventory the mobile home or manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high-density residential development.⁸ Exhibit 28 presents the inventory of mobile and manufactured home parks within Tualatin as of early 2019.

Tualatin has two manufactured housing parks, with a total of 178 spaces within its city limits.

Exhibit 28. Inventory of Mobile/Manufactured Home Parks, Tualatin City Limits, March 2019

Source: Oregon Manufactured Dwelling Park Directory.

Name	Location	Type	Total Spaces	Vacant Spaces	Plan Designation
Angel Haven	18485 SW Pacific Dr	Senior	129	2	RML
Willow Glen	9700 SW Tualatin Rd	Family	49	1	RML
Total			178	3	

⁸ ORS 90.645 regulates rules about closure of manufactured dwelling parks. It requires that the landlord do the following for manufactured dwelling park tenants before closure of the park: give at least one year's notice of park closure, pay the tenant between \$5,000 to \$9,000 for each manufactured dwelling park space, and refrain from charging tenants demolition costs of abandoned manufactured homes.

4. Demographic and Other Factors Affecting Residential Development in Tualatin

Demographic trends are important for a thorough understanding of the dynamics of the Tualatin housing market. Tualatin exists in a regional economy; trends in the region impact the local housing market. This chapter documents demographic, socioeconomic, and other trends relevant to Tualatin at the national, state, and regional levels.

Demographic trends provide a context for growth in a region; factors such as age, income, migration, and other trends show how communities have grown and how they will shape future growth. To provide context, we compare Tualatin to Washington County and Oregon. We also compare Tualatin to nearby cities where appropriate. Characteristics such as age and ethnicity are indicators of how the population has grown in the past and provide insight into factors that may affect future growth.

A recommended approach to conducting a housing needs analysis is described in *Planning for Residential Growth: A Workbook for Oregon's Urban Areas*, the Department of Land Conservation and Development's guidebook on local housing needs studies. As described in the workbook, the specific steps in the housing needs analysis are:

1. Project the number of new housing units needed in the next 20 years.
2. Identify relevant national, state, and local demographic and economic trends and factors that may affect the 20-year projection of structure type mix.
3. Describe the demographic characteristics of the population and, if possible, the housing trends that relate to demand for different types of housing.
4. Determine the types of housing that are likely to be affordable to the projected households based on household income.
5. Determine the needed housing mix and density ranges for each Plan Designation and the average needed net density for all structure types.
6. Estimate the number of additional needed units by structure type.

This chapter presents data to address steps 2, 3, and 4 in this list. Chapter 5 presents data to address steps 1, 5, and 6 in this list.

Demographic and Socioeconomic Factors Affecting Housing Choice⁹

Analysts typically describe housing demand as the *preferences* for different types of housing (e.g., single-family detached or apartment), and *the ability to pay* for that housing (the ability to exercise those preferences in a housing market by purchasing or renting housing; in other words, income or wealth).

Many demographic and socioeconomic variables affect housing choice. However, the literature about housing markets finds that age of the householder, size of the household, and income are most strongly correlated with housing choice.

- **Age of householder** is the age of the person identified (in the Census) as the head of household. Households make different housing choices at different stages of life. This chapter discusses generational trends, such as housing preferences of Baby Boomers, people born from about 1946 to 1964, and Millennials, people born from about 1980 to 2000.
- **Size of household** is the number of people living in the household. Younger and older people are more likely to live in single-person households. People in their middle years are more likely to live in multiple person households (often with children).
- **Household income** is the household income. Income is probably the most important determinant of housing choice. Income is strongly related to the type of housing a household chooses (e.g., single-family detached, duplex, triplex, quadplex, or a building with more than five units) and to household tenure (e.g., rent or own).

⁹ The research in this chapter is based on numerous articles and sources of information about housing, including:

Davis, Hibbits, & Midghal Research, "Metro Residential Preference Survey," May 2014.

D. Myers and S. Ryu, *Aging Baby Boomers and the Generational Housing Bubble*, Journal of the American Planning Association, Winter 2008.

George Galster. *People Versus Place, People and Place, or More? New Directions for Housing Policy*, Housing Policy Debate, 2017.

Herbert, Christopher and Hrabchak Molinsky. "Meeting the Housing Needs of an Aging Population," 2015.

J. McIlwain, *Housing in America: The New Decade*, Urban Land Institute, 2010.

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This chapter focuses on these factors, presenting data that suggests how changes to these factors may affect housing need in Tualatin over the next 20 years.

National Trends¹⁰

This brief summary on national housing trends builds on previous work by ECONorthwest, the Urban Land Institute (ULI) reports, and conclusions from *The State of the Nation's Housing, 2018* report from the Joint Center for Housing Studies of Harvard University. The Harvard report summarizes the national housing outlook as follows:

“By many metrics, the housing market is on sound footing. With the economy near full employment, household incomes are increasing and boosting housing demand. On the supply side, a decade of historically low single-family construction has left room for expansion of this important sector of the economy. Although multifamily construction appears to be slowing, vacancy rates are still low enough to support additional rentals. In fact, to the extent that growth in supply outpaces demand, a slowdown in rent growth should help to ease affordability concerns.”

However, challenges to a strong domestic housing market remain. High housing costs make housing unaffordable for many Americans, especially younger Americans. In addition to rising housing costs, wages have also failed to keep pace, worsening affordability pressures. Single-family and multifamily housing supplies remain tight, which compound affordability issues. *The State of the Nation's Housing* report emphasizes the importance of government assistance and intervention to keep housing affordable moving forward. Several challenges and trends shaping the housing market are summarized below:

- **Moderate new construction and tight housing supply, particularly for affordable housing.** New construction experienced its eighth year of gains in 2017 with 1.2 million units added to the national stock. Estimates for multifamily starts range between 350,000 to 400,000 (2017). The supply of for sale homes in 2017 averaged 3.9 months, below what is considered balanced (six months) and lower-cost homes are considered especially scarce. The State of the Nation's Housing report cites lack of skilled labor, higher building costs, scarce developable land, and the cost of local zoning and regulation as impediments to new construction.
- **Demand shift from renting to owning.** After years of decline, the national homeownership rate increased from a 50-year low of 62.9% in 2016 (Q2) to 63.7% in 2017 (Q2). Trends suggest homeownership among householders aged 65 and older have remained strong and homeownership rates among young adults have begun stabilizing after years of decline.
- **Housing affordability.** In 2016, almost one-third of American households spent more than 30% of their income on housing. This figure is down from the prior year,

¹⁰ These trends are based on information from: (1) The Joint Center for Housing Studies of Harvard University's publication "The State of the Nation's Housing 2018," (2) Urban Land Institute, "2018 Emerging Trends in Real Estate," and (3) the U.S. Census.

bolstered by a considerable drop in the owner share of cost-burdened households. Low-income households face an especially dire hurdle to afford housing. With such a large share of households exceeding the traditional standards for affordability, policymakers are focusing efforts on the severely cost-burdened. Among those earning less than \$15,000, more than 70% of households paid more than half of their income on housing.

- **Long-term growth and housing demand.** The Joint Center for Housing Studies forecasts that nationally, demand for new homes could total as many as 12 million units between 2017 and 2027. Much of the demand will come from Baby Boomers, Millennials,¹¹ and immigrants. The Urban Land Institute cites the trouble of overbuilding in the luxury sector while demand is in mid-priced single-family houses affordable to a larger buyer pool.
- **Growth in rehabilitation market.**¹² Aging housing stock and poor housing conditions are growing concerns for jurisdictions across the United States. With almost 80% of the nation's housing stock at least 20 years old (40% at least 50 years old), Americans are spending in excess of \$400 billion per year on residential renovations and repairs. As housing rehabilitation becomes the go-to solution to address housing conditions, the home remodeling market has grown more than 50% since the recession ended — generating 2.2% of national economic activity (in 2017).

Despite trends suggesting growth in the rehabilitation market, rising construction costs and complex regulatory requirements pose barriers to rehabilitation. Lower-income households or households on fixed-incomes may defer maintenance for years due to limited financial means, escalating rehabilitation costs. At a certain point, the cost of improvements may outweigh the value of the structure, which may necessitate new responses such as demolition or redevelopment.

- **Changes in housing preference.** Housing preference will be affected by changes in demographics; most notably, the aging of the Baby Boomers, housing demand from Millennials, and growth of immigrants.
 - *Baby Boomers.* The housing market will be affected by continued aging of the Baby Boomers, the oldest of whom were in their seventies in 2018 and the youngest of whom were in their fifties in 2018. Baby Boomers' housing choices will affect housing preference and homeownership. Addressing housing needs for those moving through their 60s, 70s, and 80s (and beyond) will require a

¹¹ According to the Pew Research Center, Millennials were born between the years of 1981 to 1996 (inclusive). Read more about generations and their definitions here: <http://www.pewresearch.org/fact-tank/2018/03/01/defining-generations-where-millennials-end-and-post-millennials-begin/>.

To generalize, and because there is no official generation of millennial, we define this cohort as individuals born between 1980 and 2000.

¹² These findings are copied from: Joint Center for Housing Studies. (2019). Improving America's Housing, Harvard University. https://www.jchs.harvard.edu/sites/default/files/Harvard_JCHS_Improving_Americas_Housing_2019.pdf

range of housing opportunities. For example, “the 82-to-86-year-old cohort dominates the assisted living and more intensive care sector” while new or near-retirees may prefer aging in place or active, age-targeted communities.¹³ Characteristics like immigration and ethnicity play a role too as “older Asians and Hispanics are more likely than whites or blacks to live in multigenerational households.”¹⁴ Senior households earning different incomes may make distinctive housing choices. For instance, low-income seniors may not have the financial resources to live out their years in a nursing home and may instead choose to downsize to smaller, more affordable units. Seniors living in close proximity to relatives may also choose to live in multigenerational households. Research shows that “older people in western countries prefer to live in their own familiar environment as long as possible,” but aging in place does not only mean growing old in their own homes.¹⁵ A broader definition exists which explains that aging in place also means “remaining in the current community and living in the residence of one’s choice.”¹⁶ Therefore, some Boomers are likely to stay in their home as long as they are able, and some will prefer to move into other housing products, such as multifamily housing or age-restricted housing developments, before they move into to a dependent living facility or into a familial home. Moreover, “the aging of the U.S. population, [including] the continued growth in the percentage of single-person households, and the demand for a wider range of housing choices in communities across the country is fueling interest in new forms of residential development, including tiny houses.”¹⁷

- *Millennials*. Over the last several decades, young adults increasingly lived in multi-generational housing – and increasingly more so than older demographics.¹⁸ Despite this trend, as Millennials age over the next 20 years, they will be forming households and families. In 2018, the oldest Millennials were in their late-30s and the youngest were in their late-teens. By 2040, Millennials will be between 40 and 60 years old.

At the beginning of the 2007-2009 recession, Millennials only started forming their own households. Today, Millennials are driving much of the growth in new households, albeit at slower rates than previous generations. From 2012 to 2017,

¹³ Urban Land Institute. Emerging Trends in Real Estate, United States and Canada. 2018.

¹⁴ Herbert, Christopher and Hrabchak Molinsky (2015). Meeting the Housing Needs of an Aging Population. https://shelterforce.org/2015/05/30/meeting_the_housing_needs_of_an_aging_population/

¹⁵ Vanleerberghe, Patricia, et al. The quality of life of older people aging in place: a literature review. 2017.

¹⁶ Ibid.

¹⁷ American Planning Association. Making Space for Tiny Houses, Quick Notes.

¹⁸ According to the Pew Research Center, in 1980, just 11% of adults aged 25 to 34 lived in a multi-generational family household and by 2008, 20% did (82% change). Comparatively, 17% of adults aged 65 and older lived in a multi-generational family household and by 2008, 20% did (18% change).

millennials formed an average of 2.1 million net new households each year. Twenty-six percent of Millennials aged 25 to 34 lived with their parents (or other relatives) in 2017.

Millennials' average wealth may remain far below Boomers and Gen Xers and student loan debt will continue to hinder consumer behavior and affect retirement savings. As of 2015, Millennial's comprised 28% of active home buyers, while Gen Xers comprised 32% and Boomers 31%.¹⁹ That said, "over the next 15 years, nearly \$24 trillion will be transferred in bequests," presenting new opportunities for Millennials (as well as Gen Xers).

- *Immigrants.* Research on foreign-born populations find that immigrants, more than native-born populations, prefer to live in multi-generational housing. Still, immigration and increased homeownership among minorities could also play a key role in accelerating household growth over the next 10 years. Current Population Survey estimates indicate that the number of foreign-born households rose by nearly 400,000 annually between 2001 and 2007, and they accounted for nearly 30% of overall household growth. Beginning in 2008, the influx of immigrants was stunted by the effects of the Great Recession. After a period of declines, however, the foreign born are again contributing to household growth. The Census Bureau's estimates of net immigration in 2017–2018 indicate that 1.2 million immigrants moved to the U.S. from abroad, down from 1.3 million immigrants in 2016-2017 but higher than the average annual pace of 850,000 during the period of 2009–2011. However, if recent Federal policies about immigration are successful, growth in undocumented and documented immigration could slow and cause a drag on household growth in the coming years.
- *Diversity.* The growing diversity of American households will have a large impact on the domestic housing markets. Over the coming decade, minorities will make up a larger share of young households and constitute an important source of demand for both rental housing and small homes. The growing gap in homeownership rates between whites and blacks, as well as the larger share of minority households that are cost burdened warrants consideration. Since 1994, the difference in homeownership rates between whites and blacks rose by 1.9 percentage points to 29.2% in 2017. Alternatively, the gap between white and Latinx homeownership rates and white and Asian homeownership rates both decreased during this period but remained sizable at 26.1 and 16.5 percentage points, respectively. Although homeownership rates are increasing for some minorities, large shares of minority households are more likely to live in high-cost metro areas. This, combined with lower incomes than white households,

¹⁹ Srinivas, Val and Goradia, Urval (2015). The future of wealth in the United States, Deloitte Insights. <https://www2.deloitte.com/insights/us/en/industry/investment-management/us-generational-wealth-trends.html>

leads to higher rates of cost burden for minorities—47% for blacks, 44% for Latinx, 37% for Asians/others, and 28% for whites in 2015.

- **Changes in housing characteristics.** The U.S. Census Bureau’s Characteristics of New Housing Report (2017) presents data that show trends in the characteristics of new housing for the nation, state, and local areas. Several long-term trends in the characteristics of housing are evident from the New Housing Report:²⁰
 - *Larger single-family units on smaller lots.* Between 1999 and 2017, the median size of new single-family dwellings increased by 20% nationally, from 2,028 sq. ft. to 2,426 sq. ft., and 20% in the western region from 2,001 sq. ft. in 1999 to 2,398 sq. ft. in 2017. Moreover, the percentage of new units smaller than 1,400 sq. ft. nationally, decreased by more than half, from 15% in 1999 to 6% in 2017. The percentage of units greater than 3,000 sq. ft. increased from 17% in 1999 to 25% of new one-family homes completed in 2017. In addition to larger homes, a move towards smaller lot sizes is seen nationally. Between 2009 and 2017, the percentage of lots less than 7,000 sq. ft. increased from 25% to 31% of lots.
 - *Larger multifamily units.* Between 1999 and 2017, the median size of new multiple family dwelling units increased by 5.3% nationally and 2.4% in the Western region. Nationally, the percentage of new multifamily units with more than 1,200 sq. ft. increased from 28% in 1999 to 33% in 2017 and increased from 25% to 28% in the Western region.
 - *Household amenities.* Across the U.S. and since 2013, an increasing number of new units had air-conditioning (fluctuating year by year at over 90% for both new single-family and multifamily units). In 2000, 93% of new single-family houses had two or more bathrooms, compared to 97% in 2017. The share of new multifamily units with two or more bathrooms decreased from 55% of new multifamily units to 45%. As of 2017, 65% of new single-family houses in the U.S. had one or more garages (from 69% in 2000).
 - *Shared amenities.* Housing with shared amenities are growing in popularity as it may improve space efficiencies and reduce per-unit costs / maintenance costs. Single-Room Occupancies (SROs)²¹, Cottage Clusters, co-housing developments, and multifamily products are common housing types that take advantage of this trend. Shared amenities may take many forms and include shared: bathrooms; kitchens and other home appliances (e.g. laundry facilities, outdoor grills);

²⁰ U.S. Census Bureau, Highlights of Annual 2017 Characteristics of New Housing. Retrieved from: <https://www.census.gov/construction/chars/highlights.html>.

²¹ Single-room occupancies are residential properties with multiple single room dwelling units occupied by a single individual. From: U.S. Department of Housing and Urban Development. (2001). *Understanding SRO*. <https://www.hudexchange.info/resources/documents/Understanding-SRO.pdf>

security systems; outdoor areas (e.g. green space, pathways, gardens, rooftop lounges); fitness rooms, swimming pools, and tennis courts; and free parking.²²

State Trends

Oregon's 2016-2020 Consolidated Plan includes a detailed housing needs analysis as well as strategies for addressing housing needs statewide. The plan concludes that “a growing gap between the number of Oregonians who need affordable housing and the availability of affordable homes has given rise to destabilizing rent increases, an alarming number of evictions of low- and fixed- income people, increasing homelessness, and serious housing instability throughout Oregon.”

It identified the following issues that describe housing need statewide:²³

- For housing to be considered affordable, a household should pay up to one-third of their income toward rent, leaving money left over for food, utilities, transportation, medicine, and other basic necessities. Today, one in two Oregon households pays more than one-third of their income toward rent, and one in three pays more than half of their income toward rent.
- More school children are experiencing housing instability and homelessness. The rate of K-12 homeless children increased by 12% from the 2013-2014 school year to the 2014-2015 school year.
- Oregon has 28,500 rental units that are affordable and available to renters with extremely low incomes. There are about 131,000 households that need those apartments, leaving a gap of 102,500 units.
- Housing instability is fueled by an unsteady, low-opportunity employment market. Over 400,000 Oregonians are employed in low-wage work. Low-wage work is a growing share of Oregon's economy. When wages are set far below the cost needed to raise a family, the demand for public services grows to record heights.
- Women are more likely than men to end up in low-wage jobs. Low wages, irregular hours, and part-time work compound issues.

²² Urbsworks. (n.d.). Housing Choices Guide Book: A Visual Guide to Compact Housing Types in Northwest Oregon. https://www.oregon.gov/lcd/Publications/Housing-Choices-Booklet_DIGITAL.pdf

Saiz, Albert and Salazar, Arianna. (n.d.). Real Trends: The Future of Real Estate in the United States. Center for Real Estate, Urban Economics Lab.

²³ These conclusions are copied directly from the report: Oregon's 2016-2020 Consolidated Plan <http://www.oregon.gov/ohcs/docs/Consolidated-Plan/2016-2020-Consolidated-Plan-Amendment.pdf>.

- People of color historically constitute a disproportionate share of the low-wage work force. About 45% of Latinx, and 50% of African Americans, are employed in low-wage industries.
- The majority of low-wage workers are adults over the age of 20, many of whom have earned a college degree, or some level of higher education.
- In 2019, minimum wage in Oregon²⁴ was \$11.25, \$12.50 in the Portland Metro, and \$11.00 for non-urban counties.

Oregon’s 2018 *Statewide Housing Plan* identified six housing priorities to address in communities across the State over 2019 to 2023, summarized below. It includes relevant data to help illustrate the rationale for each priority. The 2018 *Statewide Housing Plan* describes the Oregon Housing and Community Services’ (OHCS) goals and implementation strategies for achieving the goals.²⁵

- **Equity and Racial Justice.** *Advance equity and racial justice by identifying and addressing institutional and systemic barriers that have created and perpetuated patterns of disparity in housing and economic prosperity.*
 - Summary of the issue: In Oregon, 26% of people of color live below the poverty line in Oregon, compared to 15% of the White population.
 - 2019-2023 Goal: Communities of color will experience increased access to OHCS resources and achieve greater parity in housing stability, self-sufficiency and homeownership. OHCS will collaborate with its partners and stakeholders to create a shared understanding of racial equity and overcome systemic injustices faced by communities of color in housing discrimination, access to housing and economic prosperity.
- **Homelessness.** *Build a coordinated and concerted statewide effort to prevent and end homelessness, with a focus on ending unsheltered homelessness of Oregon’s children and veterans.*
 - Summary of the issue: According to the Point-in-Time count, approximately 14,000 Oregonians experienced homelessness in 2017, an increase of nearly 6% since 2015. Oregon’s unsheltered population increased faster than the sheltered population, and the state’s rate of unsheltered homelessness is the third highest in the nation, at 57%. The state’s rate of unsheltered homelessness among people in families with children is the second highest in the nation, at 52%.

²⁴ The 2016 Oregon Legislature, Senate Bill 1532, established a series of annual minimum wage rate increases beginning July 1, 2016 through July 1, 2022. <https://www.oregon.gov/boli/whd/omw/pages/minimum-wage-rate-summary.aspx>

²⁵ Priorities and factoids are copied directly from the report: Oregon Housing and Community Services (November 2018). *Breaking New Ground, Oregon’s Statewide Housing Plan, Draft*. <https://www.oregon.gov/ohcs/DO/shp/OregonStatewideHousingPlan-PublicReviewDraft-Web.pdf>

- 2019-2023 Goal: OHCS will drive toward impactful homelessness interventions by increasing the percentage of people who are able to retain permanent housing for at least six months after receiving homeless services to at least 85 percent. We will also collaborate with partners to end veterans' homelessness in Oregon and build a system in which every child has a safe and stable place to call home.
- **Permanent Supportive Housing.** *Invest in permanent supportive housing, a proven strategy to reduce chronic homelessness and reduce barriers to housing stability.*
 - Summary of the issue: Oregon needs about 12,388 units of permanent supportive housing to serve individuals and families with a range of needs and challenges.
 - 2019-2023 Goal: OHCS will increase our commitment to permanent supportive housing by funding the creation of 1,000 or more additional permanent supportive housing units to improve the future long-term housing stability for vulnerable Oregonians.
- **Affordable Rental Housing.** *Work to close the affordable rental housing gap and reduce housing cost burden for low-income Oregonians.*
 - Summary of the issue: Statewide, over 85,000 new units are needed to house those households earning below 30% of Median Family Income (MFI) in units affordable to them. The gap is even larger when accounting for the more than 16,000 units affordable at 30% of MFI, which are occupied by households at other income levels.
 - 2019-2023 Goal: OHCS will triple the existing pipeline of affordable rental housing — up to 25,000 homes in the development pipeline by 2023. Residents of affordable rental housing funded by OHCS will have reduced cost burden and more opportunities for prosperity and self-sufficiency.
- **Homeownership.** *Provide more low- and moderate-income Oregonians with the tools to successfully achieve and maintain homeownership, particularly in communities of color.*
 - Summary of the issue: In Oregon, homeownership rates for all categories of people of color are lower than for white Oregonians. For White non-Latinx Oregonians, the home ownership rate is 63%. For Latinx and non-White Oregonians, it is 42%. For many, homeownership rates have fallen between 2005 and 2016.
 - 2019-2023 Goal: OHCS will assist at least 6,500 households in becoming successful homeowners through mortgage lending products while sustaining efforts to help existing homeowners retain their homes. OHCS will increase the number of homebuyers of color in our homeownership programs by 50% as part of a concerted effort to bridge the homeownership gap for communities of color while building pathways to prosperity.
- **Rural Communities.** *Change the way OHCS does business in small towns and rural communities to be responsive to the unique housing and service needs and unlock the opportunities for housing development.*

- Summary of the issue: While housing costs may be lower in rural areas, incomes are lower as well: median family income is \$42,750 for rural counties versus \$54,420 for urban counties. Additionally, the median home values in rural Oregon are 30% higher than in the rural United States and median rents are 16% higher.
- 2019-2023 Goal: OHCS will collaborate with small towns and rural communities to increase the supply of affordable and market-rate housing. As a result of tailored services, partnerships among housing and service providers, private industry and local governments will flourish, leading to improved capacity, leveraging of resources and a doubling of the housing development pipeline.

Regional and Local Demographic Trends that may affect housing need in Tualatin.

Demographic trends that might affect the key assumptions used in the baseline analysis of housing need are: (1) the aging population, (2) changes in household size and composition, and (3) increases in diversity.

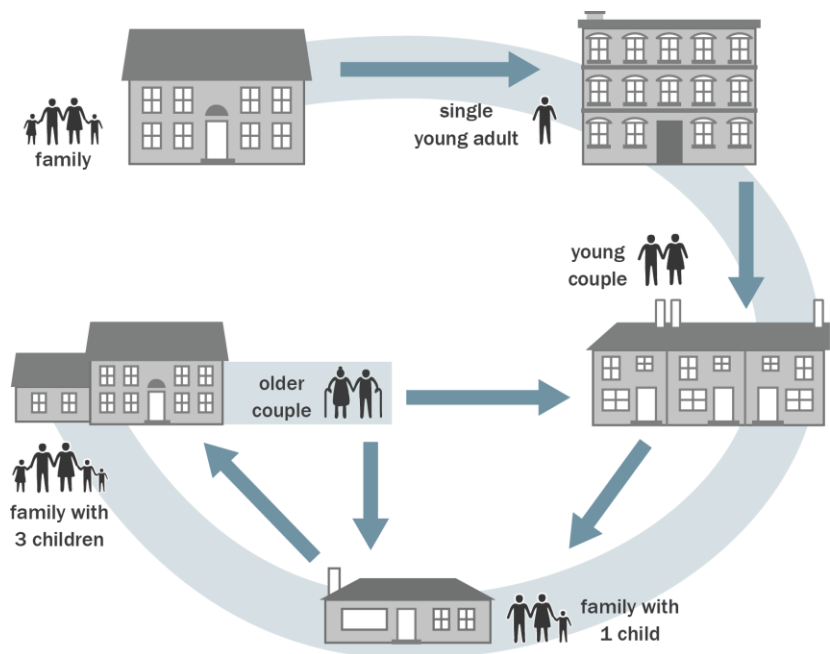
An individual’s housing needs change throughout their life, with changes in income, family composition, and age. The types of housing needed by a 20-year-old college student differ from the needs of a 40-year-old parent with children, or an 80-year-old single adult. As Tualatin’s population ages, different types of housing will be needed to accommodate older residents. The housing characteristics by age data below reveal this cycle in action in Tualatin.

Housing needs and preferences change in predictable ways over time, such as with changes in marital status and size of family.

Families of different sizes need different types of housing.

Exhibit 29. Effect of demographic changes on housing need

Source: ECONorthwest, adapted from Clark, William A.V. and Frans M. Dieleman. 1996. Households and Housing. New Brunswick, NJ: Center for Urban Policy Research.



Growing Population

Tualatin’s population growth will drive future demand for housing in the City over the planning period. The population forecast in Exhibit 31 is Tualatin’s official population forecast, from the Oregon Population Forecast Program. Tualatin must use this forecast as the basis for forecasting housing growth over the 2020 to 2040 period.

Tualatin’s population grew by 81% between 1990 and the 2013-2017 period. Tualatin added 12,122 new residents, at an average annual growth rate of 2.2%.

Exhibit 30. Population Growth and Change, Tualatin, Washington County, Portland Region, Oregon, and the United States, 1990, 2000, 2010, and 2018

Source: U.S. Decennial Census 1990, 2000, 2010, and 2018 Quick Facts. Portland State University 2018 Certified Population Estimates. Note: the Portland Region is the aggregate of Clackamas, Multnomah, and Washington Counties.

	1990	2000	2010	2018	Change 1990 to 2018		
					Number	Percent	AAGR
U.S.	248,709,873	281,421,906	308,745,538	327,167,434	78,457,561	32%	1.0%
Oregon	2,842,321	3,421,399	3,831,074	4,195,300	1,352,979	48%	1.5%
Portland Region	1,174,291	1,444,219	1,641,036	1,839,005	664,714	57%	1.7%
Washington County	311,554	445,342	529,710	606,280	294,726	95%	2.5%
Tualatin	15,013	22,791	26,054	27,055	12,042	80%	2.2%

Tualatin city limits is projected to grow by 627 people between 2020 and 2040, at an average annual growth rate of 0.12%.²⁶

Exhibit 31. Forecast of Population Growth, Tualatin city limits, 2020 to 2040

Source: Metro 2040 Population Distributed Forecast, Exhibit A. July 12, 2016.

26,745	27,372	627	2.3% increase
Residents in 2020	Residents in 2040	New residents 2020 to 2040	0.12% Growth Rate

Tualatin’s Basalt Creek is project to grow by 1,080 people between 2020 and 2040, at an average annual growth rate of 5.68%.²⁷

Exhibit 32. Forecast of Population Growth, Basalt Creek, 2020 to 2040

Source: Metro 2040 TAZ Forecast, Population Estimates (TAZ 980 and 981). November 6, 2015.

535	1,616	1,080	202% increase
Residents in 2020	Residents in 2040	New residents 2020 to 2040	5.68% Growth Rate

²⁶ This forecast of population growth is based on Tualatin’s (city limits) official population forecast from Metro 2040 Population Distributed Forecast (2016). ECONorthwest extrapolated the population forecast for 2015 (to 2020) using an average annual growth rate.

²⁷ This forecast of population growth is based on Basalt Creek’s official population forecast from Metro 2040 TAZ Population Forecast (2015). ECONorthwest extrapolated the population forecast for 2015 (to 2020) using an average annual growth rate.

Aging Population

This section shows two key characteristics of Tualatin’s population, with implications for future housing demand in Tualatin:

- **Seniors.** Tualatin currently has a smaller share of people over 60 years old than Washington County. As Tualatin’s senior population grows, it will have increasing demand for housing that is suitable for older demographics.

Demand for housing for seniors will grow over the planning period, as the Baby Boomers continue to age and retire. The Washington County forecast share of residents aged 60 years and older will account for 24% of its population in 2040, compared to around 18% in the 2013-2017 period.

The impact of growth in seniors in Tualatin will depend, in part, on whether older people already living in Tualatin continue to reside there as they retire. National surveys show that, in general, most retirees prefer to age in place by continuing to live in their current home and community as long as possible.²⁸ Tualatin may be attractive to newly retiring seniors because of its location within the Portland Metro region.

Growth in the number of seniors will result in demand for housing types specific to seniors, such as small and easy-to-maintain dwellings, assisted living facilities, or age-restricted developments. Senior households will make a variety of housing choices, including: remaining in their homes as long as they are able, downsizing to smaller single-family homes (detached and attached) or multifamily units, moving in with family, or moving into group housing (such as assisted living facilities or nursing homes), as their health declines. The challenges aging seniors face in continuing to live in their community include changes in healthcare needs, loss of mobility, the difficulty of home maintenance, financial concerns, and increases in property taxes.²⁹

- **Tualatin has a slightly larger share of younger people than the Portland Region.** About 26% of Tualatin’s population and Washington County’s population is under 20 years old, compared to 24% of the Portland Region’s population. The forecast for population growth in Washington County shows the percent of people under 20 years staying static at 24% of the population in 2013-2017 to 2040.

People currently aged 20 to 40 are referred to as the Millennial generation and account for the largest share of population in Oregon.³⁰ By 2040, they will be about 40 to 60 years of age. The forecast for Washington County shows a slight shift in Millennials from about 29% of the population in 2020 to about 25% of the population in 2040.

²⁸ A survey conducted by the AARP indicates that 90% of people 50 years and older want to stay in their current home and community as they age. See <http://www.aarp.org/research>.

²⁹ “Aging in Place: A toolkit for Local Governments” by M. Scott Ball.

³⁰ Pew Research Center. (March 2018). “Defining generations: Where Millennials end and post-Millennials begin” by Michael Dimock. Retrieved from: <http://www.pewresearch.org/fact-tank/2018/03/01/defining-generations-where-millennials-end-and-post-millennials-begin/>.

Tualatin's ability to attract people in this age group will depend, in large part, on whether the city has opportunities for housing that both appeals to and is affordable to Millennials. Again, Tualatin is attractive because of the amenities of the Portland Metro region.

The long-term housing preference of Millennials is uncertain. Research suggests that Millennials' housing preferences may be similar to the Baby Boomers, with a preference for smaller, less costly units. Recent surveys about housing preference suggest that Millennials want affordable single-family homes in areas that offer transportation alternatives to cars, such as suburbs or small cities with walkable neighborhoods.³¹

A recent survey of people living in the Portland region shows that Millennials prefer single-family detached housing. The survey finds that housing price is the most important factor in choosing housing for younger residents.³² The survey results suggest Millennials are more likely than other groups to prefer housing in an urban neighborhood or town center.

Growth in Millennials in Tualatin will result in increased demand for both affordable single-family detached housing (such as small single-family detached units like cottages), as well as increased demand for affordable townhouses and multifamily housing. Growth in this population will result in increased demand for both ownership and rental opportunities, with an emphasis on housing that is comparatively affordable.

³¹ The American Planning Association, "Investing in Place; Two generations' view on the future of communities." 2014.

"Access to Public Transportation a Top Criterion for Millennials When Deciding Where to Live, New Survey Shows," Transportation for America.

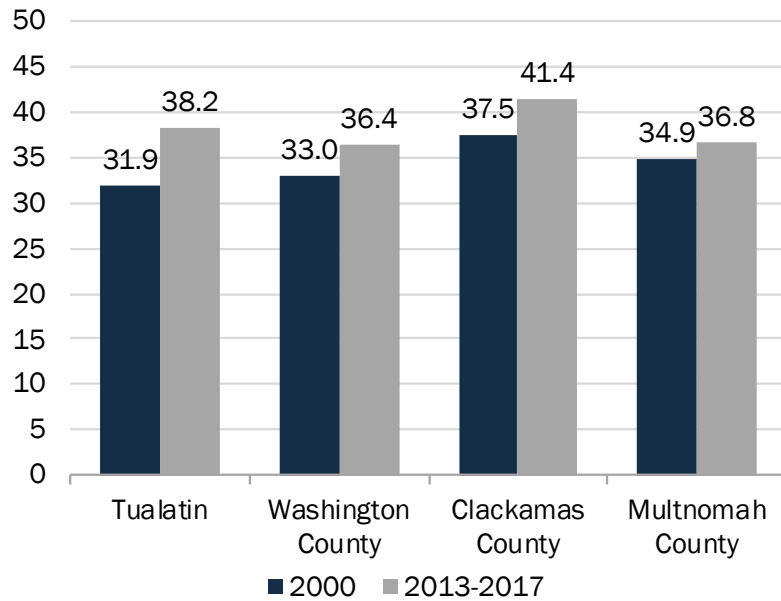
"Survey Says: Home Trends and Buyer Preferences," National Association of Home Builders International Builders

³² Davis, Hibbits, & Midghal Research, "Metro Residential Preference Survey," May 2014.

From 2000 to 2013-2017, Tualatin's population grew older on average.

Exhibit 33. Median Age, Tualatin, Washington County, Clackamas County, and Multnomah County, 2000 and 2013-2017

Source: U.S. Census Bureau, 2000 Decennial Census Table B01002, 2013-2017 ACS, Table B01002.

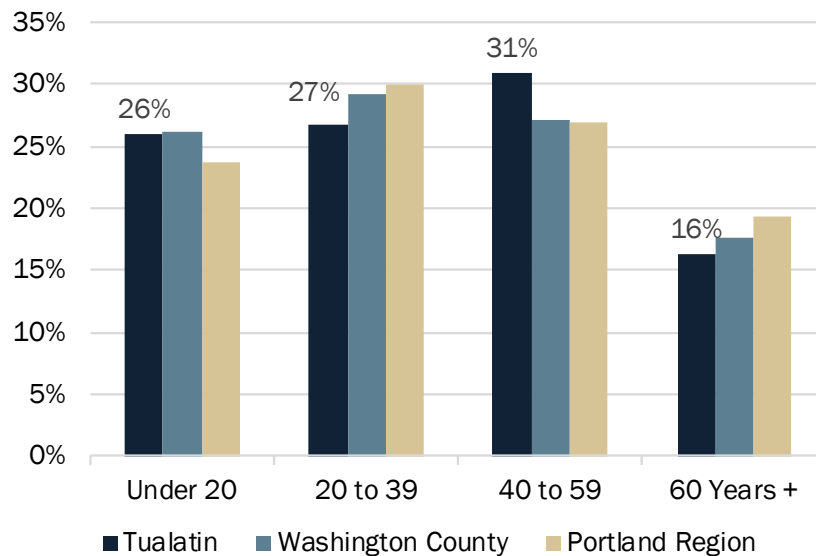


In the 2013-2017 period, about 58% of Tualatin's residents were between the ages of 20 and 59 years.

Tualatin had a slightly smaller share of people over the age of 60 than Washington County and Portland Region.

Exhibit 34. Population Distribution by Age, Tualatin, Washington County, and Portland Region, 2013-2017

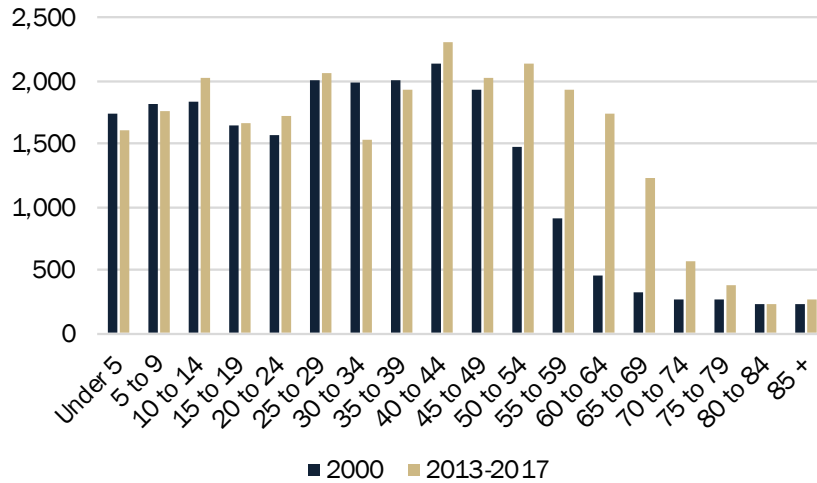
Source: U.S. Census Bureau, 2013-2017 ACS, Table B01001.



The number of senior residents in Tualatin grew between 2000 and the 2013-2017 period.

Exhibit 35. Population Distribution by Age, Tualatin, 2013-2017

Source: U.S. Census Bureau, 2000 Decennial Census Table P012 and 2013-2017 ACS, Table B01001.



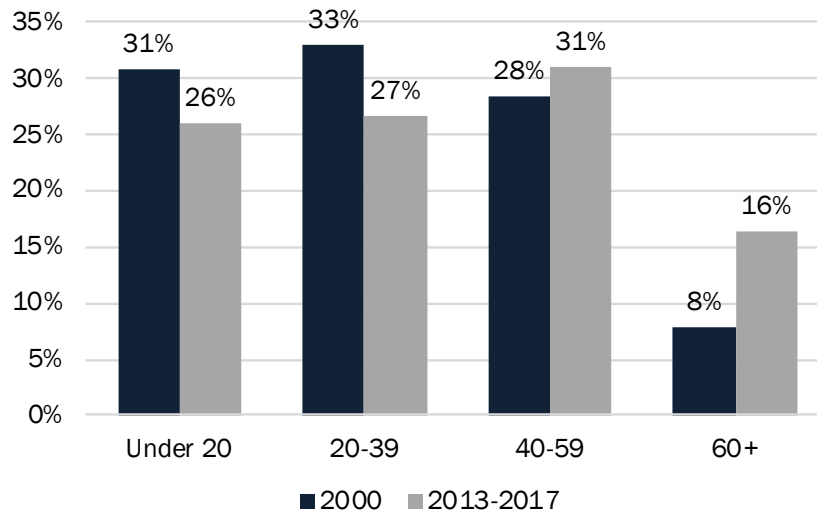
Between 2000 and 2013-2017, the share of Tualatin’s population aged 60 years and older doubled.

Tualatin’s population aged 60 years and older grew by 2,643 people between 2000 and 2013-2017.

This increase can be explained in part through aging of the Baby Boomers across the Portland Region. Development of senior housing in Tualatin likely attracted seniors to Tualatin, increasing the percentage of people over 60 years old in the city.

Exhibit 36. Population Composition by Age, Tualatin, 2000 and 2013-2017

Source: U.S. Census Bureau, 2000 Decennial Census Table P012 and 2013-2017 ACS, Table B01001.



Between 2020 and 2040, Washington County’s population over 60 years old is forecast to grow the fastest, by 62%.

Exhibit 37. Fastest-growing Age Groups, Washington County, 2020 to 2040

Source: Portland State University, Population Research Center, Washington County Forecast, June 2017.

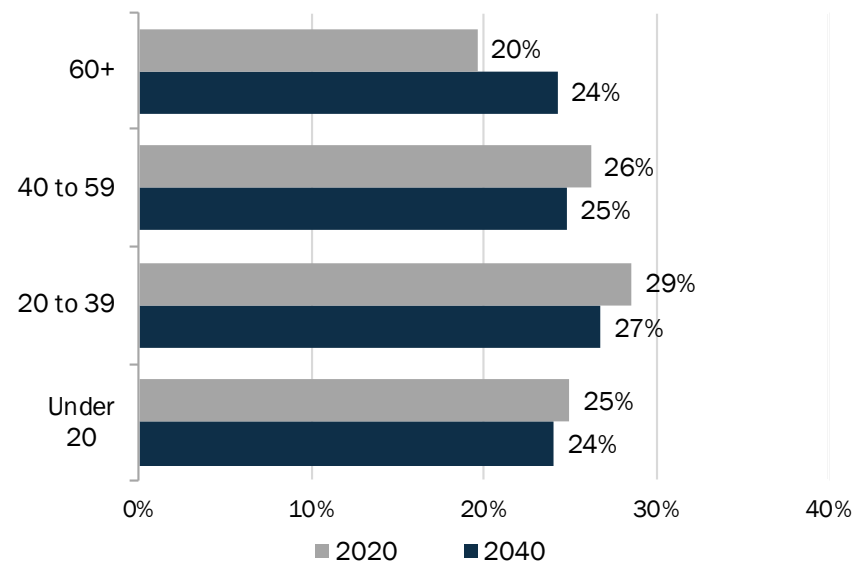
23%	23%	24%	62%
36,773	40,023	38,953	75,217
People	People	People	People
Under 20	20-39 Yrs	40-59 Yrs	60+ Yrs

Between 2020 and 2040, the share of Washington County residents over the age of 40 will make up 49% of the county's total population.

Of the age cohorts shown in Exhibit 38, the share of residents over 60 years of age will increase by 2040, while the share of all other age cohorts will decrease.

Exhibit 38. Population Growth by Age Group, Washington County, 2020 to 2040

Source: Portland State University, Population Research Center, Washington County Forecast, June 2017.



Increased Ethnic Diversity

Tualatin is becoming more ethnically diverse. The Latinx population grew from 12% of Tualatin's population in 2000 to 16% of the population in the 2013-2017 period, adding about 1,774 new Latinx residents. Tualatin is more ethnically diverse than the Portland Region.

The U.S. Census Bureau forecasts that at the national level, the Latinx population will continue growing faster than most other non-Latinx population between 2020 and 2040. The Census forecasts that the Latinx population will increase 93% from 2016 to 2060 and foreign-born Latinx population will increase by about 40% in that same time.³³

Continued growth in the Latinx population will affect Tualatin's housing needs in a variety of ways.³⁴ Growth in first and, to a lesser extent, second and third generation Latinx immigrants, will increase demand for larger dwelling units to accommodate the, on average, larger household sizes for these households. Foreign-born households, including Latinx immigrants, are more likely to include multiple generations, requiring more space than smaller household

³³ U.S. Census Bureau, *Demographic Turning Points for the United States: Population Projections for 2020 to 2060*, pg. 7, https://www.census.gov/content/dam/Census/library/publications/2018/demo/P25_1144.pdf

³⁴ Pew Research Center. *Second-Generation Americans: A Portrait of the Adult Children of Immigrants*, February 7, 2013, Appendix 8, <http://www.pewsocialtrends.org/2013/02/07/appendix-1-detailed-demographic-tables/>. National Association of Hispanic Real Estate Professionals. *2017 State of Hispanic Homeownership Report*, 2017.

sizes. As Latinx households integrate over generations, household size typically decreases, and housing needs become similar to housing needs for all households.

According to the *State of Hispanic Homeownership* report from the National Association of Hispanic Real Estate Professionals³⁵, Latinx accounted for 28.6% of the nation’s household formation in 2017. Household formations, for Latinx homeowners specifically, accounted for 15% of the nation’s net homeownership growth. The rate of homeownership for Latinx increased from 45.4% in 2014³⁶ to 46.2% in 2017. The only demographic that increased their rate of homeownership from 2016 to 2017 was for Latinx households.

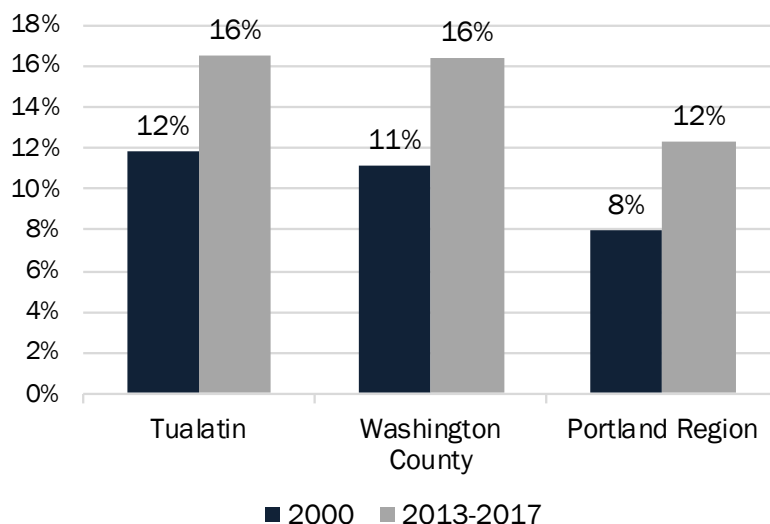
The *State of Hispanic Homeownership* report also cites the lack of affordable housing products as a substantial barrier to homeownership. The report finds that Latinx households are more likely than non-Latinx households to be nuclear households, comprised of married couples with children, and multiple-generation households in the same home, such as parents and adult children living together. These housing preferences—affordability and larger household size—will influence the housing market as the Latinx population continues to grow.³⁷ Accordingly, growth in Latinx households will result in increased demand for housing of all types, both for ownership and rentals, with an emphasis on housing that is comparatively affordable.

The share of Tualatin’s population that is Latinx increased by 4% (1,774 people) from 2000 to 2013-2017.

Tualatin was more ethnically diverse than the Portland Region.

Exhibit 39. Latinx Population as a Percent of the Total Population, Tualatin, Washington County, Portland Region, 2000, 2013-2017

Source: U.S. Census Bureau, 2000 Decennial Census Table P008, 2013-2017 ACS Table B03002.



³⁵ National Association of Hispanic Real Estate Professionals (2017). *2017 State of Hispanic Homeownership Report*.

³⁶ Ibid.

³⁷ Ibid.

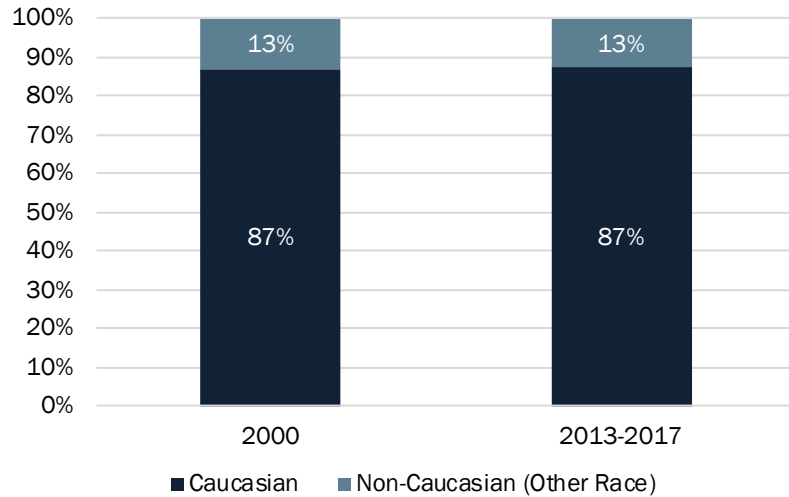
Racial Diversity³⁸

The non-Caucasian population is defined as the share of the population that identifies as a race other than “White alone” according to Census definitions. Racial diversity in Tualatin did not increase between 2000 and the 2013-2017 period and. In the 2013-2017 period, Tualatin was less racially diverse than both the county and region.

The share of the non-white population in Tualatin stayed the same from 2000 to 2013-2017.

Exhibit 40. Non-Caucasian Population as a Percent of Total Population, Tualatin, 2000 and 2013-2017

Source: U.S. Census Bureau, 2000 Decennial Census Table P008, 2013-2017 ACS Table B02001.

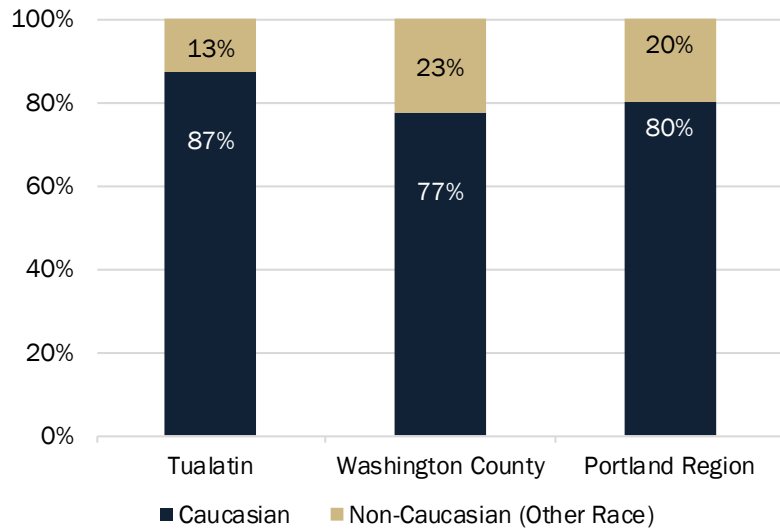


³⁸ The US Census Bureau considers race and ethnicity as two distinct concepts. The Census applies two categories for ethnicity, which are Hispanic or Latino (i.e., Latinx) and Not Hispanic or Latino (i.e., Non-Latinx). Latinx is an ethnicity and not a race, meaning individuals who identify as Latinx may be of any race. The share of the population that identifies as Latinx should not be added to percentages for racial categories.

In the 2013-2017 period, Tualatin was less racially diverse than Washington County and the Portland Region.

Exhibit 41. Non-Caucasian Population as a Percent of Total Population, Tualatin, Washington County, and the Portland Region 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS Table B02001.



Homelessness

Washington County's point-in-time homeless count decreased by about 4% (22 people) from 2017 to 2018.

Between 2015 and 2018, individuals who were homeless (and sheltered) decreased 17%. Individuals who were homeless (and unsheltered) decreased 9%.

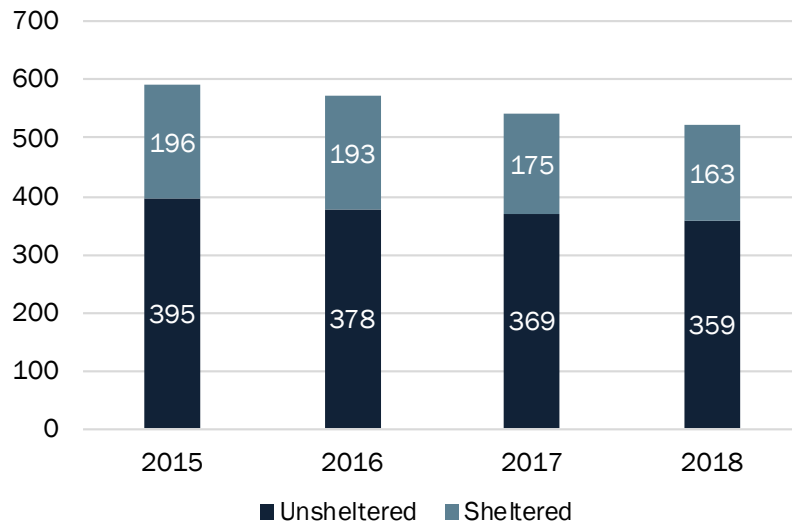
Exhibit 42. Number of Persons Homeless, Washington County, Point-in-Time Count, 2017 and 2018

Source: Washington County, Point in Time Count, January 2017, 2018

544 Persons **522 Persons**
2017 2018

Exhibit 43. Number of Persons Homeless by Living Situation, Washington County, Point-in-Time Count, 2015 through 2018

Source: Washington County, Point in Time Count, January 2015, 2016, 2017, 2018



Household Size and Composition

Tualatin’s households are smaller than Washington County’s households. Tualatin’s household composition shows that households in Tualatin are similar to Washington County and Portland Region averages.

Tualatin’s average household size was smaller than Washington County’s and Clackamas County’s, but larger than Multnomah County’s.

Exhibit 44. Average Household Size, Tualatin, Washington County, Clackamas County, Multnomah County, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B25010.



According to the two most recent Decennial Censuses, Tualatin’s average household size (for householder identifying as Latinx) decreased by 0.27 person.

Exhibit 45. Average Household Size for Latinx Householder, Tualatin, 2000 and 2010

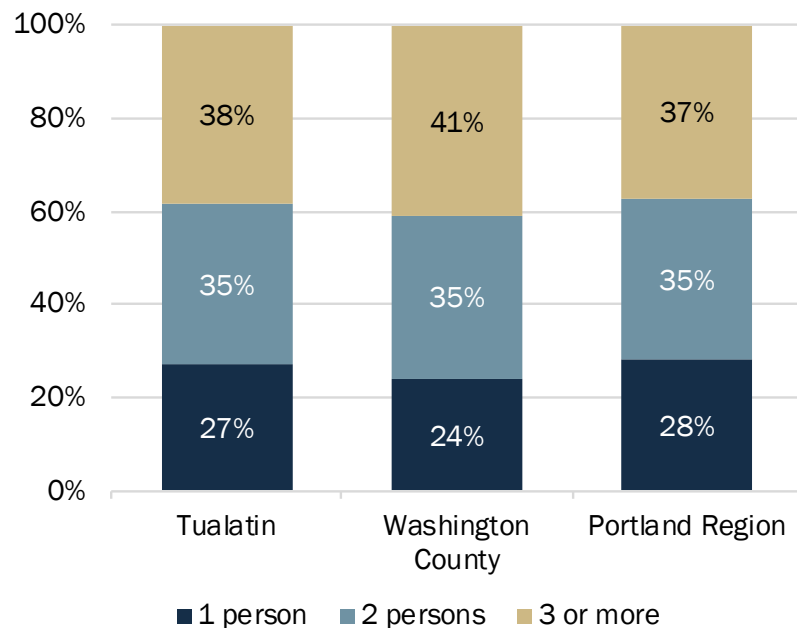
Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B25010.



About 62% of Tualatin’s households were 1- or 2-person households, compared to 59% of Washington County’s and 63% of the Portland Region’s households.

Exhibit 46. Household Size, Tualatin, Washington County, and Portland Region, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B25010.

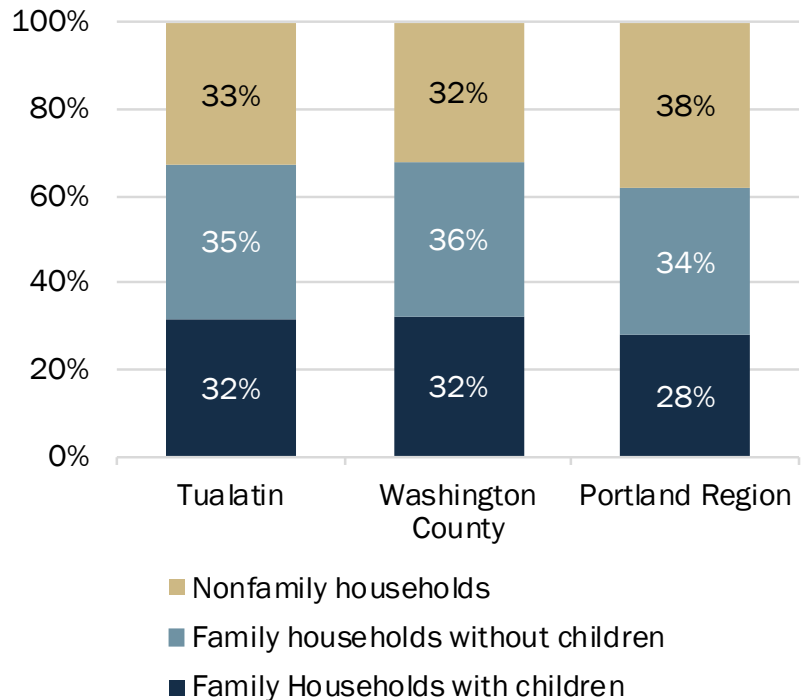


Tualatin had a similar household composition to Washington County. Compared to the Portland Region, Tualatin had a smaller share of nonfamily households and a larger share of family households with children.

About a third of Tualatin's households were non-family households (i.e. 1-person households and households composed of roommates).

Exhibit 47. Household Composition, Tualatin, Washington County, and Portland Region, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table DP02.



Households, with a Latinx head of household, were more likely to have more than one occupant per room in the 2013-2017 period, compared to all households and households with a Caucasian head of household.

Exhibit 48. Occupants per Room, Tualatin, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B25014.

2.2%

All Households

1.8%

Households, with White (alone) head of household

11.3%

Households, with Latinx head of household

Income of Tualatin Residents

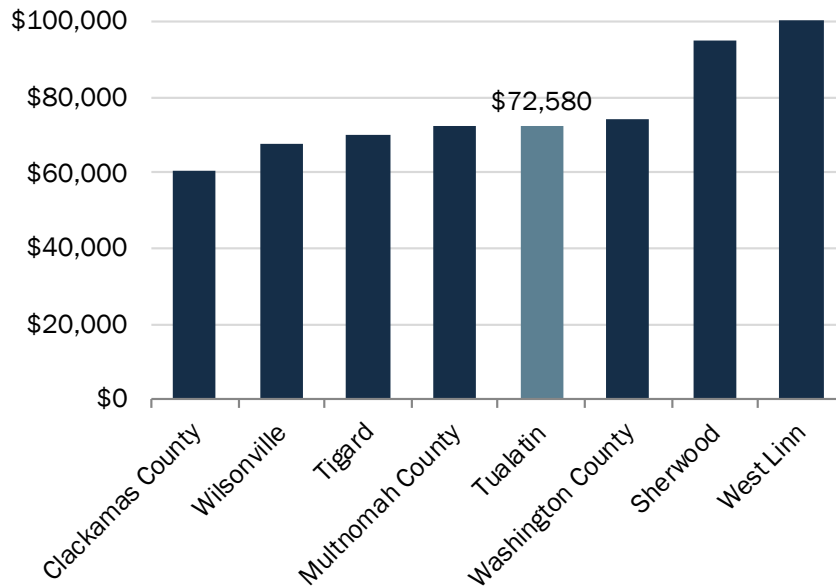
Income is one of the key determinants in housing choice and households' ability to afford housing. Income for residents living in Tualatin was lower than the Washington County median income and the state's.

Over the 2013-2017 period, Tualatin's median household income (MHI) was below that of Washington County's.

Tualatin's MHI was \$1,453 lower than Washington County's MHI (\$74,033).

Exhibit 49. Median Household Income, Tualatin, Washington County, and Comparison regions, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B25119.



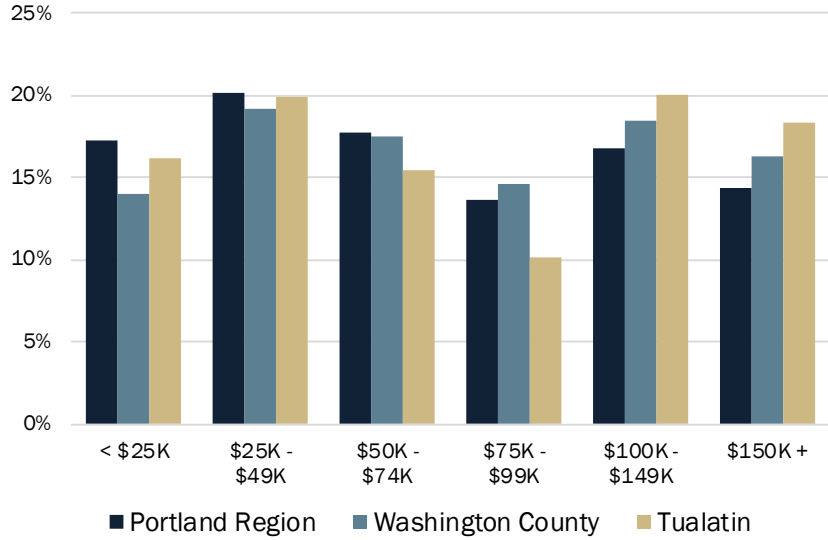
Tualatin had a larger share of higher-earning households.

About 38% of Tualatin’s households earned more than \$100,000 per year, compared to 35% of Washington County households and 31% of the Portland Region’s households.

About 36% of Tualatin’s households earned \$50,000 or less per year, compared to 33% of Washington County’s households and 37% of the Portland Region’s households.

Exhibit 50. Household Income, Tualatin, Washington County, and Portland Region, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B19001.

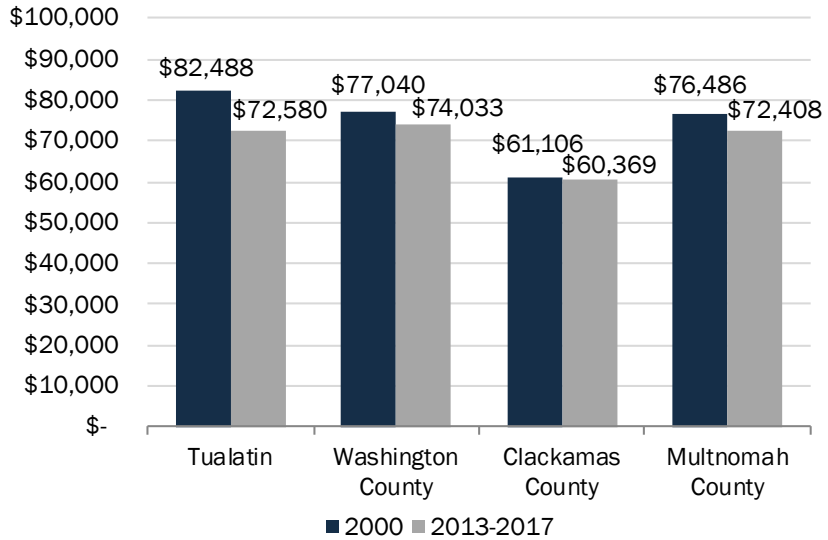


After adjusting for inflation, Tualatin’s median household income (MHI) decreased by 12%, from \$82,488 in 2000 to \$72,580 in 2013-2017.

In this same time, Washington County’s MHI decreased by 4%, Clackamas County’s MHI decreased by 1%, and Multnomah County’s MHI decreased by 5%.

Exhibit 51. Change in Median Household Income (Inflation-adjusted 2017 dollars), Tualatin, Washington County, Clackamas County, and Multnomah County, 2000 and 2013-2017

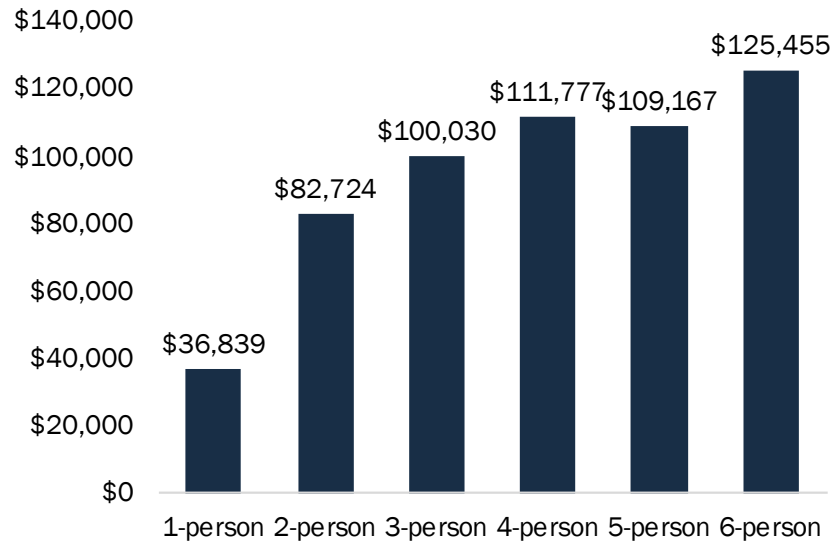
Source: U.S. Census Bureau, 2000 Decennial Census, Table HCT012; 2013-2017 ACS 5-year estimate, Table B25119; Bureau of Labor Statistics Inflation Calculator.



The median household income for a 4-person household was 3x the median household income for a 1-person household.

Exhibit 52. Median Household Income by Household Size, Tualatin, 2013-2017

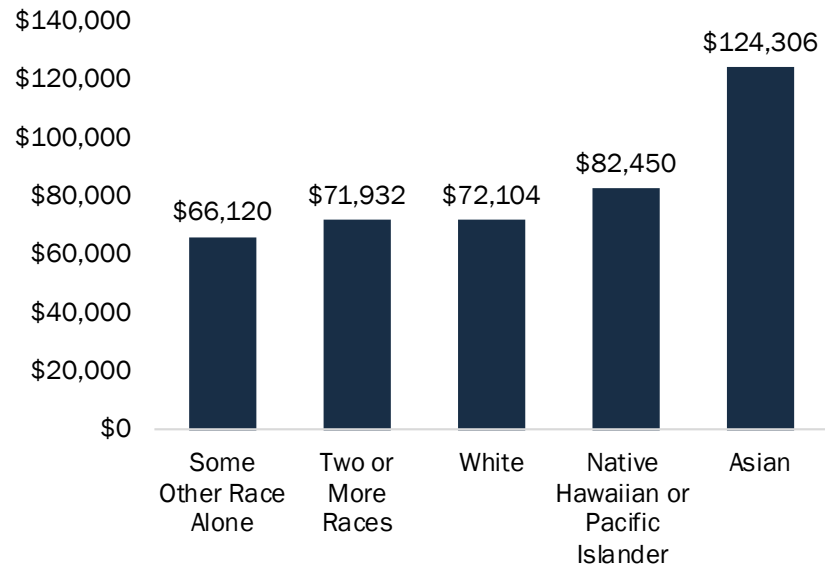
Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B25119.



Median household income, of households with an Asian head of household, were proportionately higher in Tualatin.

Exhibit 53. Median Household Income by Race of the Head of Household, Tualatin, 2013-2017

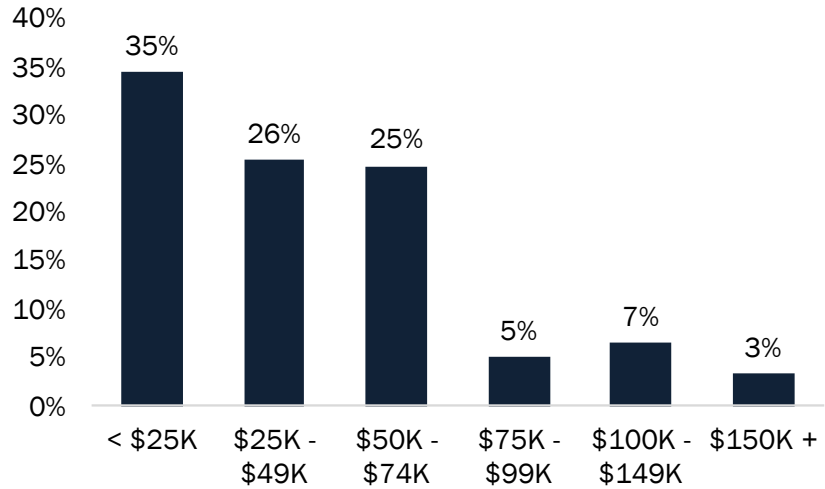
Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B19013A-G. Note: data was not available for heads of households identifying as a Black / African American or as American Indian and Alaska Native.



Most households with a Latinx head of household earned less than \$50,000 per year.

Exhibit 54. Household Income by Latinx Head of Household, Tualatin, 2013-2017

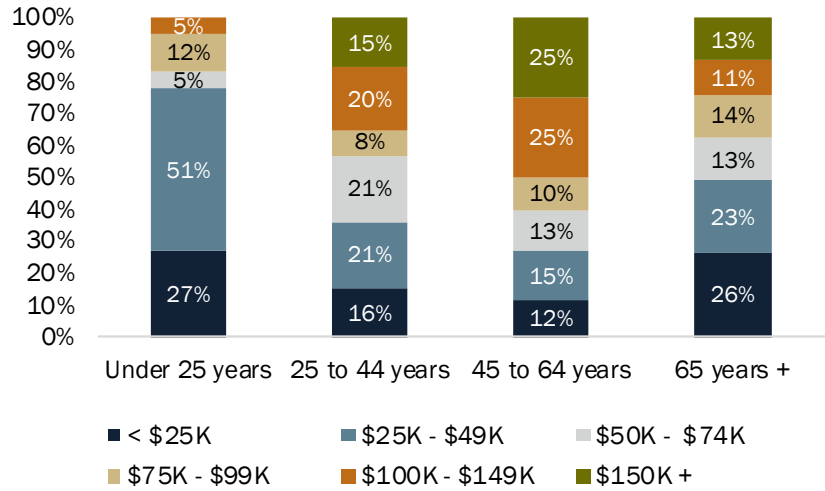
Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B19001I.



In the 2013-2017 period, 78% of households with a householder 25 and younger and 49% of households with a householder 65 years and older earned less than \$50,000 per year.

Exhibit 55. Household Income by Age of Householder, Tualatin, 2013-2017

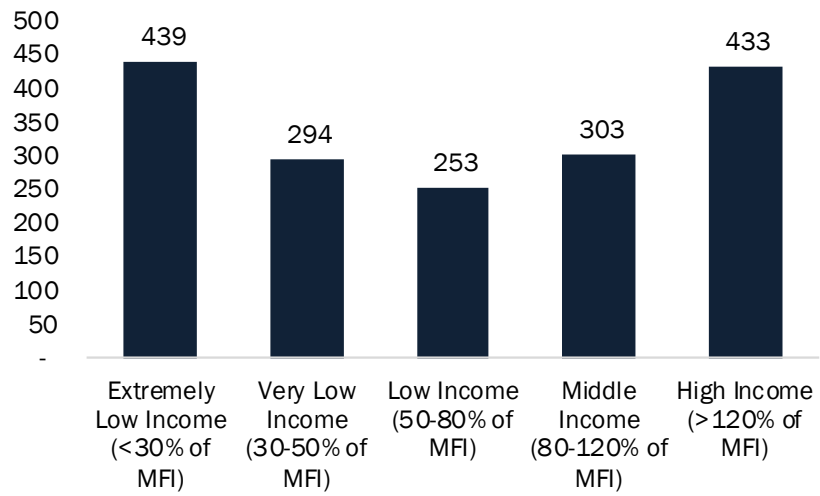
Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B19037.



About a quarter of households with a householder aged 65 years and older) were extremely low income in the 2013-2017 period. About a quarter of those households were high income.

Exhibit 56. Median Family Income (\$81,400) by Age of Householder (Aged 65 Years and Older), Tualatin, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table XXXX. Note: Median Family Income for Washington County was \$81,400 (U.S. Department of Housing and Urban Development).



Commuting Trends

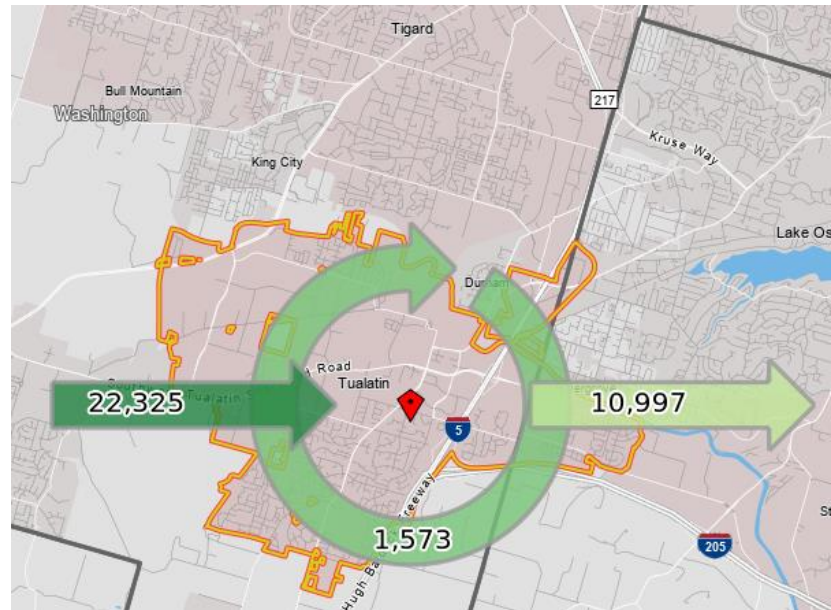
Tualatin is part of the complex, interconnected economy of the Portland Region. Of the more than 23,800 people who work in Tualatin, 93% of workers commute into Tualatin from other areas, most notably Portland, Tigard, Beaverton, and Hillsboro. Almost 11,000 residents of Tualatin commute out of the city for work, many of them to Portland.

Tualatin is part of an interconnected regional economy.

More than 22,000 people commuted into Tualatin for work, and nearly 11,000 people living in Tualatin commuted out of the city for work.

Exhibit 57. Commuting Flows, Tualatin, 2015

Source: U.S. Census Bureau, Census On the Map.



About 7% of people who worked at businesses located in Tualatin also lived in Tualatin.

The remainder commuted from Portland and other parts of the Region.

Exhibit 58. Places Where Workers at Businesses in Tualatin Live, 2015

Source: U.S. Census Bureau, Census On the Map.



About 27% of Tualatin residents worked in Portland.

A little over 12% of Tualatin residents lived and worked in Tualatin.

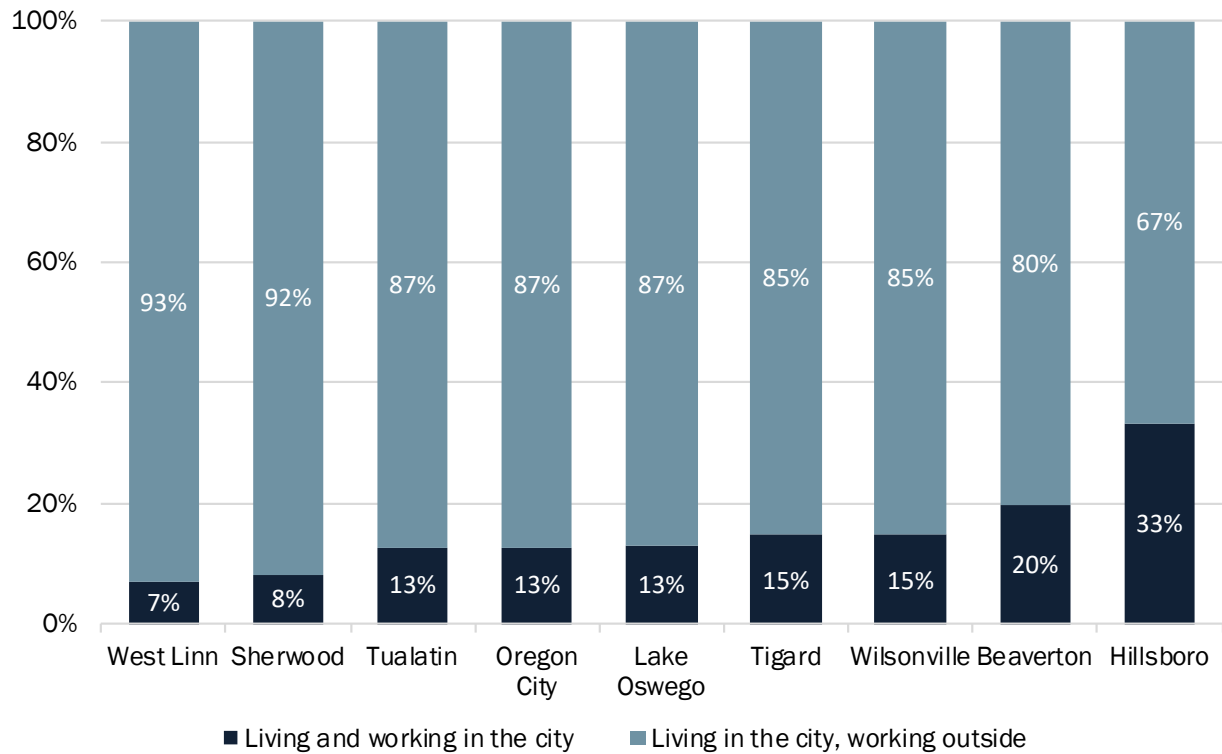
Exhibit 59. Places Where Tualatin Residents were Employed, 2015

Source: U.S. Census Bureau, Census On the Map.



Exhibit 60. Commuting Flows of Residents, Tualatin Relative to Comparison Geographies, 2015

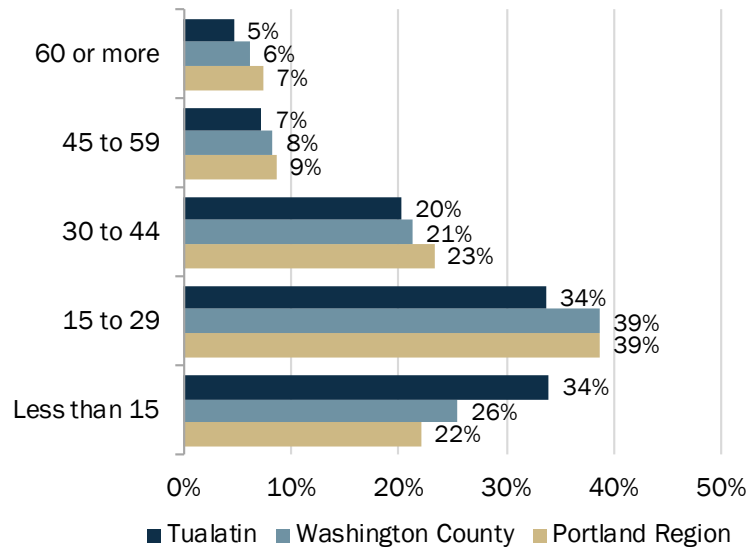
Source: U.S. Census Bureau, Census On the Map.



Most of Tualatin residents (68%) had a commute time that took less than 30 minutes.

Exhibit 61. Commute Time by Place of Residence, Tualatin, Washington County, and Portland Region, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B08303.



Regional and Local Trends Affecting Affordability in Tualatin

This section describes changes in sales prices, rents, and housing affordability in Tualatin. It uses cities in the region, as well as Washington County and Oregon, as comparisons.

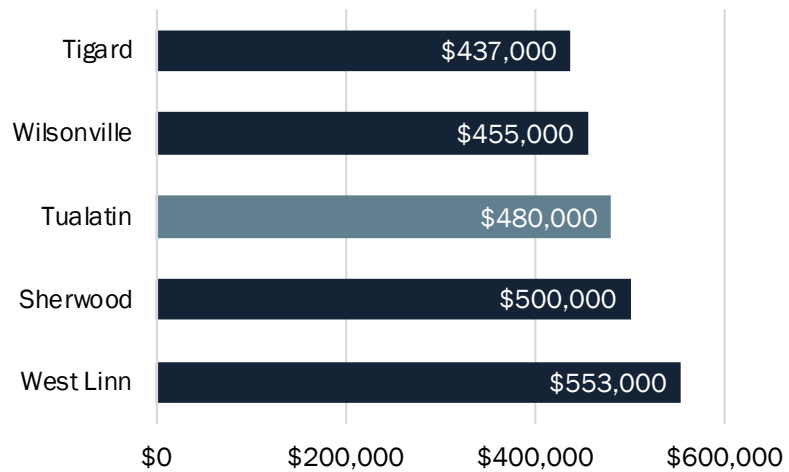
Changes in Housing Costs

With a median sale price of \$480,000 in February 2019, Tualatin’s housing sales were slightly higher than some comparison cities in this analysis, but below sale prices of other cities. Tualatin’s housing prices grew along with comparison cities over the January 2015 to February 2019 analysis period.

Tualatin’s median home sale price was within range of comparison cities.

Exhibit 62. Median Home Sale Price, Tualatin and Comparison Cities, February 2019

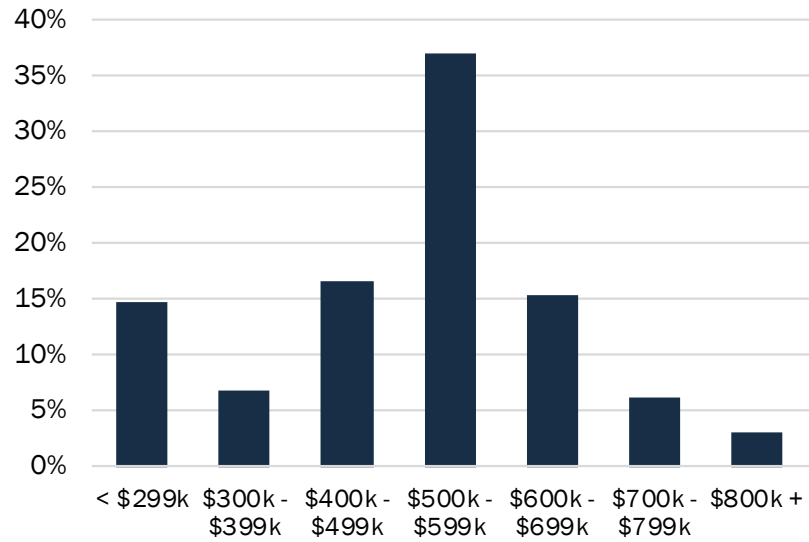
Source: Redfin.



In 2017 through 2018, more than half of the homes (62%) in Tualatin sold for more than \$500,000.

Exhibit 63. Distribution of Home Sale Prices, Tualatin, 2017–2018

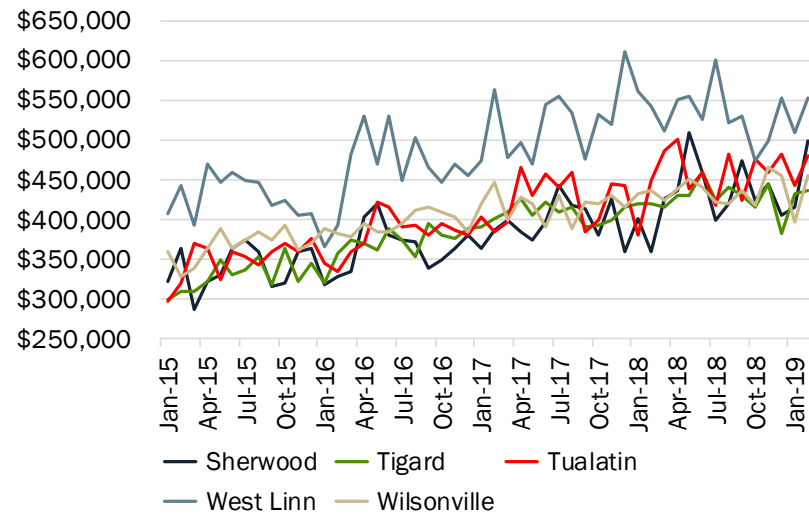
Source: RLIS.



Between January 2015 and February 2019, home sale prices in Tualatin followed similar trends to other nearby cities (with West Linn as an outlier).

Exhibit 64. Median Sale Price, Tualatin and Comparison Cities, January 2016–February 2019

Source: Redfin.



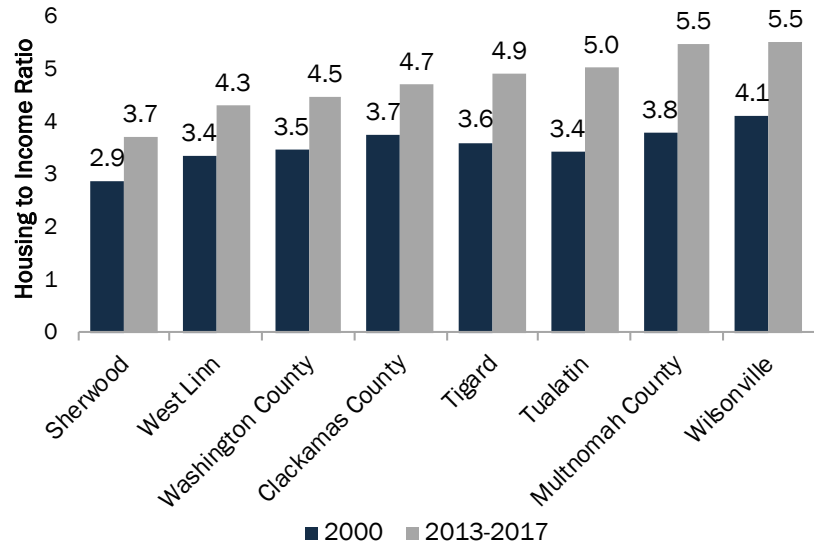
Since 2000, housing costs in Tualatin increased faster than incomes.

The household reported median value of a house in Tualatin was 3.4 times the median household income (MHI) in 2000 and 5.0 times MHI in 2016.

The decline of housing affordability was more extreme than in Washington County overall.

Exhibit 65. Ratio of Median Housing Value to Median Household Income, Tualatin, Washington County, and Comparison Jurisdictions, 2000 to 2013–2017³⁹

Source: U.S. Census Bureau, 2000 Decennial Census, Tables HCT012 and H085, and 2012–2016 ACS, Tables B19013 and B25077.



³⁹ This ratio compares the median value of housing in Tualatin (and other places) to the median household income. Inflation-adjusted median owner values in Tualatin increased from \$282,532 in 2000 to \$365,700 in 2013–2017. Over the same period, inflation-adjusted median income decreased from \$82,488 to \$72,580.

Rental Costs

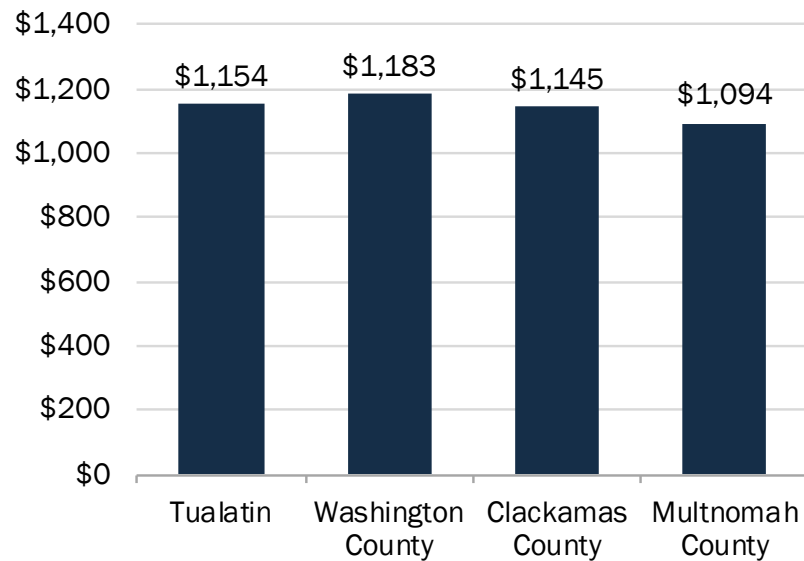
Median multifamily rents in Tualatin and Washington County are about \$1,200. The following charts show gross rent (which includes the cost of rent plus utilities) for Tualatin in comparison to Washington County and the Portland Region.

The median gross rent in Tualatin was \$1,154 in the 2013-2017 period.

Rent in Tualatin was comparable to that of comparison regions.

Exhibit 66. Median Gross Rent, Tualatin, Washington County, Clackamas County, and Multnomah County, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS 5-year estimate, Table B25064.

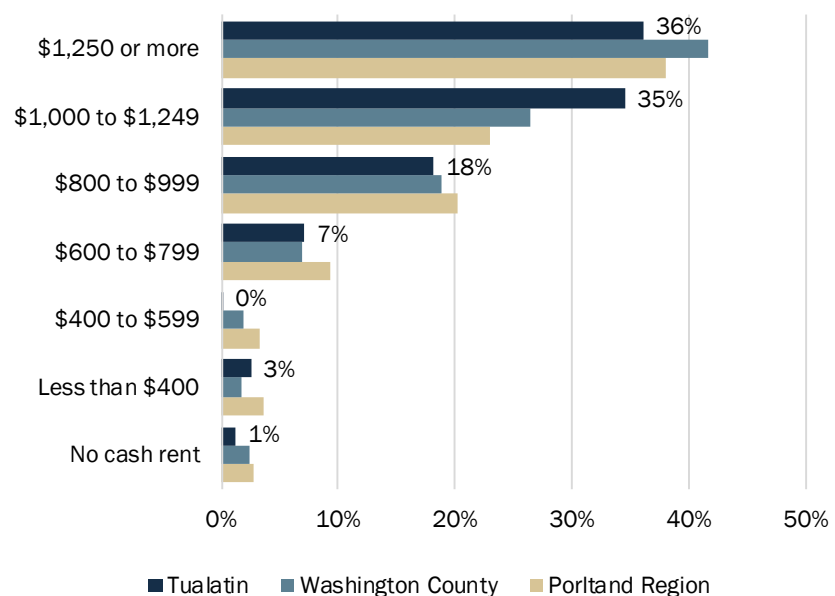


Most renters in Tualatin paid more than \$1,000 per month in rent.

About 36% of Tualatin's renters paid \$1,250 or more in gross rent per month, a smaller share than renters across Washington County (42%) and the Portland Region (38%).

Exhibit 67. Gross Rent, Tualatin, Washington County, and Portland Region, 2013-2017

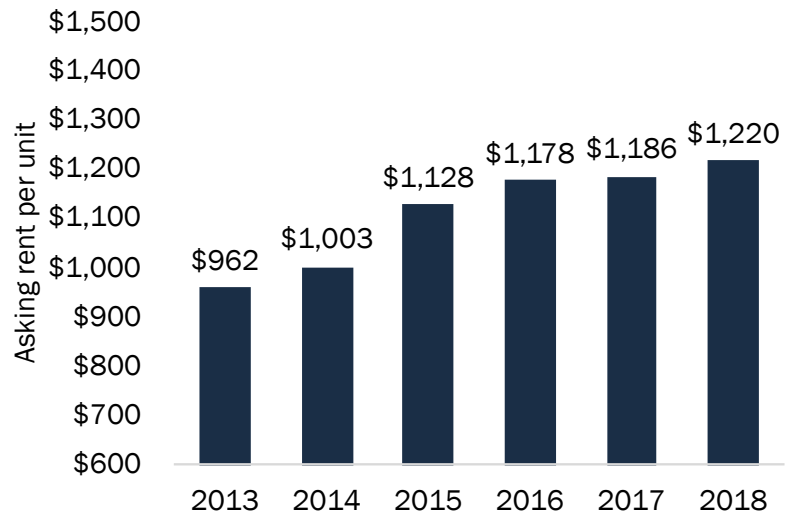
Source: U.S. Census Bureau, 2013-2017 ACS Table B25063.



Tualatin's average asking multifamily rent per unit increased by \$372, from \$848 in 2010 to \$1,220 in 2018.

Exhibit 68. Average Asking Multifamily Rent Per Unit, Tualatin, 2013 through 2018

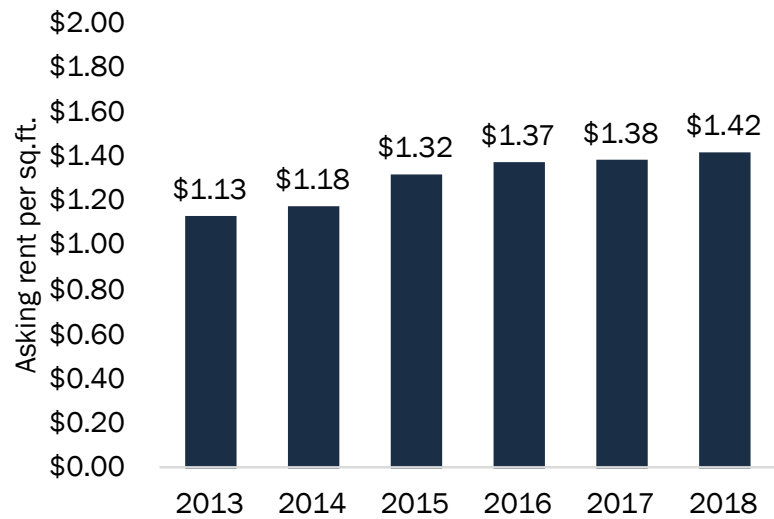
Source: CoStar.



Tualatin's average asking multifamily rent per square foot had increased since 2013.

Exhibit 69. Average Asking Multifamily Rent per Square Foot, Tualatin, 2013 through 2018

Source: CoStar.



Housing Affordability

A typical standard used to determine housing affordability is that a household should pay no more than a certain percentage of household income for housing, including payments and interest or rent, utilities, and insurance. The Department of Housing and Urban Development’s guidelines indicate that households paying more than 30% of their income on housing experience “cost burden,” and households paying more than 50% of their income on housing experience “severe cost burden.” Using cost burden as an indicator is one method of determining how well a city is meeting the Goal 10 requirement to provide housing that is affordable to all households in a community.

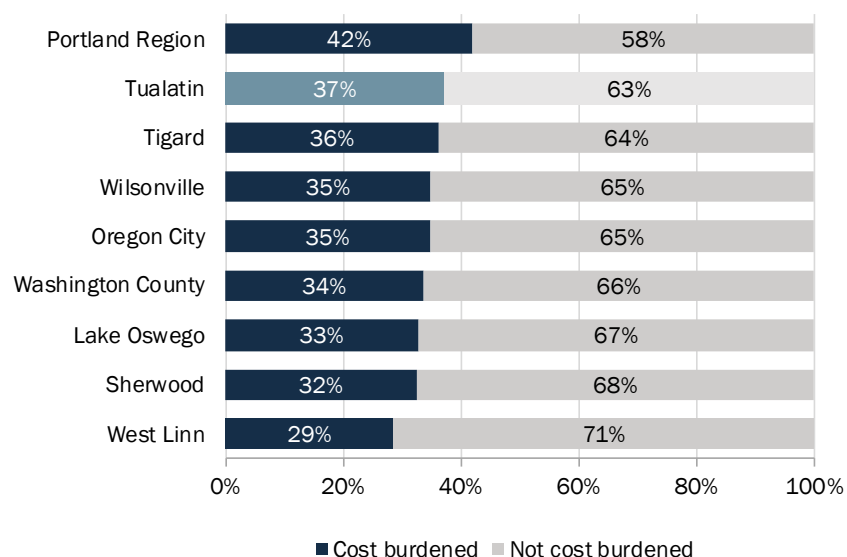
About 37% of Tualatin’s households (renters and homeowners) are cost burdened, of which 16% are severely cost burdened. About 56% of renter households (households who rent) are cost burdened, compared with 22% of homeowners (households who own their own home). Twenty-five percent of households in Tualatin are rent burdened households.⁴⁰ Overall, Tualatin has a slightly larger share of cost-burdened households than Washington County but a lower share of cost-burdened households than the Portland Region.

Overall, about 37% of all households in Tualatin were cost burdened.

In the 2013-2017 period, Tualatin had one of the highest rates of cost burdened households relative to other comparison areas.

Exhibit 70. Housing Cost Burden, Tualatin, Washington County, and Comparison Areas, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS Tables B25091 and B25070.

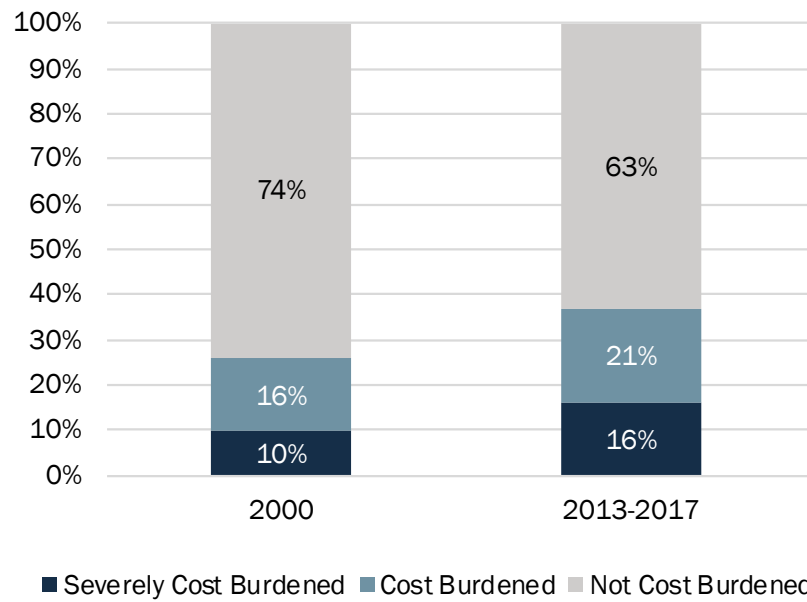


⁴⁰ Cities with populations >10,000 are required, per HB 4006, to assess “rent burden” if more than 50% of renters are cost burdened. In Tualatin as of the 2013-2017 period, 56% of total renter households were cost burdened. Upon further assessment, we find that a quarter (25%) of Tualatin’s households (renters and homeowners) were cost burdened renters (households that rent housing and pay more than 30% of their income on housing).

From 2000 to the 2013-2017 period, the share of cost burdened and severely cost burdened households in Tualatin grew by 11%.

Exhibit 71. Change in Housing Cost Burden, Tualatin, 2000 to 2013-2017

Source: U.S. Census Bureau, 2000 Decennial Census, Tables H069 and H094 and 2013-2017 ACS Tables B25091 and B25070.

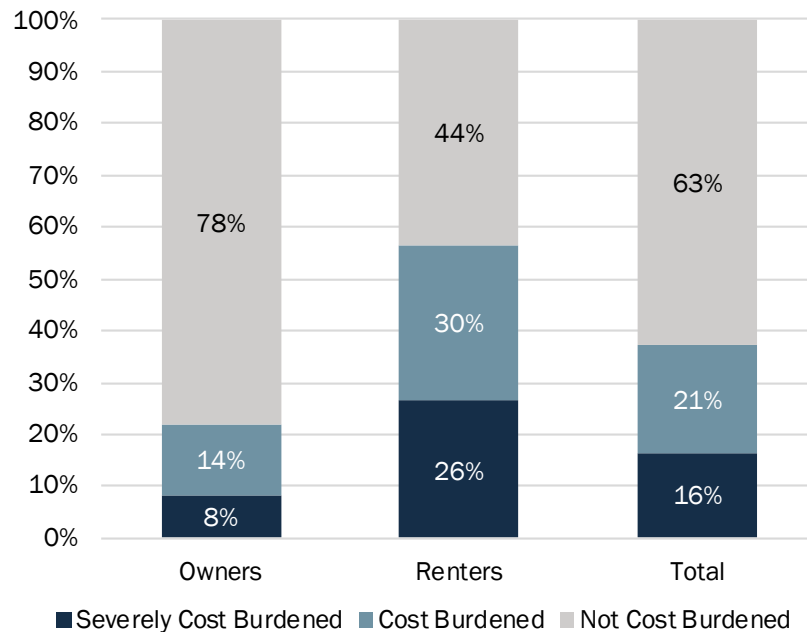


Renters were more likely to be cost burdened than homeowners.

In the 2013-2017 period, about 56% of Tualatin’s renters were cost burdened or severely cost burdened, compared to 22% of homeowners.

Exhibit 72. Housing Cost Burden by Tenure, Tualatin, 2013-2017

Source: U.S. Census Bureau, 2013-2017 ACS Tables B25091 and B25070.

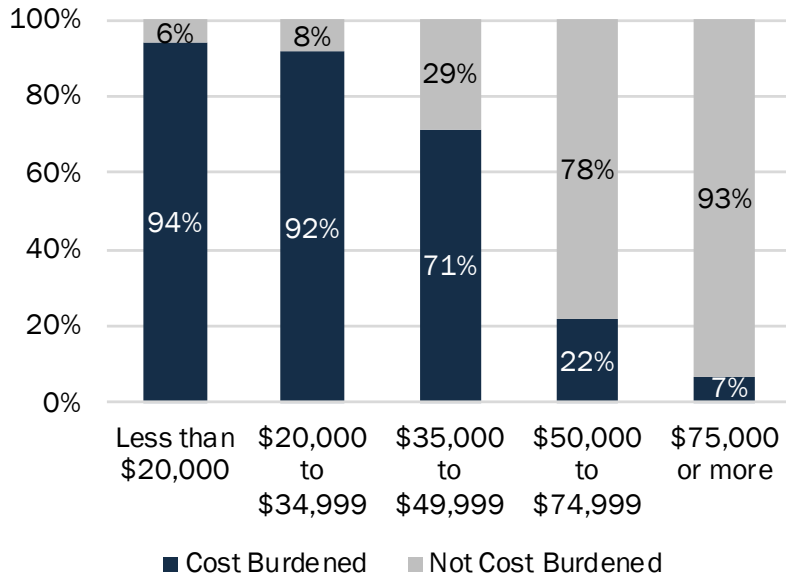


Nearly all renter households earning less than \$35,000 per year were cost burdened.

Most households earning between \$35,000 and \$50,000 per year were cost burdened.

Exhibit 73. Cost Burdened Renter Households, by Household Income, Tualatin, 2013-2017

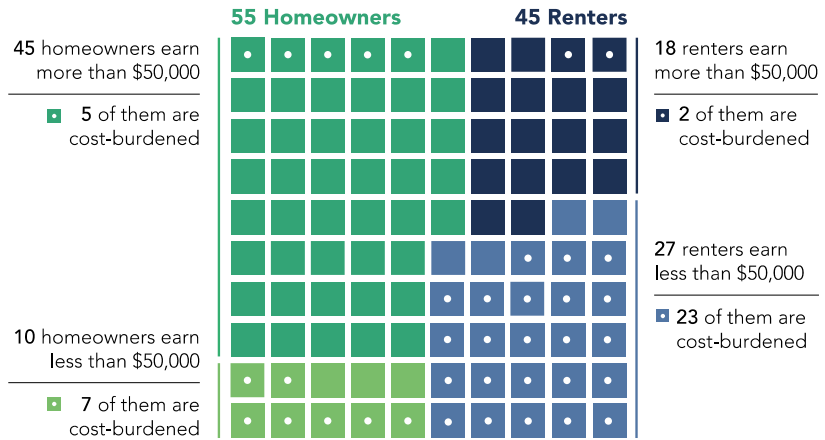
Source: U.S. Census Bureau, 2013-2017 ACS Table B25074.



If all of Tualatin's households were 100 residents, 27 households would be renters earning \$50,000 or less per year; 23 of these households (85%) would be cost burdened.

Exhibit 74. Illustration of Cost Burden: If all of Tualatin's Households were 100 Residents

Source: U.S. Census Bureau, 2013-2017 ACS Table S2503.



Another measure of cost burden is considering housing costs plus transportation costs. When examining housing and transportation cost burden, a household is considered cost burdened if they spend more than 45% of gross income on housing and transportation costs combined. Metro's 2014 *Metro Urban Growth Report* contains extensive documentation of housing and transportation cost burden.

Tualatin residents spend between 34% and 40% of their income on housing plus transportation costs.

Compared to the Metro Region, Tualatin residents spend a similar percentage of their income on housing and transportation costs.

Exhibit 75. Average Cost of Transportation and Housing as a Percent of Income, Tualatin and the Metro Region, 2010 and 2035⁴¹

Source: 2014 Metro Urban Growth Report, Appendix 12.

2010	40% \$2,541 per month Tualatin	39% \$2,300 per month Metro UGB
	2035	34% \$2,723 per month Tualatin

Using Metro's definition for cost burdened, about 15% of households in Tualatin are forecast to be cost burdened by 2035, comparable with the region.

Exhibit 76. Percent of Households with Housing and Transportation Cost Burden, Tualatin and the Metro Region, 2010 and 2035

Source: 2015 Metro Urban Growth Report, Appendix 12.

2010	20% 2,046 households Tualatin	17% 104,100 households Metro UGB
	2035	15% 1,838 households Tualatin

⁴¹ 2035 estimates use Metro's Medium Growth forecast.

While cost burden is a common measure of housing affordability, it does have some limitations. Two important limitations are:

- A household is defined as cost burdened if the housing costs exceed 30% of their income, regardless of actual income. The remaining 70% of income is expected to be spent on non-discretionary expenses, such as food or medical care, and on discretionary expenses. Households with higher incomes may be able to pay more than 30% of their income on housing without impacting the household’s ability to pay for necessary non-discretionary expenses.
- Cost burden compares income to housing costs and does not account for accumulated wealth. As a result, the estimate of how much a household can afford to pay for housing does not include the impact of a household’s accumulated wealth. For example, a household of retired people may have relatively low income but may have accumulated assets (such as profits from selling another house) that allow them to purchase a house that would be considered unaffordable to them based on the cost burden indicator.

Another way of exploring the issue of financial need is to review housing affordability at varying levels of household income.

Fair Market Rent for a 2-bedroom apartment in Washington County was \$1,330 in 2018.

Exhibit 77. HUD Fair Market Rent (FMR) by Unit Type, Washington County, 2018

Source: U.S. Department of Housing and Urban Development.

\$1,026	\$1,132	\$1,330	\$1,935	\$2,343
Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom

A household must earn at least \$25.58 per hour to afford a two-bedroom unit at Fair Market Rent (\$1,330) in Washington County.

Exhibit 78. Affordable Housing Wage, Washington County, 2018

Source: U.S. Department of Housing and Urban Development; Oregon Bureau of Labor and Industries.

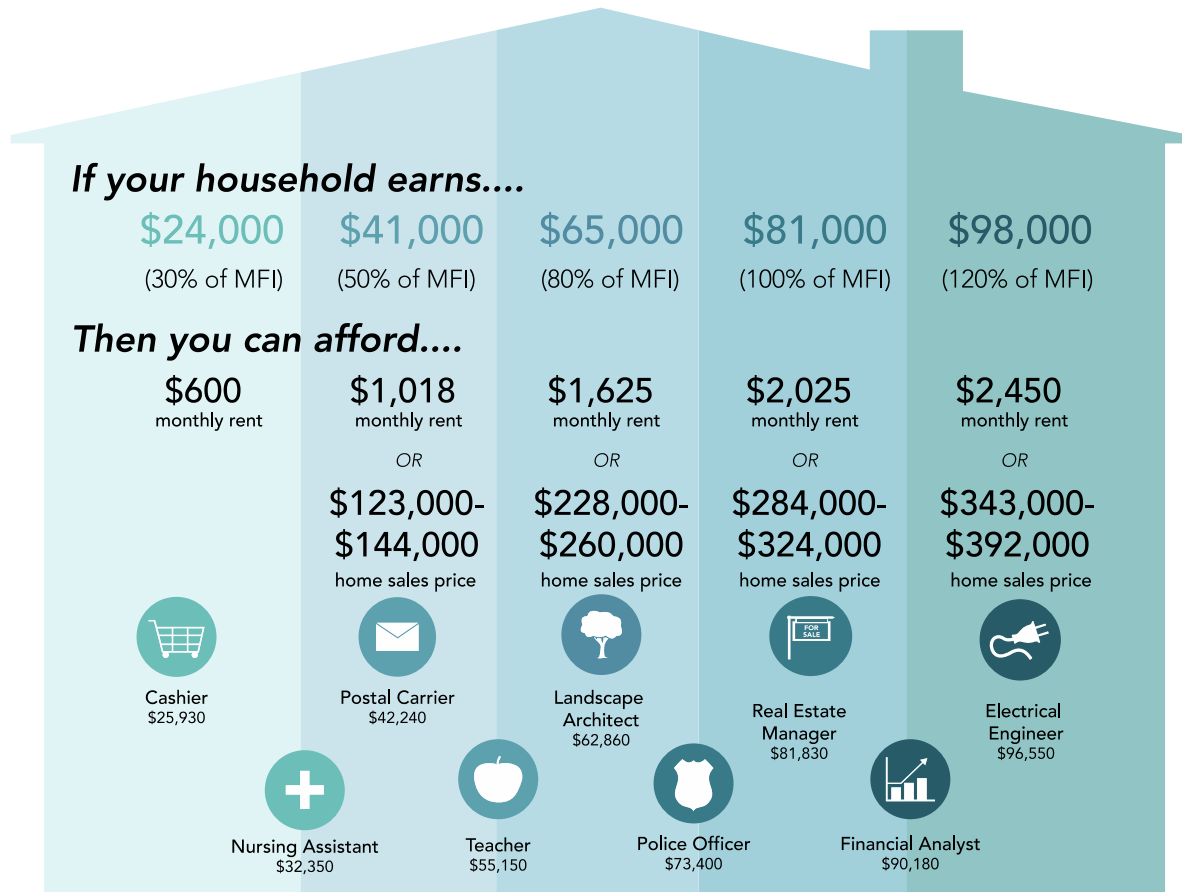
\$25.58 per hour

Affordable Housing Wage for two-bedroom Unit in Washington County

Illustrated in Exhibit 79, a household earning median family income in Washington County (about \$81,000 per year) can afford a monthly rent of about \$2,025 or a home roughly valued between \$284,000 and \$324,000.

Exhibit 79. Financially Attainable Housing, by Median Family Income (MFI) for Washington County (\$81,400), Tualatin, 2018

Source: U.S. Department of Housing and Urban Development, Washington, 2018. Bureau of Labor Services, 2017, for Portland MSA.



About 26% of Tualatin's households had incomes less than \$41,000 and cannot afford a two-bedroom apartment at Washington County's Fair Market Rent (FMR) of \$1,330.

Exhibit 80. Share of Households, by Median Family Income (MFI) for Washington County (\$81,400), Tualatin, 2018

Source: U.S. Department of Housing and Urban Development, Washington County, 2018. U.S. Census Bureau, 2013-2017 ACS Table 19001.

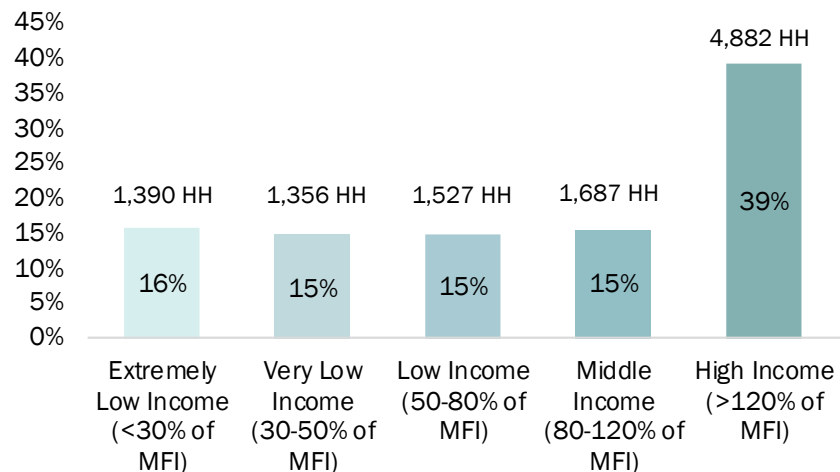
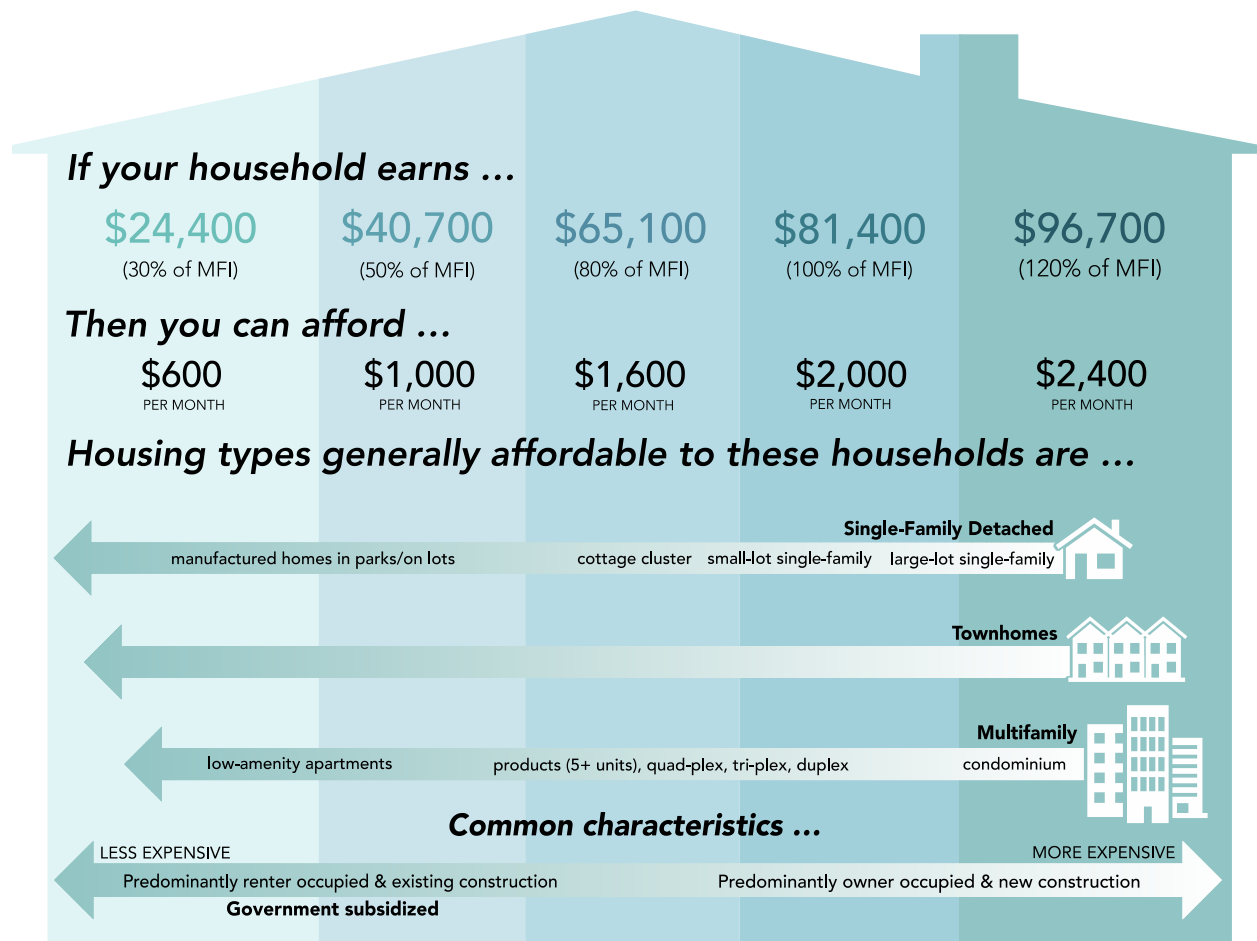


Exhibit 81 illustrates the types of financially attainable housing by income level in Washington County. Generally speaking, lower-income households will be renters occupying existing housing. Newly built housing will be a combination of renters (most likely in multifamily housing) and homeowners. The types of housing affordable for the lowest income households is limited to subsidized housing, manufactured housing, lower-cost single-family housing, and multifamily housing (apartments). The range of financially attainable housing increases with increased income.

Exhibit 81. Types of Financially Attainable Housing by Median Family Income (MFI) for Washington County (\$81,400), Tualatin, 2018

Source: U.S. Department of Housing and Urban Development, Washington County, 2018.



While Exhibit 63 presented a distribution of home sale prices in Tualatin from homes sold in 2017–2018, Exhibit 82 presents a distribution of home sale prices by affordability range for Tualatin in 2016–2018. Most housing sold in Tualatin in 2016, 2017, 2018 these years were affordable to households earning between 150% and 200% of the Median Family Income (MFI), or a household income of about \$122,100 to \$162,800. If housing prices continue to rise as they have in Exhibit 82, Tualatin may need to consider policies to support development of housing affordable for homeownership for households earning 80% to 150% of MFI, such as allowing smaller lot and smaller unit single-family detached housing or townhouses or policies to lower the costs of housing development such as SDC waivers or other financial support for development of housing affordable for homeownership.

Exhibit 82. Distribution of Home Sale Prices by Affordability Range, Tualatin, 2016, 2017, 2018

Source: RLIS. Note: 2018 data is through September 2018.

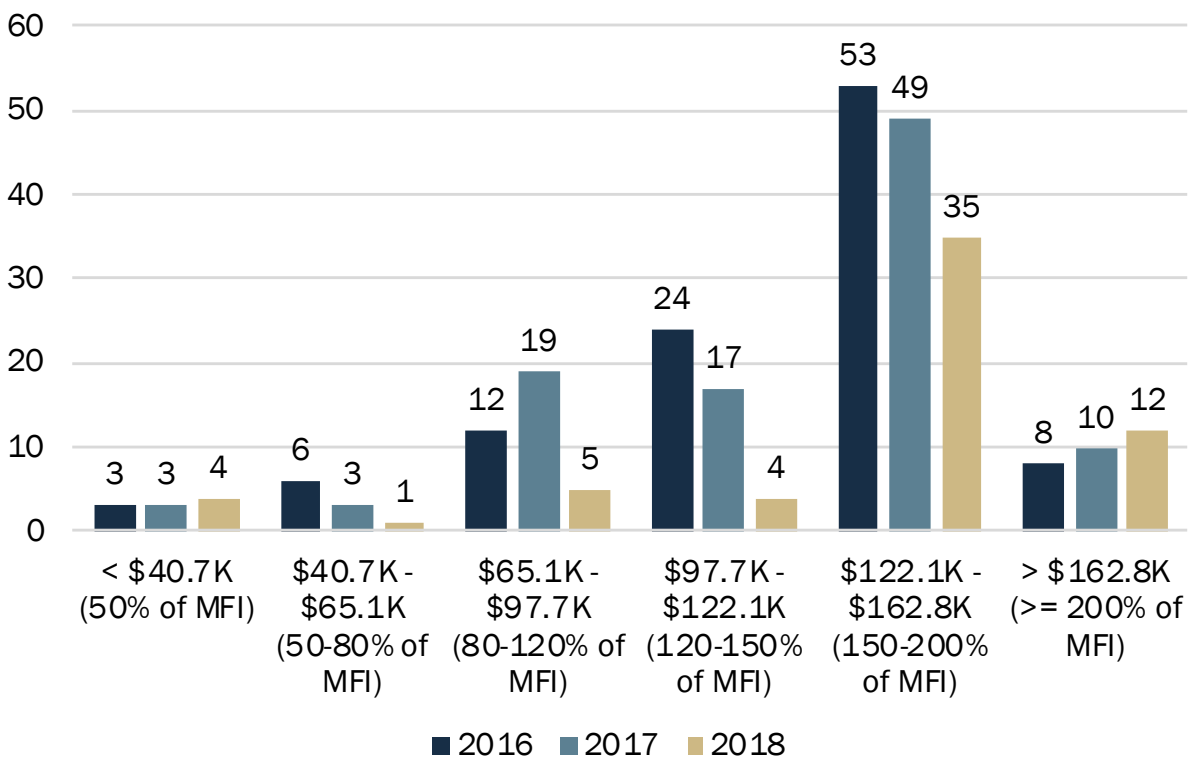
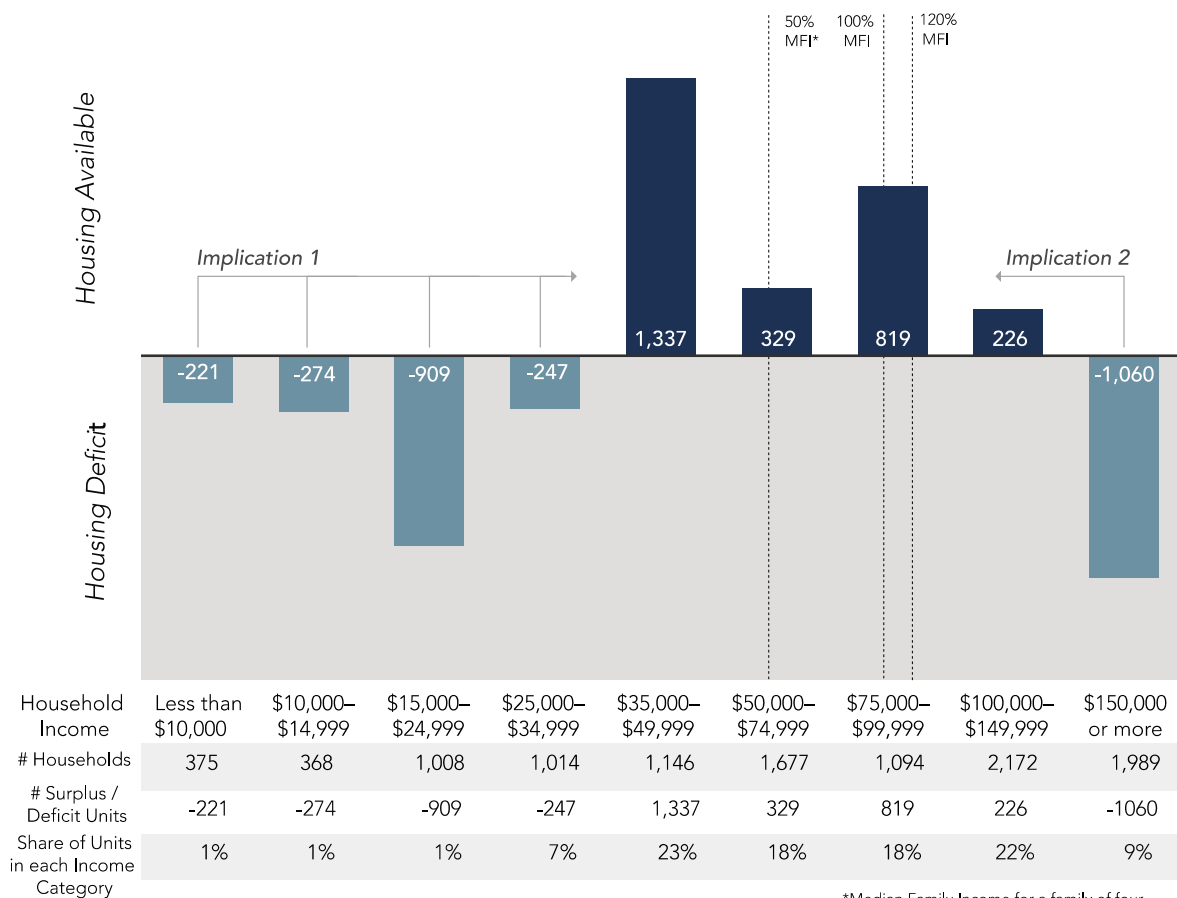


Exhibit 83 compares the number of households by income with the number of units affordable to those households in Tualatin. Tualatin currently has a deficit of housing affordable to households earning less than \$35,000. The types of housing that Tualatin has a deficit of are more affordable housing types such as: government-subsidized housing, multifamily products, and more affordable single-family homes (e.g. tiny homes, cottages, manufactured housing). Tualatin also shows a need for higher amenity housing types for households earning more than \$150,000 per year or more. Higher amenity housing types include single-family detached housing, single-family attached housing (e.g. townhomes and rowhouses), and higher-end multifamily products (including condominiums).

Exhibit 83. Affordable Housing Costs and Units by Income Level, Tualatin, 2018

Source: U.S. Census Bureau, 2013-2017 ACS. Note: MFI is Median Family Income, determined by HUD for the Portland MSA. Portland MSA's MFI in 2018 was \$81,400.



*Median Family Income for a family of four.

Implication 1

Some lower-income households live in housing that is more expensive than they can afford because affordable housing is not available. These households are cost burdened.

Implication 2

Some higher-income households choose housing that costs less than they can afford. This may be the result of the household's preference or it may be the result of a lack of higher-cost and higher-amenity housing that would better suit their preferences.

Exhibit 58 shows that 7% of the people who work in Tualatin also live in Tualatin. One of the key questions for Tualatin is whether people who work at businesses in Tualatin can afford housing in Tualatin.

Tualatin has 0.7 residents for every job (Exhibit 84).⁴² In comparison, Washington County has 1.6 residents for every job and the Portland Region (Clackamas, Multnomah, and Washington County) has 1.4 residents for every job. The large number of jobs relative to the number of residents in Tualatin was an important part of the discussion in the development of the Housing Needs Analysis, with concerns focusing on the impacts of commuting on Tualatin’s transportation system and negative impacts on quality of life in Tualatin (such as heavy traffic congestion).

Tualatin has more jobs per capita than Washington County and the Portland Region.

Exhibit 84. Ratio of Residents to Jobs, Tualatin, 2017

Source: Bureau of Labor Services, Quarterly Census of Employment and Wages.

	Employees	Residents	Residents for every Job
Tualatin	38,838	26,960	0.7
Washington County	595,860	337,127	1.6
Portland Region	1,811,860	1,259,773	1.4

Exhibit 85 shows affordable housing costs for workers at businesses in Tualatin. For example, a household with one individual employed in furniture manufacturing (earning about \$39,000 per year) can afford neither the average multifamily rents in Tualatin (\$1,220 per month) nor the median housing sale price in Tualatin (about \$480,000 as of February 2019) is affordable.

However, Exhibit 85 reflects housing affordability costs for one worker per household. This analysis recognizes that most multi-person households have more than one person employed, and many have dual incomes. According to Census and Oregon Employment Department data, Washington County and Tualatin both have about 1.4 jobs per household, including both full-time and part-time jobs. This shows that most multi-person households in Tualatin have more than one worker. **It is not necessarily reasonable to expect one worker to be able to afford housing costs in Tualatin alone (or any other city in the Portland region), given the prevalence of dual-income households.**

⁴² Ratios rely on population estimates from Portland State University’s Population Research Center (2017) and Bureau of Economic Analysis (2017).

Exhibit 85. Housing affordability for workers at existing jobs in Tualatin, 2017

Source: Oregon Employment Department. Note: Average multifamily rent in Tualatin is \$1,220 (Costar, 2018) and median housing price is \$480,000 (Redfin, February 2019).

Industry / Sector	Average Wage per Employee (Tualatin)	Affordable Average Monthly Rent	Can a person in this industry afford average multifamily rent in Tualatin?	Affordable Housing Price (Approximate)	Can a person in this industry afford the median housing price in Tualatin?
Agriculture, Forestry, & Mining	\$58,960	\$1,474	Yes	\$206,359	No
Construction	\$67,726	\$1,693	Yes	\$237,039	No
Manufacturing (Mfg.)	\$76,654	\$1,916	Yes	\$268,287	No
Food, Beverage, & Apparel Mfg.	\$105,489	\$2,637	Yes	\$369,211	No
Wood, Paper, & Material Product Mfg.	\$55,784	\$1,395	Yes	\$195,242	No
Metal Mfg.	\$51,311	\$1,283	Yes	\$179,587	No
Machinery Mfg.	\$105,837	\$2,646	Yes	\$370,430	No
Computer & Electronic Product Mfg.	\$60,545	\$1,514	Yes	\$211,908	No
Electrical Equipment, Appliance, & Component Mfg.	\$70,665	\$1,767	Yes	\$247,328	No
Transportation Equipment Mfg.	\$69,047	\$1,726	Yes	\$241,665	No
Furniture & Related Product Mfg.	\$39,324	\$983	No	\$137,634	No
Miscellaneous Mfg.	\$59,538	\$1,488	Yes	\$208,384	No
Wholesale Trade	\$60,767	\$1,519	Yes	\$212,683	No
Retail Trade	\$28,260	\$707	No	\$98,911	No
Transportation, Warehousing & Utilities	\$61,459	\$1,536	Yes	\$215,108	No
Information	\$93,233	\$2,331	Yes	\$326,315	No
Finance & Insurance	\$79,155	\$1,979	Yes	\$277,042	No
Real Estate, Rental & Leasing	\$52,102	\$1,303	Yes	\$182,357	No
Professional, Scientific, & Technical Services	\$66,277	\$1,657	Yes	\$231,969	No
Management of Companies & Enterprises	\$73,374	\$1,834	Yes	\$256,808	No
Administrative & Waste Management Services	\$34,561	\$864	No	\$120,964	No
Private Educational Services	\$24,952	\$624	No	\$87,334	No
Health Care & Social Assistance	\$62,746	\$1,569	Yes	\$219,610	No
Arts, Entertainment, & Recreation	\$18,144	\$454	No	\$63,504	No
Accommodation & Food Services	\$20,334	\$508	No	\$71,170	No
Other Services, Except Public Administration	\$40,441	\$1,011	No	\$141,543	No
Government	\$55,058	\$1,376	Yes	\$192,703	No

Exhibit 86 displays housing affordability of workers in Tualatin’s current target industries. Tualatin’s target industries were identified in their Economic Opportunities Analysis (2019). These industries may change as the Economic Opportunities Analysis is revised.

Exhibit 86. Housing Affordability for workers at target industries in Washington County, 2017

Source: Oregon Employment Department. Note1: Average multifamily rent in Tualatin is \$1,220 (Costar, 2018) and median housing price is \$480,000 (Redfin, February 2019). Note2: Advanced manufacturing uses the average wage for all manufacturing subsectors and Distribution and Electric Commerce uses the average wage for the transportation, warehousing, and utilities sector.

Industry / Sector	Average Wage per Employee (Washington County)	Affordable Average Monthly Rent	Can a person in this industry afford average multifamily rent in Tualatin?	Affordable Housing Price	Can a person in this industry afford the median housing price in Tualatin?
Food Processing & Manufacturing	\$66,166	\$1,654	Yes	\$231,581	No
Furniture Manufacturing	\$44,797	\$1,120	No	\$156,790	No
Plastics Manufacturing	\$50,725	\$1,268	Yes	\$177,538	No
Information Technology & Analytical Instruments	\$95,907	\$2,398	Yes	\$335,675	No
Distribution and Electronic Commerce	\$50,314	\$1,258	Yes	\$176,099	No
Advanced Manufacturing	\$110,756	\$2,769	Yes	\$387,646	No
Business Services	\$89,380	\$2,235	Yes	\$312,830	No

Summary of the Factors Affecting Tualatin's Housing Needs

The purpose of the analysis thus far has been to provide background on the kinds of factors that influence housing choice. While the number and interrelationships among these factors ensure that generalizations about housing choice are difficult to make and prone to inaccuracies, it is a crucial step to informing the types of housing that will be needed in the future.

There is no question that age affects housing type and tenure. Mobility, the ability to move freely and easily from one community to another, is substantially higher for people aged 20 to 34. People in that age group will also have, on average, less income than people who are older and they are less likely to have children. These factors mean that younger households are much more likely to be renters, and renters are more likely to be in multifamily housing.

The data illustrates what more detailed research has shown and what most people understand intuitively: life cycle and housing choice interact in ways that are predictable in the aggregate; age of the household head is correlated with household size and income; household size and age of household head affect housing preferences; and income affects the ability of a household to afford a preferred housing type. The connection between socioeconomic and demographic factors and housing choice is often described informally by giving names to households with certain combinations of characteristics: the "traditional family," the "never-marrieds," the "dinks" (dual-income, no kids), and the "empty-nesters."⁴³ Thus, simply looking at the long wave of demographic trends can provide good information for estimating future housing demand.

⁴³ See *Planning for Residential Growth: A Workbook for Oregon's Urban Areas* (June 1997).

Still, one is ultimately left with the need to make a qualitative assessment of the future housing market. The following is a discussion of how demographic and housing trends are likely to affect housing in Tualatin over the next 20 years:

- **Growth in housing will be driven by growth in households.** Households in Tualatin’s city limits are forecast to grow from 10,791 households to 11,362 households, an increase of 571 households between 2020 and 2040.⁴⁴ In that same time, households in Basalt Creek are forecast to grow from 203 households to 646 households, an increase of 443 households. Together, Tualatin city limits and Basalt Creek will grow by 1,014 households between 2020 and 2040. Tualatin is planning for 1,014 new dwelling units to meet the needs of its forecasted new households.
- **Housing affordability is a growing challenge in Tualatin.** It is a challenge in most of the region in general, and Tualatin is affected by these regional trends. Housing prices are increasing faster than incomes in Tualatin and Washington County, which is consistent with state and national challenges. Tualatin has a large share of multifamily housing (about 41% of the City’s housing stock), but over half of renter households are cost burdened. Tualatin’s key challenge over the next 20 years is providing opportunities for development of relatively affordable housing of all types, such as lower-cost single-family housing, townhouses and duplexes, market-rate multifamily housing, and government-subsidized affordable housing.
- **Without substantial changes in housing policy, on average, future housing will look a lot like past housing.** That is the assumption that underlies any trend forecast, and one that is important when trying to address demand for new housing.

The City’s residential policies can impact the amount of change in Tualatin’s housing market, to some degree. If the City adopts policies to increase opportunities to build smaller-scale single-family and multifamily housing types (particularly single-family attached that is comparatively affordable to moderate-income households), a larger percentage of new housing developed over the next 20 years in Tualatin may begin to address the city’s needs. Examples of policies that the City could adopt to achieve this outcome include: allowing a wider range of housing types (e.g., duplex or townhouses) in single-family zones, ensuring that there is sufficient land zoned to allow single-family attached and multifamily housing development, supporting development of government-assisted affordable housing, and encouraging multifamily residential development in downtown. The degree of change in Tualatin’s housing market, however, will depend on market demand for these types of housing in Washington County.

- **If the future differs from the past, it is likely to move in the direction, on average, of smaller units and more diverse housing types.** Most of the evidence suggests that the bulk of the change will be in the direction of smaller average house and lot sizes for

⁴⁴ This forecast is based on Metro’s 2040 *Population Distributed Forecast* (2016) for Tualatin from 2015 (extrapolated to 2020) to 2040 period, shown in Exhibit 31.

single-family housing. This includes providing opportunities for development of smaller single-family detached homes, townhomes, and multifamily housing.

Key demographic and economic trends that will affect Tualatin's future housing needs are: (1) the aging of the Baby Boomers, (2) the aging of the Millennials, and (3) the continued growth in Latinx population.

- *The Baby Boomer's population is continuing to age.* By 2040, people 60 years and older will account for 24% of the population in Washington County (up from 20% in 2020). The changes that affect Tualatin's housing demand as the population ages are that household sizes and homeownership rates decrease. The majority of Baby Boomers are expected to remain in their homes as long as possible, downsizing or moving when illness or other issues cause them to move. Demand for specialized senior housing, such as age-restricted housing or housing in a continuum of care from independent living to nursing home care, may grow in Tualatin.
- *Millennials will continue to form households and make a variety of housing choices.* As Millennials age and form households, generally speaking, their household sizes will increase, and their homeownership rates will peak by about age 55. Between 2020 and 2040, Millennials (and the generation after) will be a key driver in demand for housing for families with children. The ability to attract Millennials will depend on the City's availability of affordable renter and ownership housing. It will also depend on the location of new housing in Tualatin as many Millennials prefer to live in more urban environments.⁴⁵ The decline in homeownership among the Millennial generation has more to do with financial barriers rather than the preference to rent.⁴⁶
- *Latinx population will continue to grow.* The U.S. Census projects that by about 2040, the Latinx population will account for one-quarter of the nation's population. The share of Latinx population in the Western U.S. is likely to be higher. The Latinx population currently accounts for about 16% of Tualatin's population. In addition, the Latinx population is generally younger than the U.S. average, with many Latinx people belonging to the Millennial generation.

The Latinx population growth will be an important driver in growth of housing demand, both for owner- and renter-occupied housing. Growth in the Latinx population will drive demand for housing for families with children. Given the lower income for Latinx households, especially first-generation immigrants,

⁴⁵ Choi, Hyun June; Zhu, Jun; Goodman, Laurie; Ganesh, Bhargavi; Strohach, Sarah. (2018). Millennial Homeownership, Why is it So Low, and How Can We Increase It? Urban Institute. https://www.urban.org/research/publication/millennial-homeownership/view/full_report

⁴⁶ Ibid.

growth in this group will also drive demand for affordable housing, both for ownership and renting.⁴⁷

In summary, an aging population, increasing housing costs (although lower than the Region), housing affordability concerns for Millennials and the Latinx populations, and other variables are factors that support the conclusion of need for a broader array of housing choices. Growth of retirees will drive demand for small single-family detached houses and townhomes for homeownership, townhome and multifamily rentals, age-restricted housing, and assisted-living facilities. Growth in Millennials and Latinx populations will drive demand for affordable housing types, including demand for affordable single-family units (many of which may be ownership units), for affordable multifamily units (many of which may be rental units), and for dwellings with a larger number of bedrooms.

- **No amount of analysis is likely to make the distant future completely certain: the purpose of the housing forecasting in this study is to get an approximate idea about the future (so policy choices can be made today).** Economic forecasters regard any economic forecast more than three (or at most five) years out as highly speculative. At one year, one is protected from being disastrously wrong by the sheer inertia of the economic machine. A variety of factors or events could, however, cause growth forecasts to be substantially different.

⁴⁷ The following articles describe housing preferences and household income trends for Latinx families, including differences in income levels for first, second, and third generation households. In short, Latinx households have lower median incomes than the national averages. First and second generation Latinx households have median incomes below the average for all Latinx households. Latinx households have a strong preference for homeownership, but availability of mortgages and availability of affordable housing are key barriers to homeownership for this group.

Pew Research Center. *Second-Generation Americans: A Portrait of the Adult Children of Immigrants*, February 7, 2012.

National Association of Hispanic Real Estate Professionals. *2014 State of Hispanic Homeownership Report*, 2014.

5. Housing Need in Tualatin

Project New Housing Units Needed in the Next 20 Years

The results of the housing needs analysis are based on: (1) Metro’s official household forecast for growth in Tualatin over the 20-year planning period, (2) information about Tualatin’s housing market relative to Washington County and the Portland Region, and (3) the demographic composition of Tualatin’s existing population and expected long-term changes in the demographics of Washington County.

Forecast for Housing Growth

A 20-year household forecast (in this instance for 2020 to 2040) is the foundation for estimating needed new dwelling units. The forecast for Tualatin is based on Metro’s 2040 Household Distributed Forecast, 2016 and Metro’s 2040 TAZ Forecast for households, 2015. Tualatin city limits will grow from 10,994 households in 2020⁴⁸ to 12,008 households in 2040, an increase of 1,014 households.⁴⁹

To accommodate new households, Exhibit 87 shows that Tualatin will have demand for 1,014 new dwelling units over the 20-year period, with an annual average of 51 dwelling units.

Exhibit 87. Forecast of demand for new dwelling units, Tualatin Planning Area (city limits and Basalt Creek), 2020 to 2040

Source: Metro’s 2040 Household Distributed Forecast, July 12, 2016. Metro’s 2040 TAZ Forecast for households, November 6, 2015. Calculations by ECONorthwest. Note: DU is dwelling unit.

Variable	New DU City Limits	New DU Basalt Creek	New DU Tualatin Planning Area
Household Forecast 2020	10,791	203	10,994
Household Forecast 2040	11,362	646	12,008
Total New Dwelling Units (2020-2040)	571	443	1,014
Annual Average of New Dwelling Units	29	22	51

⁴⁸ Metro’s 2040 Household Distributed Forecast shows that in 2015, the Tualatin city limits had 10,653 households. The Metro forecast shows Tualatin growing to 11,362 households in 2040, an average annual growth rate of 0.26% for the 25-year period. Using this growth rate, ECONorthwest extrapolated the forecast to 2020 (10,791 households).

In addition, ECONorthwest included the forecast for new households in the Basalt Creek Planning Area. The forecast for households in Basalt Creek derive from Metro’s 2040 TAZ Forecast for households (TAZ 980 and 981). The Metro forecast shows Basalt Creek growing to 646 households in 2040, an average annual growth rate of 5.96% for the 25-year period. Using this growth rate, ECONorthwest extrapolated the forecast from 2015 (152 households) to 2020 (203 households).

⁴⁹ This forecast is based on Tualatin city limits’ official household forecast from Metro for the 2020 to 2040 period.

Housing Units Needed Over the Next 20 Years

Exhibit 87 presents a forecast of new housing in Tualatin for the 2020 to 2040 period. This section determines the needed mix and density for the development of new housing developed over this 20-year period in Tualatin.

Exhibit 89 shows that over the next 20-years, the need for new housing developed in Tualatin will generally include a wider range of housing types across the affordability spectrum. This conclusion is consistent with housing need in other in the Portland Region and most cities across the State. This conclusion is based on the following information, found in Chapter 3 and 4 of this report.

- Tualatin’s housing mix is predominately single-family detached and multifamily. In the 2013-2017 period, 53% of Tualatin’s housing was single-family detached, 41% was multifamily, and 6% was single-family attached. In comparison, the mix of housing for the entire Portland Region was 63% single-family detached, 32% multifamily, and 5% single-family attached.
- Demographic changes across the Portland Region (and in Tualatin) suggest increases in demand for single-family attached housing and multifamily housing. The key demographic trends that will affect Tualatin’s future housing needs are the aging of the Baby Boomers, household formation of Millennial households, and growth of Latinx households.
- Tualatin households have incomes about the same as those for the Portland Region. Tualatin’s median household income was \$72,580, about \$1,500 lower than Washington County’s median. Approximately 36% of Tualatin households earn less than \$50,000 per year, compared to 33% in Washington County and 37% in the Portland Region.
- About 37% of Tualatin’s households are cost burdened (paying 30% or more of their household income on housing costs), compared to 42% of households in the Portland Region and 34% in Washington County.⁵⁰ About 56% of Tualatin’s renters are cost burdened and about 22% of Tualatin’s homeowners are cost burdened.
- About 45% of Tualatin’s households are renters, 82% of whom live in multifamily housing. Median rents in Tualatin are \$1,154 per month, compared to the \$1,183 median rent for Washington County as a whole.

A household earning 60% of Tualatin’s median household income (\$43,548) could afford about \$1,089 per month in rent. A household with median income in Tualatin (\$72,580) could afford \$1,815 rent per month, compared with the median gross rent of \$1,154. About 41% of Tualatin’s housing stock is multifamily, compared to 32% of the housing in the Portland Region.

⁵⁰ The Department of Housing and Urban Development’s guidelines indicate that households paying more than 30% of their income on housing experience “cost burden,” and households paying more than 50% of their income on housing experience “severe cost burden.”

- Housing sales prices increased in Tualatin over the last four years. From February 2015 to February 2019, the median housing sale price increased by \$160,000 (50%), from \$320,000 to \$480,000. A household would need to earn \$120,000 to \$160,000 to afford the median sales price in Tualatin. About 36% of Tualatin's households have incomes at or above this amount.
- Tualatin needs more affordable housing types for homeowners and renters. A household earning 100% of Tualatin's median household income of \$72,580 could afford about \$1,815 per month in rent, compared with the median gross rent of about \$1,154. This household could afford to own a home roughly valued between \$254,000 and \$290,000, which is less than the median home sales price of about \$480,000 in Tualatin.⁵¹

While a household could begin to afford Tualatin's median rents at about 65% of Tualatin's median household income, the rates of cost burden among renters suggest that Tualatin does not have a sufficient number of affordable rental units. A household can start to afford median home sale prices at about 190% of Tualatin's median household income.

These factors suggest that Tualatin needs a broader range of housing types with a wider range of price points than are currently available in Tualatin's housing stock. This includes providing opportunity for development of housing types such as: single-family detached housing (e.g., small homes like cottages or small-lot detached units, traditional detached homes, and high-amenity detached homes), townhouses, and multifamily products (duplexes, triplexes, quadplexes, and apartments and condominiums).

Tualatin evaluated several scenarios to forecast housing growth (Exhibit 88). The scenario selected, and described below, was a combination between Scenario 2 and Scenario 3 (referred to here as Scenario 4). Scenario 4 was 40% single-family detached, 15% multifamily, and 45% multifamily.

⁵¹ In 2016, 2017, and 2018, 19 homes in Tualatin sold within the \$254,000 and \$290,000 price range (out of 268 homes).

Exhibit 88. Forecast of demand for new dwelling units, Tualatin Planning Area (city limits and Basalt Creek), 2020 to 2040

Source: Calculations by ECONorthwest. Note: DU is dwelling unit.

Variable	Mix of New Dwelling Units (2020-2040)			
	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Needed new dwelling units (2020-2040)	1,014	1,014	1,014	1,014
Dwelling units by structure type				
Single-family detached				
Percent single-family detached DU	50%	45%	35%	40%
equals Total new single-family detached DU	507	456	355	406
Single-family attached				
Percent single-family attached DU	9%	10%	15%	15%
equals Total new single-family attached DU	91	102	152	152
Multifamily				
Percent multifamily	41%	45%	50%	45%
Total new multifamily	416	456	507	456
equals Total new dwelling units (2020-2040)	1,014	1,014	1,014	1,014

Exhibit 89 shows the final forecast for housing growth in the Tualatin city limits during the 2020 to 2040 period. The projection is based on the following assumptions:

- Tualatin’s official forecast for population growth shows that the city will add 1,014 households over the 20-year period. Exhibit 89 shows Metro’s forecast for growth of 1,014 new dwelling units over the 20-year planning period.
- The assumptions about the mix of housing in Exhibit 89 are consistent with the requirements of OAR 660-007⁵²:
 - **About 40% of new housing will be single-family detached**, a category which includes manufactured housing. In 2013-2017, 53% of Tualatin’s housing was single-family detached.
 - **Nearly 15% of new housing will be single-family attached**. In 2013-2017, 6% of Tualatin’s housing was single-family attached.
 - **About 45% of new housing will be multifamily**. In 2013-2017, 41% of Tualatin’s housing was multifamily.

⁵² OAR 660-007-0030(1) requires that most Metro cities “...provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing...”

Tualatin will have demand for 1,014 new dwelling units over the 20-year period, 40% of which will be single-family detached housing.

Exhibit 89. Forecast of demand for new dwelling units, Tualatin Planning Area, 2020 to 2040

Source: Calculations by ECONorthwest.

Variable	Mix of New Dwelling Units (2020-2040)
Needed new dwelling units (2020-2040)	1,014
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	40%
equals Total new single-family detached DU	406
Single-family attached	
Percent single-family attached DU	15%
equals Total new single-family attached DU	152
Multifamily	
Percent multifamily	45%
Total new multifamily	456
equals Total new dwelling units (2020-2040)	1,014

The forecast of new units does not include dwellings that will be demolished and replaced. This analysis does not factor those units in; however, it assumes they will be replaced at the same site and will not create additional demand for residential land.

Exhibit 90 allocates needed housing to Plan Designations in Tualatin. The allocation is based, in part, on the types of housing allowed in the zoning designations in each Plan Designation.

Exhibit 90 shows:

- **Low Residential (RL)** land will accommodate single-family detached housing, including manufactured houses. Low density will also accommodate duplexes, triplexes, quadplexes, cottage clusters, and townhouses based on the requirements of House Bill 2001.
- **Medium Low Residential (RML)** land will accommodate duplexes, townhomes (or rowhouses), and manufactured homes in manufactured housing parks. For consistency with the housing types allowed in Low Residential, this analysis assumes that RML will also allow triplexes and quadplexes.
- **Medium High Residential (RMH)** land will accommodate duplexes, townhomes (or rowhouses), and multifamily housing.
- **High Density Residential (RH)** land will accommodate duplexes, townhomes (or rowhouses), and multifamily housing.
- **High Density High Rise Residential (RH-HR)** land will accommodate duplexes, townhomes (or rowhouses), and multifamily housing.

Exhibit 90. Allocation of needed housing by housing type and Plan Designation, Tualatin Planning Area, 2020 to 2040

Source: ECONorthwest.

Housing Type	Residential Plan Designations					Total
	Low Density	Medium Low Density	Medium High Density	High Density	High High-Rise	
Dwelling Units						
Single-family detached	406	-	-	-	-	406
Single-family attached	30	41	20	61	-	152
Multifamily	30	30	102	193	101	456
Total	466	71	122	254	101	1,014
Percent of Units						
Single-family detached	40%	0%	0%	0%	0%	40%
Single-family attached	3%	4%	2%	6%	0%	15%
Multifamily	3%	3%	10%	19%	10%	45%
Total	46%	7%	12%	25%	10%	100%

Exhibit 91 presents assumptions about future housing density based on historical densities in Tualatin shown in Exhibit 18. Exhibit 91 converts between net acres and gross acres⁵³ to account for land needed for rights-of-way by Plan Designation in Tualatin, based on Metro’s methodology of existing rights-of-way.⁵⁴

- **Low Residential (RL):** Average density in this Plan Designation was historically 5.7 dwelling units per gross acre in tax lots smaller than 0.38 acres and no land is needed for rights-of-ways based on Metro’s assumptions. For lots between 0.38 and 1.0 acres the future density will be 5.1 dwelling units per gross acre, and for lots larger than 1.0 acres the future density will be 4.6 dwelling units per gross acre.
- **Medium Low Residential (RML):** Average density in this Plan Designation was historically 11.7 dwelling units per gross acre in tax lots smaller than 0.38 acres and no land is needed for rights-of-ways based on Metro’s assumptions. For lots between 0.38 and 1.0 acres the future density will be 10.5 dwelling units per gross acre, and for lots larger than 1.0 acres the future density will be 9.5 dwelling units per gross acre.
- **Medium High Residential (RMH):** Average density in this Plan Designation was historically 16.1 dwelling units per gross acre in tax lots smaller than 0.38 acres and no land is needed for rights-of-ways based on Metro’s assumptions. For lots between 0.38

⁵³ OAR 660-024-0010(6) uses the following definition of net buildable acre. “Net Buildable Acre” “...consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets and roads.” While the administrative rule does not include a definition of a gross buildable acre, using the definition above, a gross buildable acre will include areas used for rights-of-way for streets and roads. Areas used for rights-of-way are considered unbuildable.

⁵⁴ Metro’s methodology about net-to-gross assumptions are that: (1) tax lots under 3/8 acre assume 0% set aside for future streets; (2) tax lots between 3/8 acre and 1 acre assume a 10% set aside for future streets; and (3) tax lots greater than an acre assumes an 18.5% set aside for future streets. The analysis assumes an 18.5% assumption for future streets.

and 1.0 acres the future density will be 14.5 dwelling units per gross acre, and for lots larger than 1.0 acres the future density will be 13.1 dwelling units per gross acre.

- **High Density Residential (RH):** Average density in this Plan Designation was historically 20.5 dwelling units per gross acre in tax lots smaller than 0.38 acres and no land is needed for rights-of-ways based on Metro’s assumptions. For lots between 0.38 and 1.0 acres the future density will be 18.4 dwelling units per gross acre and, for lots larger than 1.0 acres the future density will be 16.7 dwelling units per gross acre.
- **High Density High Rise Residential (RH-HR):** Average density in this Plan Designation was historically 28.0 dwelling units per gross acre in tax lots smaller than 0.38 acres and no land is needed for rights-of-ways based on Metro’s assumptions. For lots between 0.38 and 1.0 acres the future density will be 15.2 dwelling units per gross acre, and for lots larger than 1.0 acres the future density will be 22.8 dwelling units per gross acre.

Exhibit 91. Assumed future density of housing built in the Tualatin Planning Area, 2020 to 2040

Source: ECONorthwest. Note: DU is dwelling unit.

Residential Plan Designations	Tax Lots Smaller than 0.38 acre			Tax Lots > 0.38 and < 1.0 acre			Tax Lots larger than 1.0 acre		
	Net Density (DU/net acre)	% for Rights-of-Way	Gross Density (DU/gross acre)	Net Density (DU/net acre)	% for Rights-of-Way	Gross Density (DU/gross acre)	Net Density (DU/net acre)	% for Rights-of-Way	Gross Density (DU/gross acre)
Low Density	5.7	0%	5.7	5.7	10%	5.1	5.7	18.5%	4.6
Medium Low Density	11.7	0%	11.7	11.7	10%	10.5	11.7	18.5%	9.5
Medium High Density	16.1	0%	16.1	16.1	10%	14.5	16.1	18.5%	13.1
High Density	20.5	0%	20.5	20.5	10%	18.4	20.5	18.5%	16.7
High Density / High-Rise	28.0	0%	28.0	28.0	10%	25.2	28.0	18.5%	22.8

Through the Housing Strategy, Tualatin may consider increasing densities in specific zones. For example, the City may consider increasing the allowed densities in High Density / High-Rise (and adjusting related zoning standards, such as building heights) to allow higher density multifamily housing than is currently allowed in Tualatin.

Needed Housing by Income Level

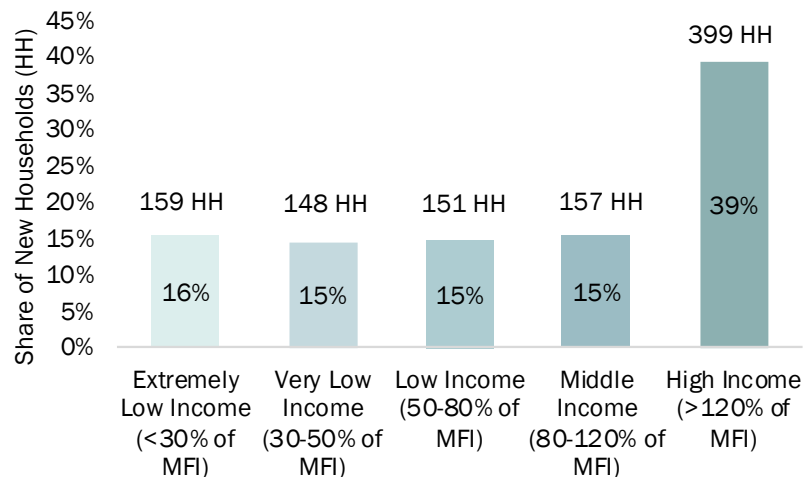
The next step in the housing needs analysis is to develop an estimate of need for housing by income and housing type. This analysis requires an estimate of the income distribution of current and future households in the community. Estimates presented in this section are based on (1) secondary data from the Census, and (2) analysis by ECONorthwest.

The analysis in Exhibit 92 is based on American Community Survey data about income levels for existing households in Tualatin. Income is categorized into market segments consistent with HUD income level categories, using Washington County's 2018 Median Family Income (MFI) of \$81,400. The Exhibit is based on existing household income distribution, assuming that approximately the same percentage of households will be in each market segment in the future.

About a third of Tualatin's future households are forecast to be extremely or very low income and nearly 40% are forecast to have high incomes.

Exhibit 92. Future (New) Households, by Median Family Income (MFI) for Washington County (\$69,600), Tualatin Planning Area, 2018

Source: U.S. Department of Housing and Urban Development, Washington County, 2018. U.S. Census Bureau, 2013-2017 ACS Table 19001.



Need for Government-Assisted and Manufactured Housing

ORS 197.303, 197.307, 197.312, and 197.314 requires cities to plan for government-assisted housing, manufactured housing on lots, and manufactured housing in parks.

- **Government-assisted housing.** Government subsidies can apply to all housing types (e.g., single-family detached, apartments, etc.). Tualatin allows development of government-assisted housing in all residential Plan Designations, with the same development standards for market-rate housing. This analysis assumes that Tualatin will continue to allow government housing in all of its residential Plan Designations. Because government assisted housing is similar in character to other housing (with the exception being the subsidies), it is not necessary to develop separate forecasts for government-subsidized housing.
- **Farmworker housing.** Farmworker housing can apply to all housing types and the City allows development of farmworker housing in all residential Plan Designations, with the same development standards as market-rate housing. This analysis assumes that Tualatin will continue to allow this housing in all of its residential Plan Designations. Because it is similar in character to other housing (with the possible exception of government subsidies, if population restricted), it is not necessary to develop separate forecasts for farmworker housing.
- **Manufactured housing on lots.** Tualatin allows manufactured homes on lots in Low Density Residential zones.
- **Manufactured housing in parks.** Tualatin allows manufactured homes in parks in Medium Low Density zones. According to the Oregon Housing and Community Services' Manufactured Dwelling Park Directory,⁵⁵ Tualatin has two manufactured home parks with 178 spaces.
- ORS 197.480(2) requires Tualatin to project need for mobile home or manufactured dwelling parks based on: (1) population projections, (2) household income levels, (3) housing market trends, and (4) an inventory of manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high density residential.
 - Exhibit 87 shows that Tualatin will grow by 1,014 dwelling units over the 2020 to 2040 period.
 - Analysis of housing affordability shows that about 31% of Tualatin's new households will be considered very low or extremely low income, earning 50% or less of the region's median family income. One type of housing affordable to these households is manufactured housing.

⁵⁵ Oregon Housing and Community Services, Oregon Manufactured Dwelling Park Directory, <http://o.hcs.state.or.us/MDPCRParcs/ParkDirQuery.jsp>

- Manufactured homes in manufactured housing parks accounts for about 2% (about 178 dwelling units) of Tualatin’s current housing stock.
- National, state, and regional trends since 2000 showed that manufactured housing parks are closing, rather than being created. For example, between 2000 and 2015, Oregon had 68 manufactured parks close, with more than 2,700 spaces. Discussions with several stakeholders familiar with manufactured home park trends suggest that over the same period, few to no new manufactured home parks have opened in Oregon.
- The households most likely to live in manufactured homes in parks are those with incomes between \$24,420 and \$40,700 (30% to 50% of MFI), which include 15% of Tualatin’s households. However, households in other income categories may live in manufactured homes in parks.

Manufactured home subdivision development is an allowed use in the Medium Low Density Plan Designation. The national and state trends of closure of manufactured home parks, and the fact that no new manufactured home parks have opened in Oregon in over the last 15 years, demonstrate that development of new manufactured home parks or subdivisions in Tualatin is unlikely.

Our conclusion from this analysis is that development of new manufactured home parks or subdivisions in Tualatin over the 2020 to 2040 planning period is unlikely, although manufactured homes may continue to locate on lots in the Low Density Plan Designation. The forecast of housing assumes that no new manufactured home parks will be opened in Tualatin over the 2020 to 2040 period. The forecast for new dwelling units includes new manufactured homes on lots in the category of single-family detached housing.

- Over the next 20 years (or longer) one or both of Tualatin’s manufactured housing parks may close. This may be a result of the manufactured home park landowners selling or redeveloping their land for uses with higher rates of return, rather than lack of demand for spaces in manufactured home parks. Manufactured home parks contribute to the supply of low-cost affordable housing options, especially for affordable homeownership.

While there is statewide regulation of the closure of manufactured home parks designed to lessen the financial difficulties of this closure for park residents,⁵⁶ the City has a role to play in ensuring that there are opportunities for housing for the displaced residents. The City’s primary roles are to ensure that there is sufficient land zoned for new multifamily housing and to reduce barriers to residential

⁵⁶ ORS 90.645 regulates rules about closure of manufactured dwelling parks. It requires that the landlord must do the following for manufactured dwelling park tenants before closure of the park: give at least one year’s notice of park closure, pay the tenant between \$5,000 to \$9,000 for each manufactured dwelling park space, and cannot charge tenants for demolition costs of abandoned manufactured homes.

development to allow for development of new, relatively affordable housing (i.e. housing affordable to households earning less than 80% of MFI and especially those earning less than 60% of MFI). The City may use a range of policies to encourage development of relatively affordable housing, such as allowing a wider range of moderate density housing (e.g., duplexes or cottages) in Low Density Plan Designation, removing barriers to multifamily housing development, using tax credits to support affordable housing production, developing an inclusionary zoning policy, or partnering with a developer of government-subsidized affordable housing.

6. Residential Land Sufficiency within Tualatin

This chapter presents an evaluation of the sufficiency of vacant residential land in Tualatin to accommodate expected residential growth over the 2020 to 2040 period. This chapter includes an estimate of residential development capacity (measured in new dwelling units) and an estimate of Tualatin’s ability to accommodate needed new housing units for the 2020 to 2040 period, based on the analysis in the housing needs analysis. The chapter ends with a discussion of the conclusions and recommendations for the housing needs analysis.

Capacity Analysis

The buildable lands inventory summarized in Chapter 2 (and presented in full in Appendix A) provides a *supply* analysis (buildable land by type), and Chapter 5 provided a *demand* analysis (population and growth leading to demand for more residential development). The comparison of supply and demand allows the determination of land sufficiency.

There are two ways to calculate estimates of supply and demand into common units of measurement to allow their comparison: (1) housing demand can be converted into acres, or (2) residential land supply can be converted into dwelling units. A complication of either approach is that not all land has the same characteristics. Factors such as zone, slope, parcel size, and shape can affect the ability of land to accommodate housing. Methods that recognize this fact are more robust and produce more realistic results. This analysis uses the second approach: it estimates the ability of vacant residential lands within the UGB to accommodate new housing. This analysis, sometimes called a “capacity analysis,”⁵⁷ can be used to evaluate different ways that vacant residential land may build out by applying different assumptions.

⁵⁷ There is ambiguity in the term *capacity analysis*. It would not be unreasonable for one to say that the “capacity” of vacant land is the maximum number of dwellings that could be built based on density limits defined legally by plan designation or zoning, and that development usually occurs—for physical and market reasons—at something less than full capacity. For that reason, we have used the longer phrase to describe our analysis: “estimating how many new dwelling units the vacant residential land in the UGB is likely to accommodate.” That phrase is, however, cumbersome, and it is common in Oregon and elsewhere to refer to that type of analysis as “capacity analysis,” so we use that shorthand occasionally in this memorandum.

Tualatin Capacity Analysis Results

The capacity analysis estimates the development potential of vacant residential land to accommodate new housing, based on the needed densities shown in Exhibit 91. Exhibit 95 shows that **Tualatin city limit's (Exhibit 93) and Basalt Creek's (Exhibit 94) buildable land has capacity to accommodate approximately 1,207 new dwelling units**, based on the following assumptions:

- **Buildable residential land.** The capacity estimates start with the number of buildable acres in residential Plan Designations, per the buildable lands inventory, for city limits. It starts with the number of buildable acres in residential Plan Designations, per the Basalt Creek Concept Plan, for Basalt Creek.
- **Needed densities.** The capacity analysis assumes development will occur at assumed future densities. Those densities were derived from the densities shown in Exhibit 91.
- **Average net density.** Exhibit 93 shows capacity and densities in gross acres. OAR 660-007 requires that Tualatin provide opportunity for development of housing at an overall average density of eight dwelling units per net acre. The average density of dwelling units in Exhibit 93 is 7.9 dwelling units per net acre and 6.7 dwelling units per gross acre. The average net density of dwelling units in Exhibit 95 is approximately 7.9 dwelling units per net acres and 6.6 dwelling units per gross acre.

Exhibit 93. Estimate of residential capacity on unconstrained vacant and partially vacant buildable land, Tualatin City Limits, 2018

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Residential Plan Designations	Tax Lots Smaller than 0.38 acre			Tax Lots > 0.38 and < 1.0 acre			Tax Lots larger than 1.0 acre			Total, combined	
	Buildable Acres	Density Assumption (DU/gross acre)	Capacity (Dwelling Units)	Buildable Acres	Density Assumption (DU/gross acre)	Capacity (Dwelling Units)	Buildable Acres	Density Assumption (DU/gross acre)	Capacity (Dwelling Units)	Buildable Acres	Capacity (Dwelling Units)
Low Density	18	5.7	100	17	5.1	85	44	4.6	204	79	389
Medium Low Density	0	11.7	5	1	10.5	7	0	9.5	-	1	12
Medium High Density	0	16.1	-	0	14.5	-	1	13.1	13	1	13
High Density	0	20.5	6	0	18.4	7	12	16.7	205	13	218
High High-Rise	0	28.0	-	0	25.2	-	0	22.8	-	0	-
Total	18	-	111	18	-	99	58	-	422	94	632

Exhibit 94. Estimate of residential capacity on unconstrained vacant and partially vacant buildable land, Basalt Creek, 2018

Source: Basalt Creek Concept Plan. Note: this table uses the Basalt Creek Concept Plan's estimate for capacity and of buildable land; it does not rely on historic net densities by Plan Designation to calculate capacity on buildable lands. Historic net densities in Basalt Creek were not increased as they were in the estimate of capacity for Tualatin city limits. The amount of buildable land in Exhibit 90 is based on the Basalt Creek Concept Plan and is different than the amount of buildable land shown in Exhibit 7 of the Buildable Lands Inventory.

Residential Plan Designations	Dwelling Units	Buildable Acres from Basalt Creek Concept Plan	Density Assumption (DU per Gross Acre)
Low Density	134	24.8	5.4
Medium Low Density	374	59.8	6.3
High Density	67	3.4	19.9
Total	575	88	6.5

Exhibit 95. Estimate of residential capacity on unconstrained vacant and partially vacant buildable land, Tualatin Planning Area, 2018

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note1: DU is dwelling unit. Note2: Capacity in Basalt Creek uses the Basalt Creek Concept Plan's estimate of capacity (Exhibit 94).

Residential Plan Designations	Dwelling Units		
	Capacity (in City Limits)	Capacity (in Basalt Creek Concept Plan)	Capacity (Total)
Low Density	389	134	523
Medium Low Density	12	374	386
Medium High Density	13	-	13
High Density	218	67	285
High Density / High-Rise	-	-	-
Total	632	575	1,207

The amount of buildable land in Basalt Creek in the BLI (Exhibit 7) is more than the amount of buildable land from the Basalt Creek Concept Plan (Exhibit 94). The reason for the difference in capacity is primarily differences in assumptions about land constraints to development of vacant land. The Concept Plan assumed that more land would have soft constraints (that would decrease development capacity) and be unbuildable than the buildable lands inventory for this analysis.

Exhibit 96 shows an estimate of the additional capacity for development in Basalt Creek, if buildout occurs at densities consistent with development in Tualatin (the densities shown in Exhibit 91) and the amount of buildable land is consistent with the buildable lands inventory in this report (Exhibit 7). Under those conditions, Basalt Creek has capacity for 1,339 dwelling units, which is 764 dwelling units beyond the capacity in the Basalt Creek Concept Plan.

Exhibit 96. Estimate of additional residential capacity on unconstrained vacant and partially vacant buildable land, Basalt Creek, 2018

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Residential Plan Designations	Capacity for Dwelling Units (using BLI)	Capacity for Dwelling Units (using Concept Plan)	Additional Capacity Potentially Available
Low Density	433	134	299
Medium Low Density	804	374	430
High Density	102	67	35
Total	1,339	575	764

Residential Land Sufficiency

The next step in the analysis of the sufficiency of residential land within Tualatin is to compare the demand for housing by Plan Designation (Exhibit 90) with the capacity of land by Plan Designation (Exhibit 95), which does **not** include the potential additional capacity in Basalt Creek discussed in Exhibit 96.

Exhibit 97 shows that Tualatin has sufficient land to accommodate development in the Low Density Plan Designation, Medium Low Density Plan Designation, and High Density Plan Designation – with a surplus of capacity for 57 dwelling units, 315 dwelling units, and 31 dwelling units respectively. Tualatin has a deficit of capacity for 109 dwelling units in the Medium High Plan Designation and a deficit of capacity for 101 dwelling units in the High Density High-Rise Plan Designation. **The land sufficiency results are inclusive of capacity of land in Basalt Creek but are not inclusive of capacity which may become available as redevelopment occurs.**

Exhibit 97. Comparison of capacity of existing residential land with demand for new dwelling units and land surplus or deficit, Tualatin City Limits and Basalt Creek, 2020 to 2040

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Residential Plan Designations	Capacity (Dwelling Units)	Demand for New Housing	Remaining Capacity (Supply minus Demand)	Land Surplus or (Deficit) Gross Acres
Low Density	523	466	57	10
Medium Low Density	386	71	315	27
Medium High Density	13	122	(109)	(7)
High Density	285	254	31	2
High Density High-Rise	-	101	(101)	(4)

Tualatin’s surplus of Low Density Residential capacity (57 dwelling units) means that the City has an approximate surplus of 10 gross acres of Low Density land (at 5.7 dwelling units per gross acre). Tualatin’s surplus of Medium Low Density Residential capacity (315 dwelling units) means that the City has an approximate surplus of 27 gross acres of Medium Low Density land (at 11.7 dwelling units per gross acre).⁵⁸ Tualatin’s surplus of High Density Residential capacity (31 dwelling units) means that the City has an approximate surplus of two gross acres of High Density Land (at 20.5 dwelling units per gross acre).

This estimate of capacity does **not** include the potential additional capacity in Basalt Creek, shown in Exhibit 96. If Basalt Creek builds out with more housing than shown in the Concept Plan (shown in Exhibit 94), then Tualatin has about 764 dwelling units of additional capacity, all in Low Density, Medium Low Density, and High Density Plan Designations.

⁵⁸ This estimate of land is approximate, as densities in Medium Low Density may range from 11.7 to 9.5 dwelling units per gross acre depending on parcel size, as shown in Exhibit 91.

Conclusions and Recommendations

The key findings of the Tualatin Housing Needs Analysis are that:

- **Growth in housing will be driven by growth in households.** Households in Tualatin’s city limits is forecast to grow from 10,791 households to 11,362 households, an increase of 571 households between 2020 and 2040. In that same time, households in Basalt Creek are forecast to grow from 203 households to 646 households, an increase of 443 households.
- **To accommodate households in Tualatin city limits and Basalt Creek, Tualatin is planning for 1,014 new dwelling units.** To accommodate the 1,014 dwelling units over the 20-year planning period, Tualatin will average 51 new dwelling units annually.
- **Tualatin will plan for more single-family attached and multifamily dwelling units in the future to meet the City’s housing needs.** Historically, about 53% of Tualatin’s housing was single-family detached. New housing in Tualatin is forecast to be 40% single-family detached, 15% single-family attached, and 45% multifamily.
 - The factors driving the shift in types of housing needed in Tualatin include changes in demographics and decreases in housing affordability. The aging of senior populations and the household formation of young adults will drive demand for renter- and owner-occupied housing, such as small single-family detached housing, townhouses, duplexes, and apartments / condominiums. Both groups may prefer housing in walkable neighborhoods, with access to services.
 - Tualatin’s existing deficit of housing that is affordable for low- and high-income households indicates a need for a wider range of housing types, for renters and homeowners. About 37% of Tualatin’s households have affordability problems, including a cost burden rate of 56% for renter households.
 - Without diversification of housing types, lack of affordability will continue to be a problem, possibly growing in the future if incomes continue to grow at a slower rate than housing costs. Under the current conditions, 307 of the forecasted new households will have incomes of \$40,700 (in 2018 dollars) or less (50% of MFI income or less). These households cannot afford market rate housing without government subsidy. Another 151 new households will have incomes between \$40,700 and \$65,120 (50% to 80% of MFI). These households will all need access to affordable housing, such as the housing types described above.
- **Tualatin cannot accommodate all of its housing needs.** Tualatin has a deficit of land in the Medium High Density and High Density High Rise Plan Designations, of 7 acres and 4 acres respectively. The deficits shown in Exhibit 97 may be addressed in multiple ways, such as by re-zoning land, increasing densities allowed in Plan Designations with deficits, or by accommodating housing in Plan Designations with surpluses.

- **Tualatin will need to meet the requirements of House Bill 2001.** The Legislature passed House Bill 2001 in the 2019 Legislative session. The bill requires cities within the Metro UGB to allow “middle” housing types in low-density residential zones. The bill defines middle housing types as: duplexes, triplexes, quadplexes, cottage clusters, and townhouses. To comply with House Bill 2001, Tualatin will need to:
 - Allow cottage cluster as a housing type in the Residential Low Density zone. Tualatin may want to allow cottage cluster housing in the Medium-Low Density and Medium-High Density zones. Tualatin will also need to include development standards in the Tualatin Development Code.
 - Allow duplexes, townhouses, and multifamily housing as a permitted use in the Residential Low Density zone.

Following is a summary of ECONorthwest’s recommendations to Tualatin based on the analysis and conclusions in this report. The *Tualatin Housing Strategy* memorandum presents the full list of recommendations for Tualatin.

- **Ensure an adequate supply of land that is available and serviceable.** Tualatin should evaluate opportunities to increase residential development densities by modifying the Development Code, such as increasing densities and height limits in higher density zones. Tualatin should identify opportunities to re-zone land, from lower density usage to higher density usage, to provide additional opportunities for multifamily housing development. Tualatin should plan for long-term development of housing in Tualatin through 2040 and beyond by working with Metro on upcoming Growth Management reports.
- **Encourage development of a wider variety of housing types.** Tualatin should allow duplexes, triplexes, quadplexes, cottage clusters, and townhouses in the Residential Low Density zone and allow cottage cluster housing in the Medium-Low Density and Medium-High Density zones (which already allow for the other housing types mentioned). These changes should be made in a way that makes the City’s zoning code compliant with House Bill 2001.
- **Support development and preservation of housing that is affordable for all households.** The City should develop policies to support development of housing affordable to people who live and work in Tualatin. The City should identify opportunities to leverage resources (including funding) from the Metro Bond to support development of housing affordable to households earning less than 60% of Median Family Income in Washington County (\$48,900 for a household size of four people). The City should develop policies to prevent and address homelessness, as well as to prevent and mitigate residential displacement resulting from redevelopment and increases in housing costs. These actions will require Tualatin to evaluate adoption of a wide variety of housing policies such as creative financing opportunities for systems development charges, evaluating tax exemption programs, participating in a land bank, and other approaches to supporting development of housing affordable at all income levels.

- **Identify funding tools to support residential development.** The City should evaluate tools such as establishing a new Urban Renewal District and evaluate establishing a construction excise tax.
- **Identify redevelopment opportunities.** The City should identify districts within Tualatin with opportunities for redevelopment for both housing and employment uses, as well as supporting redevelopment of underutilized commercial buildings for housing.
- **Ensure there are connections between planning for housing and other community planning.** Throughout the project, stakeholders emphasized the need to coordinate housing planning with economic development planning, transportation planning, and other community planning. Updates to the Tualatin Transportation System Plan should be coordinated with planning for housing growth. A key approach to accommodating new residential development is redevelopment that results in mixed-use districts, providing opportunities for more housing affordable to people working at businesses in Tualatin and living closer to work (thus reducing transportation issues). In addition, stakeholders would like to see the incorporation of services needed to meet daily needs of residents of neighborhoods without driving.

The *Tualatin Housing Strategy* memorandum presents more details about each of these topics and recommendations for specific actions to implement these recommendations.

Appendix A – Residential Buildable Lands Inventory

The general structure of the standard method BLI analysis is based on the DLCD HB 2709 workbook “*Planning for Residential Growth – A Workbook for Oregon’s Urban Areas*,” which specifically addresses residential lands.⁵⁹ The steps and sub-steps in the supply inventory are:

1. Calculate the gross vacant acres by plan designation, including fully vacant and partially vacant parcels.
2. Calculate gross buildable vacant acres by plan designation by subtracting unbuildable acres from total acres.
3. Calculate net buildable acres by plan designation, subtracting land for future public facilities from gross buildable vacant acres.
4. Calculate total net buildable acres by plan designation by adding redevelopable acres to net buildable acres.

The methods used for this study are consistent with many others completed by ECONorthwest that have been acknowledged by DLCD and LCDC.

Overview of the Methodology

The BLI for Tualatin is based on the data and methods used by Metro. In addition, ECONorthwest’s approach updated Metro’s results to account for new development (the Metro 2018 UGR is based on 2016 data) and other potential local conditions, such as unique environmental constraints.

Study Area

The BLI for Tualatin includes all residential land designated in the comprehensive plans within city limits and designated planning areas (referred to as Tualatin Planning Area). ECONorthwest used the most recent tax lot shapefile from Metro’s Regional Land Information System (RLIS) for the analysis.

Inventory Steps

The BLI consisted of several steps:

1. Generating UGB “land base”
2. Classifying land by development status

⁵⁹ We note that Newberg is not required to comply with ORS 197.296.

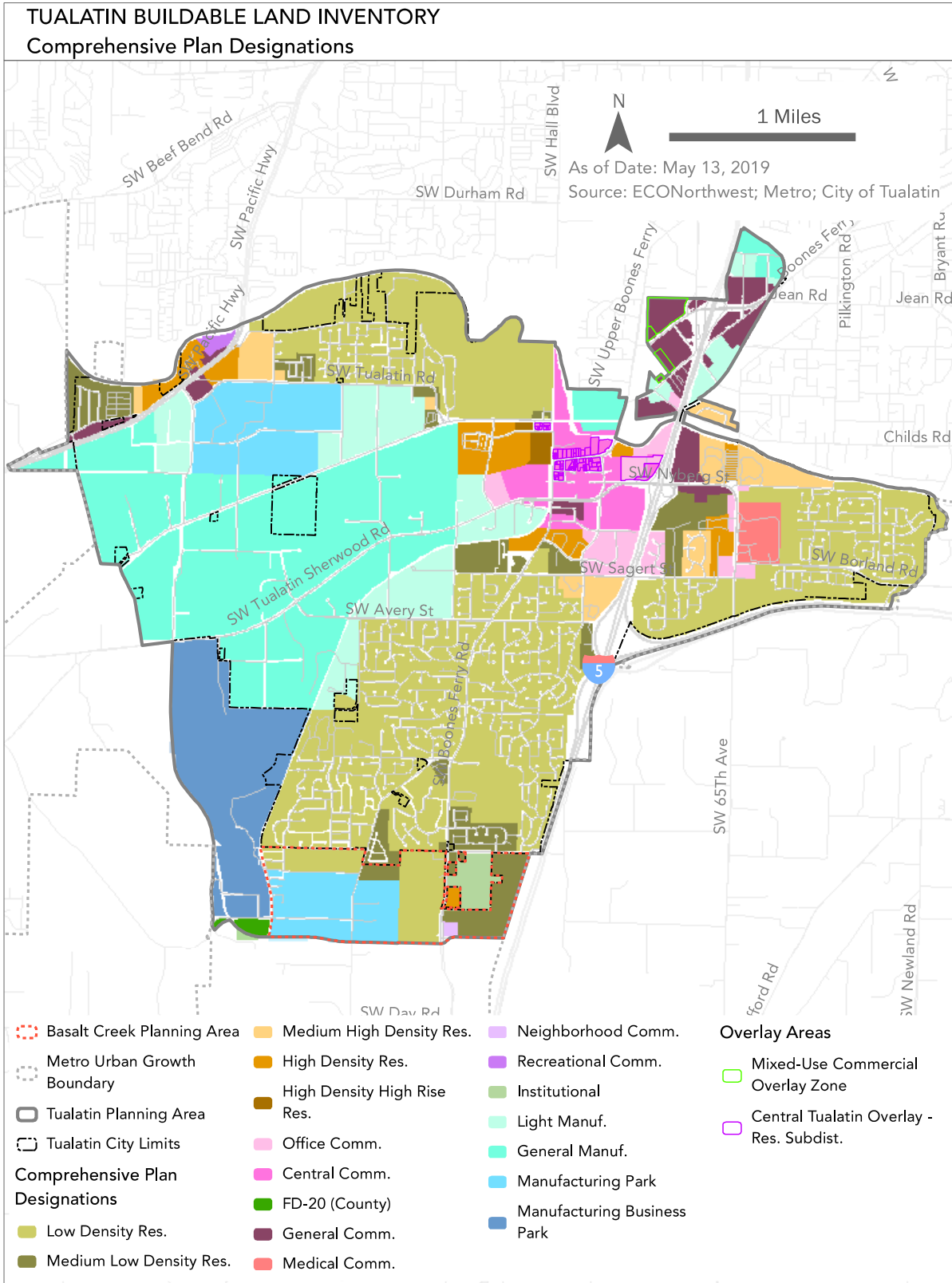
3. Identify constraints
4. Verify inventory results
5. Tabulate and map results

Step 1: Generate “land base.”

Per Goal 10 this involves selecting all of the tax lots with residential and other non-employment Plan Designations where residential uses are planned for and allowed by the implementing zones. The City provided ECO with their Comprehensive Plan GIS files and indicated what designations should be included within the inventory.

Exhibit 98 (on the following page) shows Comprehensive Plan designations for the City of Tualatin. This BLI includes lands in the Low Density Residential, Medium Low Density Residential, Medium High Density Residential, High Density Residential, and High Density High Rise Residential Plan Designations. The BLI also includes areas that allow residential use in the Basalt Creek Planning Area, Mixed-Use Commercial Overlay Zone, and Central Tualatin Overlay.

Exhibit 98. Comprehensive Plan Designations, Tualatin Planning Area, 2019



Step 2: Classify lands.

In this step, ECONorthwest classified each tax lot with a plan designation that allows residential uses into one of four mutually exclusive categories based on development status:

- Vacant
- Partially Vacant
- Public or Exempt
- Developed

ECONorthwest used the classification determined through Metro’s model: Vacant, Ignore, and Developed. In addition, ECO included a new classification for partially vacant lots. The definitions for each classification are listed below.

Development Status	Definition	Statutory Authority
Vacant	Tax lots designated as vacant by Metro based on the following criteria: 1) Fully vacant based on Metro aerial photo 2) Tax lots with less than 2,000 square feet developed AND developed area is less than 10% of lot 3) Lots 95% or more vacant from GIS vacant land inventory	OAR 660-008-0006(2) “Buildable Land” means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses.
Partially Vacant	Single-family tax lots that are 2.5 times larger than the minimum lot size and a building value less than \$300,000 or lots that are 5 times larger than the minimum lots size (no threshold for building value). These lots are considered to still have residential capacity. For this analysis, we are classifying these lots as Partially Vacant. We assume that 0.25 acres of the lot is developed, and the remaining land is available for development, less constraints.	OAR 660-008-0006(2)
Ignore (Public or Exempt uses)	Lands in public or semi-public ownership are considered unavailable for residential development. This includes lands in Federal, State, County, or City ownership as well as lands owned by churches and other semi-public organizations and properties with conservation easements. These lands are identified using the Metro’s definitions and categories.	OAR 660-008-0005(2) - Publicly owned land is generally not considered available for residential uses.
Developed	Lands not classified as vacant, partially vacant, or public/exempt are considered developed. Developed land includes lots with redevelopment capacity, which are also included in BLI. The unit capacity of developed but redevelopable lots is based on Metro’s estimates.	OAR 660-008-0006(2) “Buildable Land” means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses.

Step 3: Identify constraints

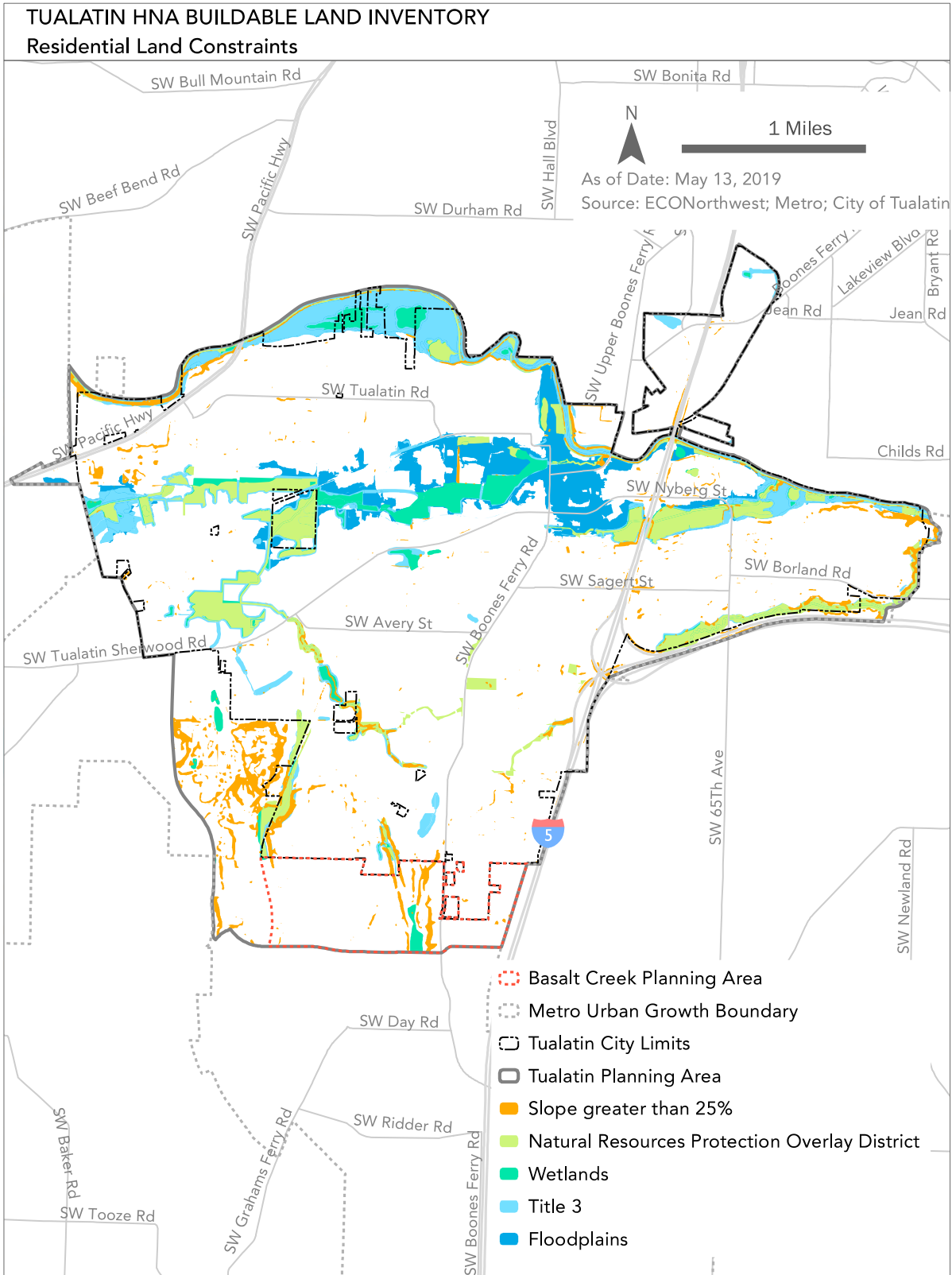
Consistent with OAR 660-008-0005(2) guidance on residential buildable lands inventories, ECO deducted certain lands with development constraints from vacant lands. We used some of the constraints established in Metro’s methodology, with modifications to fit local considerations in Tualatin. These constraints are summarized in the table below.

Constraint	Statutory Authority	Threshold
Goal 5 Natural Resource Constraints		
Natural Resources Protection Overlay District	OAR 660-008-0005(2)	Areas in the NRPOD
Riparian Corridors	OAR 660-015-0000(5)	Areas protected by the Stream and Floodplain Plan
Wetlands		
Natural Hazard Constraints		
100 Year Floodplain	OAR 660-008-0005(2)	Lands within FEMA FIRM 100-year floodplain
Steep Slopes	OAR 660-008-0005(2)	Slopes greater than 25%

The lack of access to water, sewer, power, road or other key infrastructure cannot be considered a prohibitive constraint unless it is an extreme condition. This is because tax lots that are currently unserviced could potentially become serviced over the 20-year planning period.

Exhibit 99 maps the development constraints used for the residential BLI.

Exhibit 99. Development Constraints, Tualatin Planning Area, 2019



Step 4: Verification

ECO used a multi-step verification process. The first verification step will included a “rapid visual assessment” of land classifications using GIS and recent aerial photos. The rapid visual assessment involves reviewing classifications overlaid on recent aerial photographs to verify uses on the ground. ECO reviewed all tax lots included in the inventory using the rapid visual assessment methodology. The second round of verification involved City staff verifying the rapid visual assessment output. ECO amended the BLI based on City staff review and comments, particularly related to vacant land developed since 2016.

Step 5: Tabulation and mapping

The results are presented in tabular and map format. The Tualatin Residential BLI includes all residential land designated in the Comprehensive Plan within the Tualatin Planning Area. From a practical perspective, this means that ECONorthwest inventoried all lands within tax lots identified by Metro that fall within the Tualatin Planning Area. The inventory then builds from the tax lot-level database to estimates of buildable land by Plan Designation.

From: [DANIELSON Marah B](#)
To: [Tabitha Boschetti](#)
Cc: [TAYAR Abraham * Avi](#); [Tony Doran](#); [Steve Koper](#); [Kim McMillan](#)
Subject: RE: Basalt-Norwood Annexation and text amendment
Date: Tuesday, July 21, 2020 4:50:19 PM

Thanks for explaining that the text amendment would not change the maximum residential density so traffic impacts would be similar to what is currently allowed under the existing zoning. Based on this information, I was not planning to send ODOT comments. Please let me know if you would like formal ODOT comments for the record on this case.

Marah

From: Tabitha Boschetti <tboschetti@tualatin.gov>
Sent: Tuesday, July 21, 2020 2:43 PM
To: DANIELSON Marah B <Marah.B.DANIELSON@odot.state.or.us>
Cc: TAYAR Abraham * Avi <Abraham.TAYAR@odot.state.or.us>; Tony Doran <TDORAN@tualatin.gov>; Steve Koper <skoper@tualatin.gov>; Kim McMillan <kmcmillan@tualatin.gov>
Subject: RE: Basalt-Norwood Annexation and text amendment

Marah,

Thank you for writing. There has not been any kind of trip analysis on either land use case; I am interested in hearing more from ODOT's perspective.

The assumption with the Plan Text Amendment (PTA 20-0003) has been that since the applicant is not proposing a change to the maximum residential density, transportation impacts of future development would be similar to what is allowed by the zone now. The subject zone as currently written allows attached and multi-family housing at 10 units per acre, with single-family subdivision development allowed only through Conditional Use Permit. The applicant is asking for this zone to newly allow detached single-family development as a permitted use at the same density of 10 units per acre, along with some different lot sizes. Transportation impacts would be evaluated at the time of a future Subdivision application.

Likewise, with the proposed annexation of the parcel west of I-5 at SW Norwood Road (ANN 20-0003), we would be anticipating evaluation of the specific transportation impacts at the time of development. Tualatin's annexation process applies the land use designation previously established through concept planning. Please let me know if you have more concerns with that.

Thank you,

Tabitha Boschetti, AICP
503.691.3029 | tboschetti@tualatin.gov

From: Tony Doran <TDORAN@tualatin.gov>

Sent: Tuesday, July 21, 2020 2:12 PM

To: DANIELSON Marah B <Marah.B.DANIELSON@odot.state.or.us>; Tabitha Boschetti <tboschetti@tualatin.gov>

Cc: TAYAR Abraham * Avi <Abraham.TAYAR@odot.state.or.us>

Subject: RE: Basalt-Norwood Annexation and text amendment

Tabitha,

Would you help Marah?

Tony Doran

Engineering Associate

(503) 691-3035 | tdoran@tualatin.gov

Engineering Division | Public Works

City of Tualatin

18880 SW Martinazzi Avenue

Tualatin, OR 97062

From: DANIELSON Marah B <Marah.B.DANIELSON@odot.state.or.us>

Sent: Tuesday, July 21, 2020 10:46 AM

To: Tony Doran <TDORAN@tualatin.gov>

Cc: TAYAR Abraham * Avi <Abraham.TAYAR@odot.state.or.us>

Subject: Basalt-Norwood Annexation and text amendment

Hi Tony,

We received the Tualatin Land Use Notice for the Basalt-Norwood Annexation and Text Amendment. The text amendment to allow medium-low density residential uses outright in the single family detached housing zone could impact I-5. Has a trip generation/trip distribution analysis been done to analyze whether there will be impacts to the transportation system?

Thanks,

Marah

From: kate.w.hawkins@odot.state.or.us <kate.w.hawkins@odot.state.or.us>

Sent: Monday, July 20, 2020 2:40 PM

To: DANIELSON Marah B <Marah.B.DANIELSON@odot.state.or.us>; TAYAR Abraham * Avi

<Abraham.TAYAR@odot.state.or.us>; RODRIGUEZ Myriam * Marcela

<Marcela.RODRIGUEZ@odot.state.or.us>; RUSSELL John <John.RUSSELL@odot.state.or.us>

Subject: ODOT Case # 10540 Basalt-Norwood Annexation

I've uploaded application materials for the proposed annexation and text amendment at Norwood Road in the City of Tualatin. The proposal includes annexation of 23.93 acres and a quasi-judicial amendment to allow single-family detached housing to be developed under Medium-Low Density Residential (RML) zoning within the Basalt Creek Planning Area.

Comments are due to the City of Tualatin by July 27th.

Lynette Sanford

From: Daniel Bachhuber <daniel@bachhuber.co>
Sent: Sunday, July 19, 2020 2:43 PM
To: Mark and Janelle Thompson
Cc: Mona St. Clair; william.beers@daimler.com; Steve Koper; Lynette Sanford; Alan Aplin; nippstik@hotmail.com; Tabitha Boschetti; Ursula Kuhn
Subject: Re: Application For PTA

Hey folks,

I had originally sent my statement to Bill, Steve, and Lynette too. For the sake of posterity, here it is:

“This is an important and difficult decision because the PTA’s affected area represents a substantial portion of Basalt Creek’s, and Tualatin’s, buildable land. I voted against the PTA because it seems like it would produce more substantially single-family detached, which is inconsistent with our community’s housing goals. It would be a planning failure if the vast majority of Basalt Creek ended up as single-family detached a decade from now.”

Hope everyone is enjoying the sun!

Daniel

On Fri, Jul 17, 2020 at 8:16 PM Mark and Janelle Thompson <markthomps@msn.com> wrote:

Sorry, realized I sent the wrong write up I had prepared for the PTA statement. Here is my actual write up. Thanks

I voted in favor of denying the plan text amendment because I believe the developer was not able to prove why these changes best serve the community or city. While I might be able to be moved to agree with the smaller lot residential housing changes, I don't believe I have enough information as to the plans of what the developer is intending to do or what it will look like in the neighborhood with the set back and lot size modifications. More information and design intents would be helpful to envision what this would create for this area. It appears they want to create a homogeneous neighborhood set at a tighter configuration then the city has seen before, with no variation between building types or spacing. I believe more of a mixture of housing types might be better for the community, give greater housing options, more closely fit the neighborhood to the north, and give a more appealing configuration.

Janelle

From: Mona St. Clair <stclairmona@gmail.com>
Sent: Friday, July 17, 2020 4:24 PM
To: william.beers@daimler.com <william.beers@daimler.com>; Steve Koper <skoper@tualatin.gov>; Lynette Sanford <LSanford@tualatin.gov>; Alan Aplin <aaplin@kerrcontractors.com>; Janelle Thompson <markthomps@msn.com>; Daniel Bachhuber <daniel@bachhuber.co>; nippstik@hotmail.com <nippstik@hotmail.com>; Tabitha Boschetti <tboschetti@tualatin.gov>; Ursula Kuhn <ursulaakuhn@gmail.com>
Subject: Application For PTA

Lynette Sanford

From: Mark and Janelle Thompson <markthomps@msn.com>
Sent: Friday, July 17, 2020 8:16 PM
To: Mona St. Clair; william.beers@daimler.com; Steve Koper; Lynette Sanford; Alan Aplin; Daniel Bachhuber; nippstik@hotmail.com; Tabitha Boschetti; Ursula Kuhn
Subject: Re: Application For PTA

Sorry, realized I sent the wrong write up I had prepared for the PTA statement. Here is my actual write up. Thanks

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Janelle

From: Mona St. Clair <stclairmona@gmail.com>
Sent: Friday, July 17, 2020 4:24 PM
To: william.beers@daimler.com <william.beers@daimler.com>; Steve Koper <skoper@tualatin.gov>; Lynette Sanford <LSanford@tualatin.gov>; Alan Aplin <aaplin@kerrcontractors.com>; Janelle Thompson <markthomps@msn.com>; Daniel Bachhuber <daniel@bachhuber.co>; nippstik@hotmail.com <nippstik@hotmail.com>; Tabitha Boschetti <tboschetti@tualatin.gov>; Ursula Kuhn <ursulaakuhn@gmail.com>
Subject: Application For PTA

Hello,

I voted to approve the Application for PTA last night because it appears that adding single-family detached housing on small lots to the RML zone complies with the zone's density requirements. As long as the change is limited to the proposed location, which is not ideal for apartments, I am comfortable with this proposal.

Warm Regards,

Mona

Mona St. Clair, Oregon Licensed Broker

The St. Clair Group At eXp Realty, LLC
503-819-9596
www.MonaSells.com

Lynette Sanford

From: william.beers@daimler.com
Sent: Friday, July 17, 2020 11:47 AM
To: Steve Koper; Lynette Sanford
Cc: stclairmona@gmail.com; aaplin@kerrcontractors.com; markthomps@msn.com; daniel@bachhuber.co; nippstik@hotmail.com; Tabitha Boschetti; ursulaakuhn@gmail.com
Subject: Comments on PTA 20-0003

Fellow commissioners,

Thank you for your prompt replies, I appreciate it. I'll draft up a summary of each side to present to Council to go along with your verbatim comments in their packet.

Steve and Lynette,

Please attach my comments below to Council's packet for PTA 20-0003.

I voted to deny PTA 20-0003 for the following reasons:

- Stakeholder feedback from the City of Tualatin 2040 Policy Priorities document (12/2019) identifies greater diversity of housing types as a high priority. Ceding a large swath of land to single-family homes doesn't feel in alignment with Tualatin's community plan.
- Single-family homes are still permitted in RML via the CUP process, which I think will allow the applicants to reach maximum density with a mix of multi-family and single-family homes.
- Our (TPC) discussion with both the applicants' representative and city staff indicated that our RML code is dated, and should be evaluated and likely revised. I think this should be a city led initiative with feedback from key stakeholders, including the PTA 20-0003 applicants. Stakeholder feedback from the Tualatin 2040 document above also expressed a desire to reduce lot sized specifically in the Basalt Creek area.

Sincerely,

Bill Beers

If you are not the addressee, please inform us immediately that you have received this e-mail by mistake, and delete it. We thank you for your support.

Lynette Sanford

From: william.beers@daimler.com
Sent: Friday, July 17, 2020 11:04 AM
To: Steve Koper; Lynette Sanford
Subject: FW: TPC question

Hello Steve and Lynette,

Please find Mitch's comments below.

Sincerely,

Bill Beers
Daimler Trucks North America
Digital Mockup
C2E-EVE
4747 North Channel Ave.
Portland, OR 97217
503 745 6274

From: mitch.greene@gmail.com <mitch.greene@gmail.com>
Sent: Thursday, July 16, 2020 8:25 PM
To: Beers, William (164) <william.beers@daimler.com>
Subject: TPC question

Bill,

I voted no tonight because I think we should recommend the plan text amendment to City Council. I do not think having an extra hurdle for developers - the need for conditional use permits - to build detached single-family homes is productive for the developers or the community.

I am already concerned about the traffic impact that the developments will have on Lower Boones Ferry. I hope that single -family homes as opposed to multi-units will have less of an impact for those that live near LBF and need it to access Tualatin or I-5.

Please let me know if you have any questions.

Regards,

Mitch Greene

If you are not the addressee, please inform us immediately that you have received this e-mail by mistake, and delete it. We thank you for your support.

Lynette Sanford

From: Mona St. Clair <stclairmona@gmail.com>
Sent: Friday, July 17, 2020 9:24 AM
To: william.beers@daimler.com; Steve Koper; Lynette Sanford; Alan Aplin; Janelle Thompson; Daniel Bachhuber; nippstik@hotmail.com; Tabitha Boschetti; Ursula Kuhn
Subject: Application For PTA

Hello,

I voted to approve the Application for PTA last night because it appears that adding single-family detached housing on small lots to the RML zone complies with the zone's density requirements. As long as the change is limited to the proposed location, which is not ideal for apartments, I am comfortable with this proposal.

Warm Regards,

Mona

Mona St. Clair, Oregon Licensed Broker

The St. Clair Group At eXp Realty, LLC
503-819-9596
www.MonaSells.com

From: [Alan Aplin](#)
To: [Steve Koper](#); [Janelle Thompson](#); [Daniel Bachhuber](#); william.beers@daimler.com; [Mona St. Clair](#); nippstik@hotmail.com; [Tabitha Boschetti](#)
Subject: PTA Comments from 7/16/2020 Meeting
Date: Friday, July 17, 2020 6:05:59 AM
Attachments: [image001.png](#)

The Basalt Creek area was formed between Tualatin and Wilsonville. The Tualatin City council determined the zoning for this area. The PTA submitted by the applicants meets the zoning requirements for density. The location of the property is unique within the City and any revisions by this PTA affect only this unique area. The market determines what preferred housing units are built. This property is location constrained, without any real amenities in terms of commercial areas, parks, etc. Thus making the option for construction of small subdivisions a permitted option, without the added burden of requesting conditional use approval, is acceptable to me.

Alan W. Aplin
Kerr Contractors
P.O. Box 1060
Woodburn, OR 97071
aaplin@kerrcontractors.com
[971.216.0050](tel:971.216.0050) O
[503.981.1161](tel:503.981.1161) F
[971.235.5002](tel:971.235.5002) C



From: [Ursula Kuhn](#)
To: [Steve Koper](#); [Janelle Thompson](#); [Daniel Bachhuber](#); william.beers@daimler.com; [Mona St. Clair](#); [Alan Aplin](#); nippstik@hotmail.com; [Tabitha Boschetti](#)
Subject: PTA Revision-denied
Date: Thursday, July 16, 2020 11:10:39 PM

To submit to Chair Beers to add to his presentation to the City Council:

Although my vote for the current PTA as written was a denial.

It could be changed to an approval if the following concerns are addressed:

The parcel in question being 60% of current RML zone would not work toward HNP 2040 without revisions.

Green space per acre is not addressed

Traffic, parking, and street maintenance is not addressed

Community uses and walkability is not addressed

Current infrastructure and future upgrades are not addressed including, sewer, water, power

Access to amenities is lacking

I am open to more affordable housing as part of the HNP and the zoning as it was decided when annexed into the city, however with a limited acreage that can be used to add housing and this being a majority of it, concerns need to be addressed prior to a PTA

Thanks

Ursula Kuhn

DATE: December 4, 2019
TO: Tualatin Housing Needs Analysis Project Advisory Committees
CC: Karen Perl Fox, Steve Koper, and Jonathan Taylor
FROM: Beth Goodman and Sadie DiNatale, ECONorthwest
SUBJECT: FINAL: TUALATIN HOUSING STRATEGY

The City of Tualatin contracted ECONorthwest to develop a Housing Needs Analysis and a Housing Strategy for Tualatin. The Housing Needs Analysis (HNA) will determine whether the City of Tualatin has enough land to accommodate twenty years of population and housing growth. It will characterize housing affordability problems and identify gaps in housing affordability in Tualatin. The HNA will provide the basis for an update to the City's Comprehensive Plan Housing Element, as well as for the development of an action plan to implement the housing policies (i.e., the Housing Strategy).

The HNA uses a planning period of 2020–2040. Tualatin is planning for minimum growth of 1,014 new dwelling units within the Tualatin city limits and the Basalt Creek area over the 2020–2040 planning period. Tualatin's vacant unconstrained buildable land has capacity for development of 1,207 new dwelling units at full build-out, not including redevelopment capacity. Build-out of Tualatin's vacant land could occur within the 2020–2040 period, or it could take longer. While the HNA works with the forecasted growth of 1,014 new dwelling units through 2040, the City may consider potential residential growth beyond this forecast in its housing policies, including build-out of all vacant land and redevelopment resulting in additional housing

The results of the HNA show that Tualatin has a deficit of land designated for housing in the Medium High Density Residential and the High Density / High-Rise Residential comprehensive plan designations. The City will need to develop policies to meet this deficit, such as redevelopment or rezoning land to meet these housing needs.

A key objective of the HNA and accompanying 2020 Housing Strategy is to identify options for changes to the City's Comprehensive Plan and land use regulations needed to address housing and residential land needs. This memorandum presents a housing strategy for Tualatin, based on the results of the HNA and discussions with the Community Advisory Committee (CAC) and Technical Advisory Committee (TAC). This Housing Strategy presents a comprehensive package of interrelated policy changes that the CAC recommends the City address.

This Housing Strategy recognizes that the City does not build housing. The strategy focuses on land use tools to ensure there is adequate land planned and zoned to meet the range of housing needs and opportunities for a variety of housing types, whether they be priced at market rate or subsidized. To the extent possible, this strategy strives to provide opportunities for lower-cost market-rate housing to achieve more housing affordability without complete reliance on subsidies and to include subsidized housing as an important tool to meet the need at the lower end of the income spectrum (low, very low, and extremely low) in the mix of strategies.

The Housing Strategy addresses the needs of households with middle, low, very low, or extremely low income. The following describes these households, based on information from the Tualatin Housing Needs Analysis.

- **Very low-income and extremely low-income households** are those who have an income of 50% or less of Washington County’s median family income (MFI)¹ which is an annual household income of about \$41,000 or less for a family of four. About 31% of Tualatin’s households fit into this category. They can afford a monthly housing cost of \$1,018 or less.² Development of housing affordable to households at this income level is generally accomplished through development of income-restricted housing.
- **Low-income households** are those who have an income between 50% and 80% of Washington County’s MFI, or an income between \$41,000 and \$65,000 for a family of four. About 15% of Tualatin’s households fit into this category. They can afford a monthly housing cost of \$1,018 to \$1,625. Households with an income below 60% of MFI typically qualify for some types of income-restricted housing. The private housing market often struggles to develop housing affordable to households in this group, especially for the lower-income households in the group.
- **Middle-income households** are those who have an income between 80% and 120% of Washington County’s MFI, or an income between \$65,000 and \$98,000 for a family of four. About 15% of Tualatin’s households fit into this category. They can afford a monthly housing cost of \$1,625 to \$2,400. The private housing market may develop housing affordable to households in this group.

Through the technical analysis of the HNA and input from the CAC and TAC, the City identified six strategic priorities to meet housing needs identified in the HNA. Strategic priorities are described in greater detail in the section below. Appendix A presents the full text of Tualatin’s existing Comprehensive Plan policies for housing. Appendix B presents the information provided to the CAC in the memorandum “Housing Policy Tools to Address Needs” (May 16, 2019).

Tualatin’s Housing Strategy

The Tualatin Housing Strategy is organized around six broad strategic priorities: (1) ensure an adequate supply of land that is available and serviceable; (2) encourage development of a wider variety of housing types; (3) identify strategies to support affordable housing; (4) evaluate funding tools to support residential development; (5) identify redevelopment opportunities; and (6) ensure there are connections between planning for housing and other planning (such as transportation planning, water and wastewater planning, or economic development planning). The broad goal of the Tualatin Housing Strategy is to help the City manage the land within the

¹ Median family income is determined by the U.S. Department of Housing and Urban Development. In 2018, Washington County’s MFI was \$81,400.

² This assumes that households pay less than 30% of their gross income on housing costs, including rent or mortgage, utilities, home insurance, and property taxes.

Tualatin planning area to meet current and future housing needs while maintaining the character and quality of life in Tualatin and protecting public interests such as housing affordability, health, safety, and municipal revenues.

The Tualatin CAC convened seven times between March 2019 and September 2019. The CAC discussed housing at the meetings in March, May, August, and September. The Tualatin TAC met four times between April 2019 and September 2019 and discussed housing at all four meetings (while some meetings included discussions of other topics, as well). The CAC and TAC provided input into the development of the Housing Strategy through discussions at meetings and opportunities for input on written documents.

The recommendations from the CAC in this strategy consider key findings from the HNA, such as the following examples. The City has a long-term deficit of residential land. The housing market is not building enough housing that is affordable to households with annual incomes less than \$35,000 based on U.S. Census American Community Survey data. The housing market in Tualatin also has a deficit of housing affordable to households earning more than \$150,000.³ The composition of Tualatin's population is becoming older and more diverse. This document presents a comprehensive strategy that provides a variety of opportunities to meet the housing needs of Tualatin's residents at all income levels.

Many of the actions described in the Tualatin Housing Strategy will require legislative amendments to the City's Comprehensive Plan and/or Development Code. These actions will be subject to standard notification and hearing procedures. After the Housing Needs Analysis is completed, the Planning Commission and City Council will prioritize the actions suggested in this memorandum, along with other actions suggested for Tualatin through 2040. Implementation of high priority actions will begin in 2020, based on City Council direction.

³ This analysis is based on Exhibit 79 in the Tualatin Housing Needs Analysis.

Summary of Actions

The table below summarizes the strategies, actions, and recommendations made by the CAC. The priority shown in the table is based on discussions with the CAC about the actions they view to be in need of prompt attention. Low-priority actions represent actions that the CAC thinks are important but that may be executed later in the Tualatin 2040 process. At some level, all of the actions in this strategy are a high priority for the CAC.

Strategies, Actions, and Recommendations	Priority
Strategy 1: Ensure an adequate supply of land that is available and serviceable.	
<p>Action 1.1. Evaluate opportunities to increase development densities within Tualatin’s existing zones by modifying the Development Code.</p> <ul style="list-style-type: none"> ▪ Recommendation 1.1a: Evaluate increasing densities in the Residential High and Residential High Density / High Rise residential designations by allowing buildings that are five to eight stories tall. ▪ Recommendation 1.1b: Conduct an audit of the City’s Development Code to identify barriers to residential development (e.g., lot size, setbacks, and lot coverage ratio) and identify alternatives for lowering or eliminating the barriers. ▪ Recommendation 1.1c: Evaluate off-street parking requirements for multifamily housing to identify opportunities for reduction in parking requirements, especially for housing developed for groups who have fewer cars. ▪ Recommendation 1.1d: Adopt a Planned Unit Development (PUD) ordinance to allow flexibility in both development standards and housing types. 	High
<p>Action 1.2. Evaluate opportunities to rezone land to provide additional opportunities for multifamily housing development.</p> <ul style="list-style-type: none"> ▪ Recommendation 1.2a: Identify opportunities to rezone industrial or commercial land for mixed-use that includes employment and residential uses. ▪ Recommendation 1.2b: Evaluate opportunities to re-zone Residential Low Density and Residential Medium Low Density residential land for higher-density housing. ▪ Recommendation 1.2c: Evaluate merging High Density zone and the High Density / High Rise zone into one zone and evaluate increasing the maximum density and maximum height limit allowed. 	High
<p>Action 1.3. Plan for infrastructure development to support residential development, consistent with Strategy 6.</p> <ul style="list-style-type: none"> ▪ Recommendation 1.3a: Identify opportunities to increase coordination between transportation planning and residential growth to manage congestion from growth. ▪ Recommendation 1.3b: Identify opportunities to increase transit service. 	Medium
<p>Action 1.4. Plan for long-term development in Tualatin through 2040 and beyond.</p> <ul style="list-style-type: none"> ▪ Recommendation 1.4a: Actively work with Metro staff on upcoming Regional Growth Management reports. Coordinate Tualatin’s planning with regional plans. ▪ Recommendation 1.4b: Develop and implement a system to monitor the supply of residential land every two years. ▪ Recommendation 1.4c: Reevaluate Tualatin’s housing needs and land sufficiency on a schedule tied to the Metro Growth Management cycle. ▪ Recommendation 1.4d: When needed in the future, work with Metro on potential expansion of the Metro UGB to include the Stafford area. 	High

Strategies, Actions, and Recommendations	Priority
Strategy 2: Encourage development of a wider variety of housing types.	
<p>Action 2.1. Allow and encourage development of duplexes, cottage housing, townhomes, row houses, and triplexes and quadplexes in lower-density residential zones.</p> <ul style="list-style-type: none"> ▪ Recommendation 2.1a: Allow duplexes, triplexes, quadplexes, cottage clusters, and townhouses in the Residential Low Density residential zone. ▪ Recommendation 2.1b: Allow cottage cluster housing in the Medium-Low Density and Medium-High Density zones, at densities appropriate for the zones. 	Medium
<p>Action 2.2. Identify opportunities to increase development of commercial and residential mixed-use development.</p> <ul style="list-style-type: none"> ▪ Recommendation 2.2a: Identify opportunities for more mixed-use development. 	Medium
<p>Action 2.3. Identify opportunities to allow and support development of additional innovative housing types.</p> <ul style="list-style-type: none"> ▪ Recommendation 2.3a: Evaluate allowing and supporting development of other housing types in Tualatin, such as single-room occupancy (more than four unrelated living in the same dwelling with shared kitchen and bathrooms); reuse of cargo containers for housing; tiny homes (dwelling units between 100 and 500 square feet); and higher-amenity housing on larger lots. 	Low
Strategy 3: Support development and preservation of housing that is affordable for all households.	
<p>Action 3.1. Identify policies to support development of housing affordable to households earning less than 60% of the median family income in Washington County (\$48,900 or less for a household size of four people).</p> <ul style="list-style-type: none"> ▪ Recommendation 3.1a: Develop policies to support development of housing affordable to households with incomes below 60% of MFI as part of the City's program to leverage funds from the Metro Housing Bond. 	High
<p>Action 3.2. Develop policies to support development of housing affordable to people who have income between 60% and 120% of MFI (\$48,900 to \$98,000 for a household of four in Washington County) and live and work in Tualatin.</p> <ul style="list-style-type: none"> ▪ Recommendation 3.2a: Emphasize growth of jobs that pay at or above average wages, as part of the City's economic development strategy. ▪ Recommendation 3.2b: Identify opportunities to partner with or support employers who are interested in developing an employer-assisted housing program. 	Medium
<p>Action 3.3. Develop policies to prevent and address homelessness.</p> <ul style="list-style-type: none"> ▪ Recommendation 3.3a: Develop policies to prevent and address homelessness. 	Low
<p>Action 3.4. Develop policies to prevent or mitigate residential displacement resulting from redevelopment and increases in housing costs in Tualatin.</p> <ul style="list-style-type: none"> ▪ Recommendation 3.4a: Develop policies to prevent displacement of existing residents. ▪ Recommendation 3.4b: Develop policies to prevent loss of existing affordable housing. 	Low
<p>Action 3.5. Partner with organizations to establish a land bank or land trust.</p> <ul style="list-style-type: none"> ▪ Recommendation 3.5a: Determine whether to participate in a land bank or land trust, such as the Proud Ground Community Land Trust. 	Low
<p>Action 3.6. Evaluate creative system development charge financing opportunities.</p> <ul style="list-style-type: none"> ▪ Recommendation 3.6a: Evaluate options for potential changes to SDCs and TDTs to support development of affordable housing. 	Medium
<p>Action 3.7. Evaluate establishment of a tax exemption program to support development of affordable housing.</p> <ul style="list-style-type: none"> ▪ Recommendation 3.7a: Evaluate tax exemption options to support development of affordable housing or mixed-use housing. 	Medium

Strategies, Actions, and Recommendations	Priority
<p>Action 3.8. Ensure that Tualatin has sufficient staff capacity to implement the housing program priorities set by the City Council.</p> <ul style="list-style-type: none"> ▪ Recommendation 3.8a: Determine whether the City will need to add staff to implement the policies in the housing strategy. 	Low
Strategy 4: Identify funding tools to support residential development.	
<p>Action 4.1. Evaluate opportunities to use leveraged funds from the Metro Housing Bond to support development of affordable housing.</p> <ul style="list-style-type: none"> ▪ Recommendation 4.1a: Evaluate opportunities, such as housing development incentives (in Strategy 3), to use leveraged funding from the Metro Housing Bond to support the development of affordable housing. 	High
<p>Action 4.2. Evaluate establishing an urban renewal district.</p> <ul style="list-style-type: none"> ▪ Recommendation 4.2a: Continue the evaluation of establishing a new urban renewal district and consider including urban renewal projects that support development of multifamily housing affordable for households earning less than 60% of MFI. 	High
<p>Action 4.3. Evaluate implementation of a construction excise tax.</p> <ul style="list-style-type: none"> ▪ Recommendation 4.3a: Evaluate implementation of a CET, starting with an analysis of the financial capacity of a CET. 	Medium
Strategy 5: Identify redevelopment opportunities.	
<p>Action 5.1. Identify districts within Tualatin with opportunities for redevelopment for housing and employment uses.</p> <ul style="list-style-type: none"> ▪ Recommendation 5.1a: Identify opportunities for redevelopment of mixed-use districts and initiate an area planning process to guide redevelopment. 	High
<p>Action 5.2. Support redevelopment of underutilized commercial buildings for housing.</p> <ul style="list-style-type: none"> ▪ Recommendation 5.2a: Identify underutilized commercial areas that are ripe for redevelopment and work with landowners and developers to support redevelopment. 	Medium
Strategy 6: Ensure there are connections between planning for housing and other community planning.	
<p>Action 6.1. Ensure that updates to the Transportation System Plan are coordinated with planning for residential growth.</p> <ul style="list-style-type: none"> ▪ Recommendation 6.1a: Evaluate opportunities to decrease dependence on automotive transportation in areas planned for housing. ▪ Recommendation 6.1b: Evaluate opportunities to expand transit and improve transportation connectivity in Tualatin, particularly from the future Southwest Corridor station in Bridgeport to the Tualatin's Town Center. ▪ Recommendation 6.1c: Evaluate opportunities for planning transit-oriented development. ▪ Recommendation 6.1d: Develop a bicycle and pedestrian plan for Tualatin to increase connectivity within Tualatin. 	High
<p>Action 6.2. Coordinate planning for economic development planning with housing planning.</p> <ul style="list-style-type: none"> ▪ Recommendation 6.2a: Ensure the City includes housing planning for housing that is affordable to people who work at businesses in Tualatin. 	Medium
<p>Action 6.3. Develop a design and planning framework for "ten-minute neighborhoods" that include a mixture of uses.</p> <ul style="list-style-type: none"> ▪ Recommendation 6.3a: Develop a framework for mixed-use neighborhoods that includes the elements that residents need for day-to-day life. 	Low
<p>Action 6.4. Support sustainable development practices.</p> <ul style="list-style-type: none"> ▪ Recommendation 6.4a: Evaluate sustainable building practices, including certifications, to determine whether the City should offer incentives for certification or require certification of new buildings as sustainable. 	Low

Strategy 1: Ensure an Adequate Supply of Land that is Available and Serviceable

This strategy is about ensuring an adequate land supply — not only a twenty-year supply (as Goal 10 requires) but also a pipeline of serviced land that is available for immediate development. The following recommended strategies and actions are intended to ensure an adequate supply of residential land through a combination of changes to the Tualatin Development Code, rezoning land, and long-term regional planning for housing. Efficient use of Tualatin’s residential land is key to ensuring that Tualatin has adequate opportunities to grow from 2020 to 2040, and beyond.

Issue Statement

Tualatin’s vacant unconstrained residential land can accommodate about 1,900 new dwelling units, including land within the city limits and Basalt Creek. Development of all of Tualatin’s vacant unconstrained land may occur over a period longer than the twenty-year planning period of this project. The forecast for housing growth over the 2020 to 2040 period is 1,041 new dwelling units.

The results of the HNA show that Tualatin has a surplus of capacity for new housing in the Low Density Residential, Medium Low Density Residential, and High Density Residential Plan Designations but a deficit in the Medium High Density Residential and High Density / High-Rise Residential plan designations. Tualatin has a deficit of 109 dwelling units (about 7 gross acres of land) in the Medium High Density Residential designation and a deficit of 101 dwelling units (about 4 gross acres of land) in the High Density / High-Rise Residential designation.

Tualatin has enough land within its planning area to accommodate the forecast for new housing. The existing zoning, however, leads to deficits of land in the Medium High Density Residential and High Density / High-Rise Residential Plan Designations. Oregon’s statewide planning system requires cities that do not have enough land within their urban growth boundary (UGB) or in selected plan designations to evaluate and implement policies to increase land use efficiently, expand the UGB, or both.

Tualatin is part of the Metro UGB and cannot expand its planning area on its own. However, Tualatin can increase land use efficiency within its planning area by increasing allowable development densities, rezoning land, or planning for redevelopment to meet the needs in the Medium High Density Residential and High Density / High-Rise Residential plan designations. In addition, Tualatin can monitor growth to ensure that the city continues to have sufficient land for residential growth, and it can work with Metro and other regional partners on future expansions of the Metro UGB to accommodate additional residential development in Tualatin.

Tualatin needs land that is vacant with urban services that support residential development, such as municipal water service, sewer and wastewater service, stormwater management systems, and transportation connections with adequate capacity to accommodate growth.

Goal

Ensure that sufficient land is designated and has urban services to support development so the supply is adequate for all needed housing types at the needed densities. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.

Recommended Actions

Action 1.1. Evaluate opportunities to increase development densities within Tualatin's existing zones by modifying the Development Code.

This approach seeks to increase housing capacity by increasing allowable density in residential zones. In short, it gives developers the option of building to higher densities. Higher densities increase residential landholding capacity. Higher densities, where appropriate, provide more housing, a greater variety of housing options, and a more efficient use of scarce land resources. Higher densities also reduce sprawl development, add tax revenue that benefits the City (as more units can be built), and make the provision of services more cost effective.

This action will look at increasing allowed densities in the Comprehensive Plan and decreasing minimum lot size standards and/or allowable densities in all residential zones.

Tualatin could modify the density ranges outlined in the Tualatin Development Code. These are currently:

- Residential Low-Density (RL): 1–6.4 dwelling units per acre
- Residential Medium Low–Density (RML): 6–10 dwelling units per acre
- Residential Medium High–Density (RMH): 11–15 dwelling units per acre
- Residential High-Density (RH): 16–25 dwelling units per acre
- Residential High-Density/High-Rise (RH/HR): 26–30 dwelling units per acre

With respect to zoning, Tualatin presently has the following zoning standards:

- P is permitted, C is conditional, and N is not permitted
- Minimum Lot size is in square feet and maximum density is in dwelling units per acre (du/ac)

Zone	Single-Family Detached	Manufactured Home on a Lot	Accessory Dwelling Unit	Manufactured Home Park	Duplex	Townhouse	Multi-family
Residential Low (RL)							
Allowed Uses	P	P	P	N	C	C	C
Minimum Lot Size	6,500 average	6,500 average	-		6,000	6,000	6,000

Zone	Single-Family Detached	Manufactured Home on a Lot	Accessory Dwelling Unit	Manufactured Home Park	Duplex	Townhouse	Multi-family
Maximum Density	6.4 du/ac	6.4 du/ac	Accessory to lot with single family dwelling		6.4 du/ac	6.4 du/ac	6.4 du/ac
Residential Medium Low-Density (RML)							
Allowed Uses	C	N	P	P	P	P	P
Minimum Lot Size	4,500				4,356*	1,400	4,356*
Maximum Density	10 du/ac			12 du/ac	10 du/ac	10 du/ac	10 du/ac
Residential Medium High-Density (RMH)							
Allowed uses	N	N	N	N	P	P	P
Minimum Lot Size					2,904*	1,400	2,904*
Maximum Density					15 du/ac	15 du/ac	15 du/ac
Residential High-Density (RH)							
Allowed Uses	N	N	N	N	P	P	P
Minimum Lot Size					1,742*	1,400	1,742*
Maximum Density					25 du/ac	25 du/ac	25 du/ac
Residential High-Density/High-Rise (RH/HR)							
Allowed Uses	N	N	N	N	P	P	P
Minimum Lot Size					1,452	1,452	1,452*
Maximum Density					30 du/ac	30 du/ac	30 du/ac
Mixed-Use Commercial Overlay Zone (MUCOD)							
Allowed Uses	N	N	N	N	P	P	P
Minimum Lot Size					None	None	None
Maximum Density					50 du/ac	50 du/ac	50 du/ac
Central Tualatin Overlay Zone (RH/HR)							
Allowed Uses	N	N	N	N	P	P	P
Minimum Lot Size (Core Area)					5,000	5,000	5,000
Minimum Lot Size (Noncore Area)					25,000	25,000	25,000
Maximum Density					25 du/ac	25 du/ac	25 du/ac

*Note: The lot sizes for duplex and multifamily units are based on development on more than one acre. Development on less than one acre has a different standard for minimum lot size.

Changes to lot size standards are legislative changes to the Comprehensive Plan and/or zoning code. As such, this process should be initiated with the Planning Commission and include opportunities for public input.

Recommendation 1.1a: Tualatin should evaluate increasing densities in the residential High and Residential High Density / High Rise designations by allowing buildings that are five to eight stories tall (or higher). The City could increase densities to 60 to 100 dwelling units per acre. Alternatively, the City could allow the zoning standards to dictate the number of new dwelling units, based on standards such as building height limitations, parking requirements per unit, lot coverage ratios, setback requirements, and other zoning standards.

Recommendation 1.1b: Tualatin should conduct an audit of the City's Development Code to identify barriers to residential development (e.g., lot size, setbacks, and lot coverage ratio) and identify alternatives for lowering or eliminating the barriers. For example, the code audit could include these evaluating dimensional standards in all zones to understand the potential impact of development of vacant land (especially smaller or irregularly shaped lots) to identify barriers to infill development.

Recommendation 1.1c: Tualatin should evaluate off-street parking requirements for multifamily housing to identify opportunities for reduction in parking requirements, especially for housing developed for groups who have fewer cars, such as seniors or low-income affordable housing, close proximity to transit stop, and/or additional provision of bicycle parking. The City could consider changes that allow for alternative ways to meet parking requirements or reduce (or eliminate) parking requirements:

- Requiring off-street parking, but not necessarily requiring parking garages.
- Allowing some on-street parking within a set distance of the development to account for some off-street parking requirements.
- Requiring less off-street parking when close (such as within ¼ mile) of a transit stop.
- Requiring additional provision of bicycle parking to reduce parking requirements for the building.

Recommendation 1.1d: Adopt a (Planned Unit Development) PUD ordinance to allow flexibility in both development standards and housing types (subject to a maximum density) in exchange for provision of protected open space through a land use application process; this would require a hearing on the proposed development with the Planning Commission.

Action 1.2. Evaluate opportunities to rezone land to provide additional opportunities for multifamily housing development.⁴

The community desires rezoning to promote the opportunity of housing redevelopment and development. This action seeks to address the deficit of land in the Medium High Density Residential designation (about 7 gross acres of land) and in the High Density / High-Rise Residential designation (about 4 gross acres of land). The action also seeks to provide additional opportunities for the development of multifamily housing; this may contribute, to providing more opportunities for people who work at businesses in Tualatin to also live in Tualatin.

Recommendation 1.2a: Identify opportunities to rezone industrial or commercial land for mixed-use that includes employment and residential uses. The City should exclude industrial sanctuary land (i.e., land in the Southwest Tualatin Concept Plan area) from this evaluation, as this land has been identified as regionally significant industrial areas.

Recommendation 1.2b: Evaluate opportunities to rezone Residential Low Density and Residential Medium Low Density residential land for higher-density housing.

Recommendation 1.2c: Evaluate merging the High Density zone and the High Density / High Rise zones into one zone, and evaluate increasing the maximum density and maximum height limit allowed in the revised zone, consistent with Action 1.1.

Action 1.3. Plan for infrastructure development to support residential development, consistent with Strategy 6.

The City already coordinates land use planning with the Capital Improvement Plan to ensure that infrastructure is available to support residential development, especially in newly urbanizing areas and areas identified as high priority for development. Some types of infrastructure development, especially transportation and transit infrastructure, have lagged behind growth in Tualatin and in the broader region, resulting in automotive congestion and insufficient transit service, as discussed in Strategy 6.

Recommendation 1.3a: Identify opportunities to increase coordination between transportation planning and residential growth to manage and reduce congestion resulting from new growth.

Recommendation 1.3b: Identify opportunities to increase transit service between Tualatin and other cities within the Portland region (such as the ongoing planning for the Southwest Corridor) and transit within Tualatin.

⁴ An alternative to this strategy suggested by a committee member was revising the City's zoning system to the following categories of land use: Suburban Residential (replaces the RL and RML zones) with a maximum of 10 dwelling unit per acre and maximum building height of 45 feet; Urban Residential (replaces the RMH and RH zones) with a minimum density of 15 dwelling units per acre and maximum building height of 65 feet; and Urban II (includes the RH/HR zone) with a minimum density of 30 dwelling units per acre and maximum building height of 100 feet.

Action 1.4. Plan for long-term development in Tualatin through 2040 and beyond.

The Housing Needs Analysis plans for the 2020 to 2040 period. It is based on Metro's current forecasts for household growth in Tualatin. The Economic Opportunities Analysis shows that employment will continue to grow in Tualatin at a substantially faster pace than households over the next twenty years.

Tualatin has capacity for residential development beyond the forecasted growth over the next twenty years and may be planning for additional capacity for residential growth through policies to increase multifamily building height and density standards (Action 1.1), increased mixed-use development, (Action 1.2) and redevelopment (Action 5.1). Even so, if Tualatin wants to provide more opportunities for development of housing to allow people to live and work in Tualatin, the City will need to identify additional opportunities for residential development beyond the Tualatin planning area.

A key part of this planning is working with Metro on regional planning for housing and employment in and around Tualatin. The City would be well served by having information to share with Metro about new development, the City's planning efforts to provide opportunities for people to work and live in Tualatin, and economic development plans.

[Recommendation 1.4a:](#) Actively work with Metro staff on upcoming Regional Growth Management reports to ensure that Tualatin's population and employment forecasts are planned for similar growth rates. Coordinate Tualatin's planning with regional plans.

[Recommendation 1.4b:](#) Develop and implement a system to monitor the supply of residential land every two years. This includes monitoring residential development (through permits) as well as land consumption (e.g., development on vacant or land for redevelopment). The reports resulting from growth monitoring can be used for working with Metro to better understand Tualatin's opportunities for growth.

[Recommendation 1.4c:](#) Reevaluate Tualatin's housing needs and land sufficiency on a regular basis tied to the Metro Growth Management cycle (i.e., every six years), as part of the City's coordination with Metro. This recommendation is consistent with new requirements in ORS 197.296 (2)(a)(B)(ii), which was updated through House Bill 2003 to require Metro cities to update their housing needs analysis every six years.

[Recommendation 1.4d:](#) As Tualatin continues to grow and eventually cannot accommodate residential growth within the City, work with Metro on potential expansion of the Metro UGB to include the Stafford area.

Strategy 2: Encourage Development of a Wider Variety of Housing Types

This strategy focuses on actions that are intended to ensure new residential structures developed in Tualatin are diverse and include missing middle, workforce housing, low to moderate-income senior housing and other housing products to achieve housing affordability for households and to meet Tualatin’s twenty-year housing needs.

Issue Statement

Continued increases in housing costs may increase demand for denser housing (e.g., multifamily housing, single-family attached housing, and compact single-family detached housing). To the extent that denser housing types are more affordable than larger housing types (i.e., single-family detached units on larger lots, such as 2,500 square foot dwelling units on lots larger than 5,000 square feet), continued increases in housing costs will increase demand for denser housing.

Tualatin’s housing mix in the 2013–2017 period⁵ was 53% single-family detached, 6% single-family attached and 41% multifamily. Of the multifamily housing, about 5% are low-density multifamily housing types such as duplexes, triplexes, and quadplexes. The HNA assumes that the housing mix of new dwelling units in Tualatin will be about 40% single-family detached, 15% single-family attached and 45% multifamily.

To achieve this mix, Tualatin will need to implement policies that allow a wider variety of middle-density housing types (e.g., cottage clusters, townhouses, duplexes, triplexes, and quadplexes), as well as higher-density housing types (e.g., apartment buildings taller than four stories and mixed-use buildings).

In addition, Tualatin will allow for development of housing that is affordable to workers in Tualatin⁶ and is located in proximity to employment opportunities to attract needed labor force for its industrial and commercial zones and mixed-use overlay zones. These types of housing include (but are not limited to) live-work units, “skinny” single-family detached housing, townhouses, cottage housing, duplexes and triplexes, and less costly types of multifamily housing.

Goal

Allow and encourage the development of a broader diversity of housing types, including middle-density housing types and higher-density housing types.

⁵ Based on 2013–2017 ACS five-year estimates for Tualatin.

⁶ The average wage in Tualatin was \$57,300 in 2017. Housing that is affordable to a worker with that wage would have a housing cost of no more than \$1,430 per month. Some workers make less than the average wage and would require housing affordable to lower incomes, as described in Strategy 3.

A single worker with a job paying the average wage could afford a dwelling with a sales price of no more than \$230,000. Given that the average sales price in Tualatin in early 2019 was \$480,000, housing affordable at the average wage in Tualatin is likely to be rental housing. If the household has two full-time workers with jobs paying the average wage, the household may be able to purchase a dwelling in Tualatin.

Recommended Actions

Action 2.1. Allow and encourage development of duplexes, cottage housing, townhomes, row houses, and triplexes and quadplexes in lower-density residential zones.

Allowing these housing types can increase overall density of residential development and may encourage a higher percentage of multifamily housing types.

This approach could be implemented through the local zoning or development code. These housing types would be listed as outright allowable uses in appropriate residential zones. These housing types may provide additional affordability and allow more residential units than would be achieved by detached homes alone.

The City has already partially implemented this strategy. The City already allows one accessory dwelling unit for existing single-family units. Tualatin allows duplexes, townhouses, and multifamily housing as a conditional use in the Residential Low Density residential zone. Tualatin allows duplexes, townhouses, and multifamily housing as a permitted use in the Medium-Low Density and Medium-High Density residential zones.

This strategy would move Tualatin toward compliance with the potential requirements of House Bill 2001, which passed during the 2019 legislative session. The bill requires cities within the Metro UGB to allow middle housing types in low-density residential zones. The bill defines middle housing types as:

- (A) duplexes,
- (B) triplexes,
- (C) quadplexes,
- (D) cottage clusters, and
- (E) townhouses.

To comply with House Bill 2001, Tualatin will need to:

- Allow cottage cluster as a housing type in the Residential Low Density residential zone. Tualatin may want to allow cottage cluster housing in the Medium-Low Density and Medium-High Density residential zones. Tualatin will also need to include development standards in the Tualatin Development Code.
- Allow duplexes, townhouses, and multifamily housing as a permitted use in the Residential Low Density residential zone.

[Recommendations 2.1a: Allow duplexes, triplexes, quadplexes, cottage clusters, and townhouses in the Residential Low Density residential zone.](#) Tualatin will also need to revise the Development Code to include development standards for these housing types. As part of implementation of House Bill 2001, the Oregon Department of Land Conservation and Development (DLCD) will be developing a model code for cities to accommodate these housing types. Given that the model code may not be available before December 2020 and the deadline for adoption of policies to meet the requirement

of House Bill 2001 is June 30, 2022, Tualatin should begin the process to identify changes necessary to implement House Bill 2001 before the model code is available.

[Recommendations 2.1b:](#) Allow cottage cluster housing in the Medium-Low Density and Medium-High Density residential zones, at densities appropriate for the zones.

Action 2.2. Identify opportunities to increase development of commercial and residential mixed-use development.

One way to provide additional opportunities for housing development, especially multifamily housing development, is through planning for mixed-use development. Tualatin defines mixed-use development as “a tract of land or building or structure with two or more different uses such as, but not limited to residential, office, retail, manufacturing, public or entertainment, in a compact urban form.”

The Economic Opportunities Analysis shows that Tualatin has a small amount of vacant unconstrained commercial land (11 acres). Strategy 5 (redevelopment) recommends identifying opportunities for redevelopment, especially for mixed-use development. Both the Economic Opportunities Analysis and Housing Needs Analysis document the fact that most people who work in Tualatin live elsewhere and that there are relatively few opportunities for housing for people who want to live and work in Tualatin.

One way to increase opportunities for this type of housing is to increase the overall amount of housing affordable to people who work at jobs in Tualatin, much of which will be multifamily housing and should be located near employment centers in Tualatin. Increasing opportunities for mixed-use development can address both of these issues.

[Recommendation 2.2a:](#) Identify opportunities for more mixed-use development, either through rezoning land to a mixed-use zone and/or through redevelopment (consistent with Action 5.1).

Action 2.3. Identify opportunities to allow and support development of innovative housing types.

Some housing types have traditionally not been present in Tualatin, either because they are not allowed or because the market is not developing them. Some innovative housing types may include single-room occupancy (more than four unrelated living in the same dwelling with shared kitchen and bathrooms); reuse of cargo containers for housing; tiny homes (dwelling units between 100 and 500 square feet); and other innovative housing types.

In addition, growth of seniors is increasing demand for single-level single-family detached units to allow seniors to remain in Tualatin as they age. While this type of unit is allowed in Tualatin, little of this housing has been developed over recent years.

Tualatin's land base does not provide opportunity for development of higher-amenity housing on larger lots. This type of housing generally appeals to households with higher incomes. When Tualatin is evaluating opportunities for UGB expansion, there may be opportunities for development of this type of housing in areas where developing higher-density housing is challenging or undesirable, such as on hillsides.

[Recommendation 2.3a: Evaluate allowing and supporting development of other housing types in Tualatin, such as single-room occupancy \(more than four unrelated living in the same dwelling with shared kitchen and bathrooms\); reuse of cargo containers for housing; tiny homes \(dwelling units between 100 and 500 square feet\); and higher amenity housing on larger lots.](#)

Strategy 3: Support development and preservation of housing that is affordable for all households

The following recommended strategy and actions are intended to use a deliberate set of mandates and incentives to support the development of new affordable housing and preserve existing affordable housing.

Issue Statement

Availability of housing that is affordable to households at all income levels is a key issue in Tualatin. For the purposes of this strategy, affordable housing is defined as 1) housing for very low-income and extremely low-income households at 50% or below the median family income (MFI)⁷ (\$41,000 in 2018); 2) housing for low-income households with incomes between 50% and 80% of the MFI (\$41,000 to \$65,000 in 2018); and 3) housing for middle-income households with incomes between 80% and 120% of the MFI (\$65,000 to \$98,000 in 2018).

The City's policy options for providing opportunities to build housing, especially affordable housing (both market-rate and government-subsidized affordable housing) are limited. The most substantial ways the City can encourage development of housing is through ensuring that

⁷ Based on U.S. Department of Housing and Urban Development Median Family Income of \$81,400 for Washington County in 2018.

enough land is zoned for residential development, in addition to assembling and purchasing land for affordable housing development, eliminating barriers to residential development where possible, and providing infrastructure in a cost-effective way.

Based on the actions identified below and the priorities set by decision makers, the City should develop a comprehensive housing strategy that supports the development of long-term (30–60 years) affordable housing that is government-subsidized which is developed by nonprofits, private developers, and/or in partnership between any of the following: public, nonprofit, and/or private developers. The Tualatin Housing Program will use a variety of tools, such as those described in this memorandum, to lower barriers to and encourage affordable housing development.

Goal

The goal of this strategy is to promote more lower-cost housing, with a focus on low and middle-income housing, creating mixed-income neighborhoods. This focus is to ensure that there is housing that is affordable to workers at businesses in Tualatin.

Recommended Actions

Action 3.1. Identify policies to support development of housing affordable to households earning less than 60% of the median family income in Washington County (\$48,900 or less for a household size of four people).

Evaluate policies to support development of low-income housing that would be affordable to households earning less than 80% of the MFI in Washington County (\$65,000 for a household size of four people), many of whom may be eligible for income-restricted housing, which is commonly known as low-income housing. These policies will leverage funds from the Metro Housing Bond (discussed in Strategy 4). Some examples of support include:

- Reducing or waiving systems development charges (SDCs) and Transportation Development Tax (TDT) fees (see Action 3.6).
- Evaluating adoption of a tax exemption program (see Action 3.7).
- Providing density bonuses for development of housing affordable to households with incomes below 60% of the MFI.
- Participating in a land bank for housing affordable to households with incomes below 60% of the MFI (see Action 3.5).
- Evaluating adoption of an inclusionary zoning program to require market-rate development to include some housing affordable to households with incomes below 80% of the MFI.
- Developing an expedited review process for development of affordable housing projects that target housing affordability at 60% of the MFI.

- Partnering with Washington County Housing Services and Oregon Housing and Community Services (OHCS) to identify resources for developing additional housing affordable for household with incomes of below 60% of the MFI.

[Recommendation 3.1a: Develop policies to support development of housing affordable to households with incomes below 60% of the MFI, as part of the City’s program to leverage funds from the Metro Housing Bond.](#)

Action 3.2 Develop policies to support development of housing affordable to people who have incomes between 60% and 120% of the MFI (\$48,900 to \$98,000 for a household of four in Washington County) and live and work in Tualatin.

Workforce housing is housing that is affordable to households earning between 60% and 120% of the MFI (\$48,900 to \$98,000 for a household of four in Washington County). An important part of this action is coordinating with economic development planning. In 2017, the average wage for jobs in Tualatin was \$57,300.

Action 3.1 includes housing policies for households earning between 60% and 120% of the MFI. Some additional ways that the City may support development of housing affordable to households with incomes between 60% and 120% of the MFI are:

- Coordinating planning for economic development with planning for residential development to emphasize the growth of jobs that pay at or above Tualatin’s average wage (\$57,300 in 2017).
- Supporting and potentially partnering with employers who are interested in developing an employer-assisted housing program to provide grants or loans to support rehabilitation or new housing development.
- Partnering with Washington County Housing Services and Oregon Housing and Community Services (OHCS) to identify resources for developing additional housing affordable for household with incomes between 80% and 120% of the MFI.
- Participating in a land bank for housing affordable to households with incomes between 80% and 120% of the MFI (see Action 3.5).

[Recommendation 3.2a: Emphasize growth of jobs that pay at or above average wages, as part of the City’s Economic Development Strategy.](#)

[Recommendation 3.2b: Identify opportunities to partner with or support employers who are interested in developing an employer-assisted housing program.](#)

Action 3.3. Develop policies to prevent and address homelessness.

Households earning less than 30% of the MFI (\$24,000 or less for a family of four) are at risk of becoming homeless. They can afford monthly rent of \$600 or less. About 16% of households in Tualatin currently fit into this income category. Tualatin has a deficit of about 1,400 units affordable to households with incomes of \$25,000 or less.

Tualatin can use approaches similar to those in Action 3.1 to support development of housing affordable to these households, including using funds from the Metro Housing Bond. Tualatin can also take the following actions to prevent and address homelessness:

- Develop a strategic plan to address homelessness and strengthen partnerships between the City and service providers who assist people experiencing homelessness.
- Partner with service providers to expand rapid rehousing and permanent supportive housing programs.
- Partner with service providers to support the creation of overnight shelters that provide safe sleeping options for people who are unsheltered. Work with service providers to explore alternatives to congregate shelters.

There are many other actions that Tualatin can take to prevent and address homelessness, such as expansion of transportation options, increasing outreach to the homeless population, partnering with service providers of mental health services, supporting a crisis intervention team, and other services.

[Recommendation 3.3a: Develop policies to prevent and address homelessness.](#)

Action 3.4. Develop policies to prevent or mitigate residential displacement resulting from redevelopment and increases in housing costs in Tualatin.

Redevelopment and development of new housing can increase housing costs and displace existing residents. Housing that is currently affordable to households, such as those earning below 60% of the MFI (less than \$48,900 for a household of four) or between 60% and 120% of the MFI (\$48,900 to \$98,000 for a household of four), can become unaffordable as a result of redevelopment and overall increases in housing costs in Tualatin, making it harder for existing residents of Tualatin and people working at businesses in Tualatin to afford to live in Tualatin.

- Identify funding to allocate to housing programs that prevent and alleviate the risk of displacement, such as the funding sources identified in Strategy 4, to fund programs such as the ones below.
- Evaluate the feasibility of developing a housing preservation and development program to assist with capital repairs, façade improvements, or weatherization. Tualatin may consider criteria for funding, such as the property must be regulated affordable or at risk of converting to market rate. Tualatin could consider offering funds to low-cost market-rate properties in need of major structural repairs (in return for the property owner maintaining existing rent levels).
- Partner with organizations to support programs that preserve market-rate housing and affordable housing. These partnerships can include programs such as provision of grants or low-interest loans to support rehabilitation of existing, older single-family detached homes in poor condition, and/or extending existing Low Income Housing Tax Credit projects for an additional term or converting to long-term affordable housing
- Limit condominium conversions. Develop and evaluate requirements for multifamily building owners who want to convert the apartment units to condominiums. Limitations may restrict the conditions under which conversion is allowed, (e.g., based on vacancy rates or tenant consent). Limitations could require that tenants be offered a right of first refusal to purchase their unit, should the owner want to convert their property to a condominium.
- Work with agencies who offer Fair Housing education and enforcement. Provide landlords and tenants with education of rights and responsibilities under Fair Housing Act and provide resources for enforcement actions where Fair Housing law has been violated. Tualatin could provide resources/information about the Housing Choice Voucher Program to reduce the extent to which landlords discriminate against voucher recipients in Tualatin.

[Recommendation 3.4a: Develop policies to prevent displacement of existing residents.](#)

[Recommendation 3.4b: Develop policies to prevent loss of existing affordable housing.](#)

Action 3.5. Partner with organizations to establish a land bank or land trust.

A land bank supports housing affordability by reducing or eliminating land or acquisition costs from a developer's total development budget. Land banks take several forms, but many are administered by a nonprofit or government entity with a mission of managing a portfolio of properties to support a public or community purpose over many years or decades. The land banking process involves key procedural steps, including (1) strategic land and property acquisition, (2) restoration of the property (e.g., clear blight, clear title), and (3) resale to a buyer.

A land trust is similar to land banking in that they participate in strategic land and property acquisition and restoration of the property (e.g., clear blight, clear title). Though instead of ultimately selling the property (land and buildings), the land trust holds the land in perpetuity and sells or leases the buildings. A land trust is typically a private or nonprofit organization that leases or sells the buildings (e.g., dwelling units) sited on the land but owns and manages the land permanently. A land trust can support housing affordability by leasing the dwelling units on their land to income-qualified renters. If the land trust prefers to pursue homeownership objectives, they can enact a deed covenant prior to selling the dwelling units to safeguard lasting affordability for homeowners.

The City's role in a land bank or land trust may include:

- Identifying opportunities to assist with assembly of land into a single tax lot or multiple adjacent tax lots in certain cases (i.e., mixed-use development with more than one developer involved) to support development of affordable housing.
- Identifying surplus publicly-owned properties that could be used for affordable housing and partner with developers of affordable housing (consistent with Actions 3.1 or 3.2).

[Recommendation 3.5a: Determine whether to participate in a land bank or land trust, such as the Proud Ground Community Land Trust, and determine the City's role in the land banking process.](#)

Action 3.6. Evaluate creative system development charge financing opportunities.

Opportunities to change the way that the City collects system development charges (SDC) and the Transportation Development Tax (TDT) include (1) reducing or waiving system development charges for residential development that meets Tualatin's housing needs or goals (such as the development of housing affordable to households earning less than 60% of the MFI [\$48,900 for a household of four]); (2) implementing an SDC financing credit program to incentivize needed housing types; (3) developing a sliding scale of SDC based on the size of the units, charging lower SDC for smaller units; (4) implementing a sole source system development charge program; (5) vesting SDC rates on submission of the complete land use review application to determine the SDC early in the development process; and (6) collecting SDC at completion of construction (prior to issuance of a certificate of occupancy) rather than at issuance of the building permit.

[Recommendation 3.6a: Review options for potential changes to SDC and TDT to determine if one or more of the options above is appropriate for Tualatin and implement changes to SDCs and the TDT, as appropriate.](#)

Action 3.7. Evaluate establishment of a tax exemption program to support development of affordable housing.

Tax exemption programs typically provide exemptions from property taxes for ten years, and for some, up to twenty years. Tax exemption programs include the following:

Program	Vertical Housing Development Zones (VHDZs)	Multiunit Housing (a.k.a. MUPTe)	Low-Income Rental Housing/Nonprofit Corporation Low-Income Housing	Tax Exemption for Newly Rehabilitated or Constructed Multiunit Rental Housing
Eligible Projects/ Properties	Must include at least one “equalized floor” of residential; at least 50% of the street-facing ground floor area must be committed to nonresidential use. Can be new construction or rehabilitation. City can add other criteria.	Housing subject to a housing assistance contract with a public agency; OR housing that meets City-established criteria for design elements benefitting the general public and number of units. May be new construction, addition of units, or conversion of an existing building to residential use.	New rental housing exclusively for low-income households (at or below 60% MFI); rental housing for low-income persons (at or below 60% MFI) that is owned, being purchased, and/or operated by a nonprofit; or land held for affordable housing development.	Newly rehabilitated or constructed multiunit rental housing. Rental units affordable to households with an annual income at or below 120% of MFI.
Eligible Areas	Within designated areas. City may designate any area it chooses. ⁸	Within designated areas. City may designate core areas. Alternatively, the City can designate the entire city and limit the program to affordable housing.	Anywhere in the city	Anywhere in the city
Duration of Tax Exemption/ Abatement	Exemption is for 10 years (this is set in statute, not by the City).	Exemption is for up to 10 years, except for low-income housing, exemption can be extended for as long as the housing is subject to the public assistance contract.	For the low-income rental housing program, exemption lasts 20 years.	City must establish a schedule that provides longer exemptions for projects with more qualifying units, with a maximum of 10 years.
Best Suited for	Encouraging mixed-use development in locations where ground floor commercial uses are essential to the vision and mixed-use is not economically feasible yet.	Encouraging multifamily housing in strategic locations or supporting development of housing affordable households with income of 80% of MFI or lower.	Reducing operating costs for regulated affordable housing affordable at 60% MFI or below.	Incentivizing market-rate/moderate-income multifamily housing development citywide.

Recommendation 3.7a: Review tax exemption options to support development of affordable housing or mixed-use housing to determine if one or more of the options

⁸ The prior statutes governing the VHDZ program specified certain types of areas where VHDZs could be designated. The current version of the statute leaves this decision entirely up to the City. However, logically, the zoning would need to allow both residential and nonresidential uses in order to allow development that could be eligible for VHDZ tax abatement.

above is appropriate for Tualatin and implement the tax exemption program(s) identified as appropriate for Tualatin.

Action 3.8. Ensure that Tualatin has sufficient staff capacity to implement the housing program priorities set by the City Council.

The Housing Strategy presented in this memorandum, and especially the actions presented in Strategy 3 and Strategy 4, will take substantial staff time to evaluate and implement. The City may need additional staffing to implement the Housing Strategy.

Recommendation 3.8a: As the City Council sets priorities for implementation of the Housing Strategy, the Council should work with the City Manager and Community Development Director to determine whether the City will need to add staff to implement the policies in the Housing Strategy.

Strategy 4: Identify Funding Tools to Support Residential Development

The following recommended strategy and actions are intended to consider a range of funding tools that Tualatin may implement and use to support residential development.

Issue Statement

Funding for affordable housing and the infrastructure that serves residential land is becoming increasingly difficult. Cities have adopted a broad range of tools to support affordable housing. The nature of those tools is dependent on local factors: tax base, council support, competing priorities, etc.

Funding affordable housing programs from existing revenue sources may be challenging. Supplemental tools will be necessary if the City wants to support residential development.

Goal

Explore creative and sound ways to support development of affordable housing and infrastructure development.

Recommended Actions

Action 4.1. Evaluate opportunities to use leveraged funds from the Metro Housing Bond to support development of affordable housing.

Evaluate opportunities to use leveraged funds from the Metro Housing Bond to support development of affordable housing. The Metro Housing Bond is for \$652.8 million, the majority of it will support development of at least 3,900 new affordable units. Most of the new units will be affordable to households with income below 60% of the MFI (\$48,600 for a family of four) or less. Funds from the bond measure can be used for building new affordable units, housing purchase and rehabilitating existing housing, buying land for new affordable housing, and producing affordable homeownership units.

Washington County has been allocated \$118.9 million from the bond. The County's draft Local Implementation Strategy allocates Tualatin \$17.5 million for new construction of about 175 units

of housing affordable for individuals and families. In addition, the County anticipates \$30.6 million in additional funds for Tualatin to support this housing development from sources such as Low Income Housing Tax Credits (LIHTC), private resources such as loans from private banks, property tax exemptions, Washington County HOME Partnership Investment Program funds, Washing County Housing Production Opportunity Fund, and resources from partner jurisdictions (such as fee waivers or exemptions, donated or discounted land, grants, or other resources).

The programs discussed in Strategy 3 (especially in Actions 3.1, 3.4, and 3.7) are ways that the City can support and leverage funding from the Metro Housing Bond. In addition, Actions 4.2 (Urban Renewal) and 4.3 (CET) can also leverage funding from the Metro Housing Bond.

[Recommendation 4.1a: Evaluate opportunities, such as housing development incentives \(from Strategy 3\), to use leveraged funding from the Metro Housing Bond to support the development of affordable housing.](#)

Action 4.2. Evaluate establishing an urban renewal district.

As the City evaluates establishing a new urban renewal district (which is currently an ongoing process within the City), evaluate opportunities to support development of affordable housing programs (Strategy 3) funded through urban renewal. The City should also evaluate development of infrastructure (Strategy 1) and redevelopment opportunities (Strategy 5) to support residential development.

Tax increment finance revenues (TIFs) are generated by the increase in total assessed value in an urban renewal district (from the time the district is first established). As property values increase in the district, the increase in total property taxes (i.e., City, County, school portions) is used to pay off the bonds. When the bonds are paid off, the entire valuation is returned to the general property tax rolls. TIFs defer property tax accumulation by the City and County until the urban renewal district expires or pays off the bonds. Over the long term (most districts are established for a period of twenty or more years), the district could produce significant revenues for capital projects. Urban renewal funds can be invested in the form of low-interest loans and/or grants for a variety of capital investments:

- Redevelopment projects, such as mixed-use or infill housing developments
- Economic development strategies, such as capital improvement loans for small or start-up businesses that can be linked to family-wage jobs
- Streetscape improvements, including new lighting, trees, and sidewalks
- Land assembly for public as well as private reuse
- Transportation enhancements, including intersection improvements
- Historic preservation projects
- Parks and open spaces

As the City continues its ongoing evaluation of establishing a new urban renewal district, the City should consider including urban renewal projects that support development of multifamily housing affordable for households earning less than 60% of the MFI (\$48,600 for a household of four). Cities primarily use urban renewal funds to support the development of affordable housing by purchasing land and accepting development proposals on that land. Cities typically require some percentage of housing to be affordable, or they make the inclusion of affordable housing a criterion for the evaluation of development proposals.

In addition, cities use urban renewal funds to directly invest in infrastructure projects that benefit housing development.

[Recommendation 4.2a](#): As the City continues its ongoing evaluation of establishing a new urban renewal district, the City should consider including urban renewal projects that support development of multifamily housing affordable for households earning less than 60% of the MFI.

Action 4.3. Evaluate implementation of a construction excise tax.

The construction excise tax (CET) is a tax assessed on construction permits issued by local cities and counties. The tax is assessed as a percent of the value of the improvements for which a permit is sought, unless the project is exempted from the tax. In 2016, the Oregon Legislature passed Senate Bill 1533, which permits cities to adopt a construction excise tax (CET) on the value of new construction projects to raise funds for affordable housing projects. CETs may be residential only, commercial only, or residential and commercial. If the City were to adopt a CET, the tax would be up to 1% of the permit value on residential construction and an uncapped rate on commercial and industrial construction.

The allowed uses for CET funding are defined by the state statute. The City may retain 4% of funds to cover administrative costs. The funds remaining must be allocated as follows, if the City uses a residential CET:

- 50% must be used for developer incentives (e.g., fee and SDC waivers, tax abatements, etc.).
- 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction.
- 15% flows to Oregon Housing and Community Services for homeowner programs.

If the City implements a CET on commercial or industrial uses, 50% of the funds must be used for allowed developer incentives, while the remaining 50% is unrestricted. The rate may exceed 1% if levied on commercial or industrial uses.

[Recommendation 4.3a](#): Evaluate implementation of a CET, starting with an analysis of the financial capacity of a CET based on historical construction rates and the amount of the CET. The fiscal potential will provide a foundation that (1) helps determine whether a CET would generate enough revenue to make an impact, and (2) helps focus discussion on how the City could generate the best return on investment of CET funds.

Strategy 5: Identify Redevelopment Opportunities

This strategy focuses on actions that are intended to identify redevelopment opportunities in areas where housing would be appropriate.

Issue Statement

Tualatin has a deficit of land for housing, a deficit of 109 dwelling units in the Medium High Density Residential designation and a deficit of 101 dwelling units in the High Density / High-Rise Residential designation. Some (or perhaps all) of this deficit could be accommodated through redevelopment of existing areas within Tualatin, where there are opportunities to increase the intensity of land uses. Redevelopment may also provide opportunities for the development of mixed-use areas that are more walkable, have amenities that households frequently access (e.g., schools, medical facilities, parks, retail, restaurants, and other services), and have access to transit, consistent with the actions in Strategy 6.

Redevelopment may require actions from other strategies, such as increasing allowable densities, up-zoning, density bonuses for affordable housing, land assembly, reduced parking requirements, tax abatement programs to support housing development, and funding support such as an urban renewal district.

As the City plans for redevelopment, it should be sensitive to the potential for displacement of existing residents. Action 3.4 includes measures to mitigate displacement resulting from redevelopment.

Goal

Redevelop selected areas of Tualatin to create vibrant mixed-use districts that include new housing opportunities.

Recommended Actions

Action 5.1. Identify districts within Tualatin with opportunities for redevelopment for housing and employment uses.

A key finding of the Housing Needs Analysis is that Tualatin has limited land for development of multifamily housing and projects deficits of land to accommodate new housing in the Medium High Density and High Density / High Rise plan designations. The Economic Opportunities Analysis finds that Tualatin has limited land for commercial development and projects a substantial deficit of land to accommodate new housing.

The City should identify three to four areas within Tualatin for redevelopment into mixed-use areas, with a mixture of higher-density housing and employment uses such as retail, office, and commercial services. For example, some areas that may be appropriate for redevelopment include the Commons, areas near key transit stops, and the area west of 6th Street/east of 90th Street/north of Sagert Street. In selecting areas ripe for redevelopment, the City should consider whether economic conditions support redevelopment and landowner attitudes to redevelopment, and it should also set criteria based on transportation and transit connections and proximity to existing employment centers.

The City should engage the community in developing a vision for redeveloping the selected areas. The planning to implement this vision could be developed through redevelopment plans that show how the property will be redeveloped into a vibrant area with a mixture of uses, connections with Tualatin's automotive and pedestrian/bicycle transportation networks, and a variety of housing types. The redevelopment plans should include working with landowners to ensure they are supportive of the plans, as well as involving stakeholder and citizen input into the vision for the district and development of the redevelopment plans.

The City should consider opportunities to support redevelopment, such as urban renewal (Action 4.2), to address infrastructure deficiencies or to support development of affordable housing, funding from the Metro Housing Bond (Action 4.1) for affordable housing development, land banking (Action 3.5), opportunities to reduce SDCs (Action 3.6), and property tax exemptions (Action 3.7) to support housing development.

[Recommendation 5.1a: Initiate a process to identify opportunities for redevelopment of mixed-use districts and initiate an area planning process to guide redevelopment.](#)

Action 5.2. Support redevelopment of underutilized commercial buildings for housing.

Tualatin has several underutilized commercial buildings, such as stores that have closed, that may be appropriate for redevelopment. The City should work with landowners to evaluate opportunities for redeveloping vacant buildings for new housing.

The City should consider opportunities to support redevelopment of underutilized commercial buildings, such as urban renewal, to address infrastructure deficiencies or support development of affordable housing, such as the Metro Housing Bond (Action 4.1) or property tax abatements (Action 3.7).

[Recommendation 5.2a: Identify underutilized commercial areas that are ripe for redevelopment and work with landowners and developers to support redevelopment.](#)

Strategy 6: Ensure There are Connections between Planning for Housing and Other Community Planning

This strategy focuses on actions that are intended to ensure coordination between planning for housing and other community planning, such as transportation planning or neighborhood planning.

Issue Statement

Discussions of residential development led to discussions of the design of neighborhoods and connectivity in Tualatin and a desire for more deliberate planning of new residential development to integrate multiple modes of transportation, access to parks and schools, and retail and services in or near neighborhoods. Given that large parts of Tualatin are already built out, this type of planning will need to consider long-term redevelopment opportunities to retrofit the existing built environment into neighborhoods with these characteristics.

This type of planning should occur with attention paid to equity issues, ensuring that neighborhoods with these characteristics are developed in a way that does not displace existing households and provides opportunity for housing for all residents of Tualatin, regardless of income, age, or race/ethnicity. This implies development of neighborhoods with a mixture of incomes, homeowners and renters, and a mixture of housing types (i.e., both single-family detached housing and attached or multifamily housing).

Goal

Ensure that Tualatin develops as a walkable and complete community with amenities that are easily accessible to people who live in Tualatin.

Recommended Actions

Action 6.1. Ensure that updates to the Transportation System Plan are coordinated with planning for residential growth

The next update to the Transportation System Plan (TSP) should coordinate planning for housing, as well as employment growth, with transportation planning, providing for opportunities for more intensive multifamily development where there is sufficient capacity for automotive and transit capacity. The redevelopment areas (Action 5.1) should be planned for in areas where there is higher capacity for automotive and transit, as well as being connected by pedestrian and bicycle trails.

The update to the TSP ensures there are additional opportunities to decrease dependence on automotive transportation, such as increased focus on development in walkable and bikeable areas and increases in transit service (amount and frequency of transit, as well as increased destinations for transit). The TSP update should also identify opportunities to address capacity issues on Tualatin's roads to ease congestion and make traveling by car within and outside of Tualatin easier.

[Recommendation 6.1a: Evaluate opportunities to decrease dependence on automotive transportation in areas planned for housing, such as increased focus on development in](#)

walkable and bikeable areas and increases in transit service (amount and frequency of transit, as well as increased destinations for transit).

[Recommendation 6.1b](#): Evaluate opportunities to expand transit and improve transportation connectivity in Tualatin, particularly from the future Southwest Corridor station in Bridgeport to the Tualatin’s Town Center and vital services, and out to the neighborhoods.

[Recommendation 6.1c](#): Evaluate opportunities for planning transit-oriented development as transit becomes more available in Tualatin, consistent with redevelopment planning.

[Recommendation 6.1d](#): Develop a bicycle and pedestrian plan for Tualatin to increase connectivity within Tualatin.

Action 6.2. Coordinate planning for economic development with housing planning.

Tualatin has a jobs-housing imbalance, with more jobs than residents in Tualatin. The other strategies in this memorandum are intended to support development of housing that is affordable to people who work at businesses in Tualatin (the average wage was \$57,300 in 2017), such as Action 3.2. The City should evaluate opportunities to support development of housing that is affordable to workers at businesses in Tualatin to ensure that people who work in Tualatin have the opportunity to live in Tualatin. As part of this evaluation, the City should identify opportunities for residential development closer to jobs in Tualatin, to make it easier for people to walk, bicycle, or use transit to get to work. These opportunities are parts of the strategies throughout this memorandum.

[Recommendation 6.2a](#): Ensure the City includes housing planning for housing that is affordable to people who work at businesses in Tualatin.

Action 6.3. Develop a design and planning framework for “ten-minute neighborhoods” that include a mixture of uses.

The City should develop a framework for development of mixed-use neighborhoods that results in neighborhoods where residents have easy, convenient access to many of the places and services they use daily without relying heavily on a car. The framework would include the following elements: walkable neighborhoods with access to transit, nearby parks (i.e., within one-quarter mile), neighborhood retail and restaurants, and near schools. The neighborhood would have higher concentrations of people and would be complete with sidewalks, bike lanes, and bus routes that support a variety of transportation options. The design of the neighborhood should integrate design standards that promote public safety. In larger cities, these are referred to as “twenty-minute neighborhoods,” but given Tualatin’s smaller size, the scale might be more like “ten-minute neighborhoods.”

[Recommendation 6.3a](#): Develop a framework for mixed-use neighborhoods that includes the elements that residents need for day-to-day life.

Action 6.4. Support sustainable development practices.

Sustainable development practices are environmentally responsible and resource-efficient building practices that range from building design, building construction, and building operations and maintenance. Examples of sustainable building practices include certification programs such as Leadership in Energy and Environmental Design (LEED) or National Green Building Standard.

The City could support sustainable development practices by offering incentives for certified buildings, or the City could require that new buildings adhere to specified sustainable building practices.

The trade-off with some types of sustainable building practices is that they can increase development costs (especially over the short run) and may make it more difficult to develop housing affordable for middle and lower-income households. Over the long run, some sustainable building practices pay for themselves with decreased operational costs (such as energy-efficient features that reduce heating and cooling costs).

[Recommendation 6.4a: Evaluate sustainable building practices, including certifications, to determine whether the City should offer incentives for certification or require certification of new buildings as sustainable.](#)

Appendix A: Tualatin's Existing Comprehensive Plan Policies

Section 4.050 General Growth Objectives.

The following are general objectives used as a guide to formulate the Plan. The objectives are positive statements to describe the Plan's intent to:

- (1) Provide a plan that will accommodate a population range of 22,000 to 29,000 people.
- (2) Cooperate with the Metropolitan Service District to reach regional consensus on population growth projections within the Tualatin area.
- (3) Conform to Metropolitan Service District (Metro) procedures for initiating amendments to the Metro Urban Growth Boundary.
- (4) Provide a plan that will create an environment for the orderly and efficient transition from rural to urban land uses.
- (5) Convert agricultural land only if needed for urban uses.
- (6) Arrange the various land uses so as to minimize land use conflicts and maximize the use of public facilities as growth occurs.
- (7) Prepare a balanced plan meeting, as closely as possible, the specific objectives and assumptions of each individual plan element.
- (8) Define the urban growth boundary.
- (9) Prepare a plan providing a variety of living and working environments.
- (10) Encourage the highest quality physical design for future development.
- (11) Coordinate development plans with regional, state, and federal agencies to assure consistency with statutes, rules, and standards concerning air, noise, water quality, and solid waste. Cooperate with the U.S. Fish and Wildlife Service to minimize adverse impacts to the Tualatin River National Wildlife Refuge from development in adjacent areas of Tualatin.
- (12) Adopt measures protecting life and property from natural hazards such as flooding, high groundwater, weak foundation soils and steep slopes.
- (13) Develop regulations to control sedimentation of creeks and streams caused by erosion during development of property.
- (14) Develop a separate growth program that controls the rate of community growth and is acceptable to the Land Conservation and Development Commission.
- (15) Arrange the various land uses in a manner that is energy efficient.

- (16) Encourage energy conservation by arranging land uses in a manner compatible with public transportation objectives.
- (17) Maintain for as long a period as possible a physical separation of non-urban land around the City so as to maintain its physical and emotional identity within urban areas of the region.
- (18) Fully develop the industrial area located in Washington County west of the City only when adequate transportation facilities are available and the area has been annexed to the City and served with water and sewer services.
- (19) Cooperate with Washington County to study the methods available for providing transportation, water and sewer service to the industrial area west of the City, designating this area as a special study area.
- (20) Initiate annexation of property within the Urban Growth Boundary planned for residential development only when petitioned to do so by owners of the affected property, including cases involving unincorporated "islands" of property surrounded by land annexed previously.
- (21) Territories to be annexed shall be in the Metro Urban Growth Boundary.
- (22) Address [Metro's Urban Growth Management Functional Plan, Title 13](#), Nature in Neighborhoods, through the conservation, protection and restoration of fish and wildlife habitat, including Metro's Regionally Significant Fish and Wildlife Habitat, through the Tualatin Basin Natural Resource Coordinating Committee and the Tualatin Basin Program.

(a) Support and implement the elements of the Tualatin Basin Program to:

- (i) Develop and adopt local policies and regulations to implement the provisions of the Tualatin Basin Program.
- (ii) Adopt low impact development (LID) provisions to reduce environmental impacts of new development and remove barriers to their utilization.
- (iii) Coordinate with Clean Water Services (CWS) to implement their Healthy Streams Action Plan and other programs such as their Stormwater Management Plan and Design and Construction Standards.
- (iv) Coordinate with CWS, Metro and others to develop and support the funding, voluntary and educational components of the Tualatin Basin Program.
- (v) Coordinate with CWS, Metro and others to develop and support the monitoring and adaptive management components of the Tualatin Basin Program.

(b) Continue active participation in the Tualatin Basin Natural Resources Coordinating Committee and the Steering Committee to support and implement the Tualatin Basin Program.

(c) Coordinate with CWS and Metro to update Metro's Regionally Significant Fish and Wildlife Habitat Inventory Map. Changes to the Inventory Map will be on-going as on-site inventories are conducted as part of private and public construction projects.

(d) Support and implement provisions allowing public access to planned public facilities.

Section 5.030 General Objectives.

The following are general objectives used to guide the development of the residential housing element of the Plan. They describe the Plan's intent to:

- (1) Provide for the housing needs of existing and future City residents.
- (2) Provide housing opportunities for residents with varied income levels and tastes that are esthetically and functionally compatible with the existing community housing stock.
- (3) Cooperate with the Housing Authority of Washington County and the Housing Division of Clackamas County to identify sites, projects and developers to provide the City's fair share of assisted housing units for low and moderate income households, and participate in the region's Housing Opportunity Plan.
- (4) Locate higher density development where it is convenient to the City's commercial core, near schools, adjacent to arterial and collector streets and, as much as possible, in areas with existing multi-family housing and provide residential opportunities in selected commercial areas through the Mixed Use Commercial Overlay District.
- (5) Provide areas that are suitable for manufactured dwelling parks and areas that are suitable for subdivisions that will accommodate manufactured homes.
- (6) Provide areas that will accommodate small-lot subdivisions.
- (7) Develop specific and enforceable design standards for multi-family developments, town-houses, manufactured homes, manufactured dwelling parks and small-lot subdivisions.
- (8) Encourage owner occupancy of multi-family developments and other housing units within the City.
- (9) Encourage subdividers and other residential developers to consider the need for solar access on residential construction sites.

(10) Provide for the raising of agricultural animals and agricultural structures in areas that are presently used for this purpose and that are not buildable due to their location in the 100-year flood plain.

(11) Require that all residential development adjacent to Expressways be buffered from the noise of such Expressways through the use of soundproofing devices such as walls, berms or distance. Density transfer to accommodate these techniques is acceptable.

(12) Encourage the development of attached housing in accordance with the RML Planning District in the area of the Norwood Expressway/Boones Ferry Road intersection.

(13) Provide truck routes for industrial traffic that provide for efficient movement of goods while protecting the quality of residential areas.

(14) Protect residential, commercial, and sensitive industrial uses from the adverse environmental impacts of adjacent industrial use.

(15) Protect adjacent land uses from noise impacts by adopting industrial noise standards.

(16) Protect the Tonquin Scablands from adverse impacts of adjacent development. This includes the main Scabland area in the vicinity of the Burlington Northern Railroad tracks which is preserved through the use of the Wetlands Protection District and the Greenway and Riverbank Protection District. This also includes other elements of the Scabland formations found farther to the east. These latter areas will be preserved on a case-by-case basis as development occurs through preservation in their natural state, allowing residential density transfer through the small lot subdivision, common wall housing, and condominium conditional use processes.

(17) Protect wooded areas identified on the Natural Features Map found in the Technical Memorandum by requiring their preservation in a natural state, by integrating the major trees into the design of the parking lots, buildings, or landscaping areas of multi-family complexes and non-residential uses, or in low density areas through the small lot, common wall, or condominium conditional use. If it is necessary to remove a portion or all of the trees, the replacement landscape features shall be subject to approval through the Architectural Review process, except for conventional single family subdivisions.

Appendix B: Housing Policy Tools to Address Needs

This appendix presents the information provided to the CAC in the memorandum Housing Policy Tools to Address Needs (dated May 16, 2019).

The City of Tualatin contracted ECONorthwest to develop a Housing Needs Analysis and a Housing Strategy for Tualatin. The Housing Needs Analysis will determine whether the City of Tualatin has enough land to accommodate 20-years of population and housing growth. It will characterize housing affordability problems and identify gaps in housing affordability in Tualatin. The Housing Needs Analysis will provide the basis for an update to the City's Comprehensive Plan Housing Element, as well as development of an action plan to implement the housing policies (i.e. the Housing Strategy).

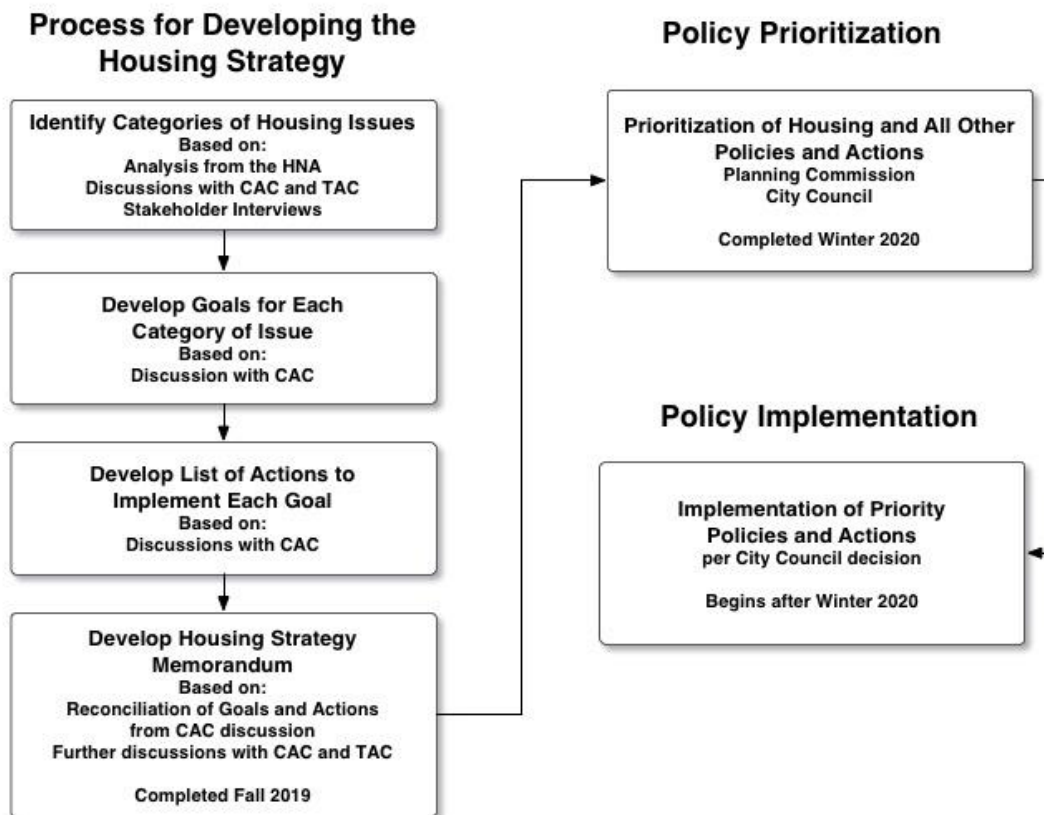
This memorandum provides a range of housing policy options for the City of Tualatin to consider as it addresses its housing needs. These policy options are commonly used by cities in Oregon and other states. Policy options are categorized as follows:

- Land Use Regulations
- Increase Housing Types
- Financial Assistance to Homeowners and Renters
- Lower Development or Operational Costs
- Funding Sources to Support Residential Development

The intention of this memorandum is to provide a toolbox of potential policies and actions that the City can use to address strategic issues. Exhibit 1 illustrates the process for developing the housing strategy and incorporating the strategy into the broader Tualatin 2040 process. Through this project, the CAC and TAC will provide feedback and recommendations that will be used to develop the Tualatin Housing Strategy. The May 23 CAC meeting will begin this process with the following steps: (1) identify categories of housing issues, (2) develop goal(s) to address each category of issue, and (3) developing a list of actions to implement each goal. At a subsequent CAC meeting, we will discuss one or more drafts of the Housing Strategy memorandum, which will document the housing issues, goals, and actions.

After the conclusion of this project, the Housing Strategy will be combined with other policies and actions and will be prioritized by the Tualatin Planning Commission and City Council. The policies and actions will be implemented per the Tualatin City Council's direction once prioritization is completed.

Exhibit 1. Process for developing and implementing the housing strategy



Options for Housing Policy Tools

This memorandum provides the City with information about potential policies that could be implemented in Tualatin to address the City’s housing needs. Implementing some of the strategies in this memorandum may be beyond Tualatin’s current staff or financial resources.

For many of the policy tools described below, we give an approximate scale of impact. **The purpose of the scale of impact is to provide some context for whether the policy tool generally results in a little or a lot of change in the housing market.** The scale of impact depends on conditions in the City, such as other the City’s other existing (or newly implemented) housing policies, the land supply, and housing market conditions. We define the scale of impact as follows:

- A **small** impact may not directly result in development of new housing or it may result in development of a small amount of new housing, such as 1% to 3% of the needed housing (which is 10 to 30 dwelling units for Tualatin). In terms of housing affordability, a small impact may not improve housing affordability in and of itself. A policy with a small impact may be necessary but not sufficient to increase housing affordability.
- A **moderate** impact is likely to directly result in development of new housing, such as 3% to 5% of needed housing (which is 30 to 50 dwelling units for Tualatin). In terms of

housing affordability, a moderate impact may not improve housing affordability in and of itself. A policy with a moderate impact may be necessary but not sufficient to increase housing affordability.

- A **large** impact is likely to directly result in development of new housing, such as 5% to 10% (or more) of needed housing (which is 50 to 100 dwelling units for Tualatin). In terms of housing affordability, a **large** impact may improve housing affordability in and of itself. A policy with a large impact may still need to work with other policies to increase housing affordability.

Land Use Regulations

The following policies focus on ways in which the City can modify its current land use regulations in order to increase housing affordability and available housing stock. Policies are broken into two categories: those that affect regulatory changes, and those which increase the land available for housing.

Strategy Name	Description	Scale of Impact
Regulatory Changes		
Administrative and Procedural Reforms	<p>Regulatory delay can be a major cost-inducing factor in development. Oregon has specific requirements for review of development applications. However, complicated projects frequently require additional analysis such as traffic impact studies, etc.</p> <p>A key consideration in these types of reforms is how to streamline the review process and still achieve the intended objectives of local development policies.</p>	<p>Scale of Impact - Small. The level of impact on production of housing and housing affordability will be small and will depend on the changes made to the city's procedures. Streamlining procedures may be necessary but not sufficient to increase housing production on its own.</p>
Expedited / Fast-tracked Building Permit	<p>Expedite building permits for pre-approved development types or building characteristics (e.g. green buildings).</p> <p>City of Bend offers expedited review and permitting for affordable housing. Any residential or mixed-use development that receives local, state or federal affordable housing funding is eligible to receive a written decision by the Planning Department within two weeks of the date of submittal. For projects that require more complex planning review, a decision will be written or the first public hearing will be held within six weeks of the date of submittal.</p>	<p>Scale of Impact - Small. Expedited permit processing will benefit a limited number of projects. It may be necessary but not sufficient to increase housing production on its own.</p>
Streamline Zoning Code and other Ordinances	<p>Complexity of zoning, subdivision, and other ordinances can make development more difficult, time consuming, and costly. Streamlining development regulations can result in increased development.</p> <p>As part of the streamlining process, cities may evaluate potential barriers to affordable workforce housing and multifamily housing. Potential barriers may include: height limitations, complexity of planned unit development regulations, parking requirements, and other zoning standards.</p> <p>Many of the remaining tools in this section focus on changes to the zoning code.</p>	<p>Scale of Impact - Small to moderate. The level of impact on production of housing and housing affordability will depend on the changes made to the zoning code and other ordinances.</p>

Strategy Name	Description	Scale of Impact
Allow Small Residential Lots	<p>Small residential lots are generally less than 5,000 sq. ft. and sometimes closer to 2,000 sq. ft. This policy allows individual small lots within a subdivision. Small lots can be allowed outright in the minimum lot size and dimensions of a zone, or they could be implemented through the subdivision or planned unit development ordinances.</p> <p>This policy is intended to increase density and lower housing costs. Small-lots limit sprawl, contribute to a more efficient use of land, and promote densities that can support transit. Small lots also provide expanded housing ownership opportunities to broader income ranges and provide additional variety to available housing types.</p> <p>Cities across Oregon allow small residential lots, including many cities in the Metro area.</p>	<p>Scale of Impact – Small to moderate. Cities have adopted minimum lot sizes as small as 2,000 sq. ft. However, it is uncommon to see entire subdivisions of lots this small. Small lots typically get mixed in with other lot sizes. This tool generally increases density and amount of single-family detached and townhouse housing in a given area, decreasing housing costs as a result of decreasing amount of land on the lot.</p>
Mandate Maximum Lot Sizes	<p>This policy places an upper bound on lot size and a lower bound on density in single-family zones. For example, a residential zone with a 6,000 sq. ft. minimum lot size might have an 8,000 sq. ft. maximum lot size yielding an effective net density range between 5.4 and 7.3 dwelling units per net acre.</p> <p>This approach ensures minimum densities in residential zones by limiting lot size. It places bounds on building at less than maximum allowable density. Maximum lot sizes can promote appropriate urban densities, efficiently use limited land resources, and reduce sprawl development.</p> <p>This tool is used by some cities but is used less frequently than mandating minimum lot sizes.</p>	<p>Scale of Impact—Small to moderate. Mandating maximum lot size may be most appropriate in areas where the market is building at substantially lower densities than are allowed or in cities that do not have minimum densities.</p> <p>This tool generally increases density and amount of single-family detached and townhouse housing in a given area, decreasing housing costs as a result of decreasing amount of land on the lot.</p>

Strategy Name	Description	Scale of Impact
Mandate Minimum Residential Densities	<p>This policy is typically applied in single-family residential zones and places a lower bound on density. Minimum residential densities in single-family zones are typically implemented through maximum lot sizes. In multifamily zones, they are usually expressed as a minimum number of dwelling units per net acre. Such standards are typically implemented through zoning code provisions in applicable residential zones.</p> <p>This policy increases land-holding capacity. Minimum densities promote developments consistent with local comprehensive plans and growth assumptions. They reduce sprawl development, eliminate underbuilding in residential areas, and make provision of services more cost effective.</p> <p>Mandating minimum density is generally most effective in medium and high density zones where single-family detached housing is allowed. The minimum density ensures that low-density single-family housing is not built where higher-density multifamily housing could be built.</p>	<p>Scale of Impact—Small to moderate. Increasing minimum densities and ensuring clear urban conversion plans may have a small to moderate impact depending on the observed amount of “underbuild” and the minimum density standard.</p> <p>For cities that allow single-family detached housing in high density zones, this policy can result in a moderate or larger impact.</p>
Increase Allowable Residential Densities	<p>This approach seeks to increase holding capacity by increasing allowable density in residential zones. It gives developers the option of building to higher densities. This approach would be implemented through the local zoning or development codes. This strategy is most commonly applied to multifamily residential zones.</p> <p>For cities with maximum densities, consider removing maximum allowable densities. This change may be most relevant.</p> <p>Higher densities increase residential landholding capacity. Higher densities, where appropriate, provide more housing, a greater variety of housing options, and a more efficient use of scarce land resources. Higher densities also reduce sprawl development and make the provision of services more cost effective.</p>	<p>Scale of Impact—Small to moderate. This tool can be most effective in increasing densities where very low density is currently allowed or in areas where a city wants to encourage higher density development.</p> <p>This tool generally increases density and amount of single-family detached and townhouse housing in a given area, decreasing housing costs as a result of decreasing amount of land on the lot.</p>

Strategy Name	Description	Scale of Impact
Allow Clustered Residential Development	<p>Clustering allows developers to increase density on portions of a site, while preserving other areas of the site. Clustering is a tool most commonly used to preserve natural areas or avoid natural hazards during development. It uses characteristics of the site as a primary consideration in determining building footprints, access, etc. Clustering is typically processed during the site review phase of development review.</p>	<p>Scale of Impact—Moderate. Clustering can increase density, however, if other areas of the site that could otherwise be developed are not developed, the scale of impact can be reduced.</p>
Reduced Parking Requirements	<p>Jurisdictions can reduce or eliminate minimum off-street parking requirements, as well as provide flexibility in meeting parking requirements. Reducing parking requirements positively impact development of any type of housing, from single-family detached to multifamily housing.</p> <p>Reduced parking requirements are most frequently used in conjunction of development of subsidized affordable housing, but cities like Portland have reduced or eliminated parking requirements for market-based multifamily housing in specific circumstances.</p> <p>City of Bend offers parking reductions for affordable housing and transit proximity. Parking for affordable housing units is 1 space per unit regardless of size, compared to 1 space per studio or 1 bedroom unit, 1.5 spaces per 2-bedroom unit, and 2 spaces per 3- or more bedroom unit for market-rate multifamily development or 2 spaces per market rate detached dwelling unit. Affordable housing units must meet the same eligibility criteria as for other City of Bend affordable housing incentives</p> <p>City of Portland offers parking exceptions for affordable housing and sites adjacent to transit. The City of Portland allows housing developments that meet the inclusionary zoning requirements to reduce parking requirements to zero if located near frequent transit service, and to exclude the affordable housing units from parking requirements for developments located further from frequent transit service. The City also allows market rate housing developments located near frequent transit service to provide little or no parking, depending on the number of units in the development.</p>	<p>Scale of Impact—Small to moderate.</p> <p>The City could require the developer to prove the need and public benefit or reducing parking requirements to increase housing affordability.</p> <p>Reducing parking requirements can have a moderate to large impact on housing affordability if little or no parking is required.</p>

Strategy Name	Description	Scale of Impact
Reduce Street Width Standards	<p>This policy is intended to reduce land used for streets and slow down traffic. Street standards are typically described in development and/or subdivision ordinances. Reduced street width standards are most commonly applied on local streets in residential zones. This strategy could be applied to alleys, when required, to ensure that alleys are relatively narrow to reduce development and maintenance costs.</p> <p>Narrower streets make more land available to housing and economic-based development. Narrower streets can also reduce long-term street maintenance costs.</p>	<p>Scale of Impact—Small. This policy is most effective in cities that require relatively wide streets.</p>
Preserving Existing Housing Supply	<p>Housing preservation ordinances typically condition the demolition or replacement of certain housing types on the replacement of such housing elsewhere, fees in lieu of replacement, or payment for relocation expenses of existing tenants. Preservation of existing housing may focus on preservation of smaller, more affordable housing. Approaches include:</p> <ul style="list-style-type: none"> • Housing preservation ordinances • Housing replacement ordinances • Manufactured home preservation • Single-room-occupancy ordinances • Regulating demolitions 	<p>Scale of Impact—Small to moderate. Preserving small existing housing can make a difference in the availability of affordable housing in a city but it is limited by the existing stock housing, especially smaller, more affordable housing. Cities with older housing stock are more likely to benefit from this policy.</p>

Strategy Name	Description	Scale of Impact
Inclusionary Zoning	<p>Inclusionary zoning policies tie development approval to, or provide regulatory incentives for, the provision of low- and moderate-income housing as part of a proposed development. Mandatory inclusionary zoning requires developers to provide a certain percentage of low-income housing. Incentive-based inclusionary zoning provides density or other types of incentives.</p> <p>The price of low-income housing passed on to purchasers of market-rate housing. Inclusionary zoning impedes the "filtering" process where residents purchase new housing, freeing existing housing for lower-income residents.</p> <p>Oregon's inclusionary zoning laws apply to structures with 20 or more multifamily units, with inclusion of units that are affordable at 80% of the median family income of the city.</p> <p>The City of Portland has implemented an inclusionary zoning program. While Portland's inclusionary zoning program is resulting in production of affordable multifamily units, there is considerable discussion and disagreement about the impact of number of multifamily units being built and potential changes in the location of units.</p>	<p>Scale of Impact—Small to moderate. Inclusionary zoning has recently been made legal in Oregon. The scale of impact would depend on the inclusionary zoning policies adopted by the city.</p>

Increasing Land Available for Housing

<p>Re-designate or rezone land for housing</p>	<p>The types of land rezoned for housing are vacant or partially vacant low-density residential and employment land rezoned to multifamily or mixed use. In rezoning land, it is important to choose land in a compatible location, such as land that can be a buffer between an established neighborhood and other denser uses or land adjacent to existing commercial uses. When rezoning employment land, it is best to select land with limited employment capacity (i.e., smaller parcels) in areas where multifamily housing would be compatible (i.e., along transit corridors or in employment centers that would benefit from new housing). This policy change increases opportunity for comparatively affordable multifamily housing and provides opportunities for mixing residential and other compatible uses.</p> <p>Cities across Oregon frequently re-zone and re-designate land to address deficits of land for new housing.</p>	<p>Scale of Impact - Small to large. Scale of impact depends on the amount and location of land rezoned and the densities allowed on the rezoned land.</p>
<p>Encourage multifamily residential development in commercial zones</p>	<p>This tool seeks to encourage denser multifamily housing as part of mixed-use projects in commercial zones. Such policies lower or eliminate barriers to residential development in commercial or mixed-use zones. They include: eliminating requirements for non-residential uses in commercial zones (e.g., requirements for ground floor retail) or requiring minimum residential densities. This policy can increase opportunities for multifamily development on commercial or mixed-use zones or increase the density of that development.</p> <p>Cities across Oregon frequently encourage multifamily housing development in commercial zones, either as stand-alone residential buildings or as mixed-use buildings.</p>	<p>Scale of Impact – Small to moderate. Many cities already encourage multifamily housing in commercial zones. Further encouraging multifamily housing in commercial zones would likely have a small impact, as multifamily housing is allowed in many of the commercial areas where it would be desirable. Unless it is publicly subsidized, mixed-use development generally results in relatively costly housing because ground floor commercial development is relatively expensive.</p>

<p>Transfer or Purchase of Development Rights</p>	<p>This policy is intended to move development from sensitive areas to more appropriate areas. Development rights are transferred to “receiving zones” and can be traded and can increase overall densities. This policy is usually implemented through a subsection of the zoning code and identifies both sending zones (zones where decreased densities are desirable) and receiving zones (zones where increased densities are allowed).</p> <p>Transfer of development rights is done less frequently in Oregon, as cities generally zone land for higher density housing where they would like it to occur. This policy is frequently used by cities outside of Oregon.</p>	<p>Scale of Impact - Small to moderate. Actual impact will depend on the extent to which the policy is used. TDRs may have little impact on overall densities since overall density is not changed; rather it is moved around. TDRs can be used to encourage higher densities in selected areas.</p>
<p>Provide Density Bonuses to Developers</p>	<p>The local government allows developers to build housing at densities higher than are usually allowed by the underlying zoning. Density bonuses are commonly used as a tool to encourage greater housing density in desired areas, provided certain requirements are met. This strategy is generally implemented through provisions of the local zoning code and is allowed in appropriate residential zones.</p> <p>Bonus densities can also be used to encourage development of low-income or workforce affordable housing. An affordable housing bonus would allow for more housing units to be built than allowed by zoning if the proposed project provides a certain number of affordable units.</p> <p>City of Bend offers affordable housing density and height bonuses. Qualifying affordable housing projects are eligible for a 10-foot building height bonus for multifamily housing when affordable housing units are gained and for a density bonus. The density increase is based on the percentage of affordable housing units within the proposed development: if 10% of the units are affordable, the maximum density is 110% of the standard maximum density. The maximum density bonus is 50% above the base density. Qualifying projects must be affordable to households at or below 60% of the AMI for rental housing and at or below 80% of the AMI for ownership housing, and require development agreements and restrictions to ensure continued affordability.</p> <p>Ashland has four different density bonuses, one of which is for development of affordable housing at higher densities and another for energy-efficient housing. Affordable housing projects meeting eligibility requirements (including rental housing affordable to households at or below 60% of AMI or ownership housing affordable to households at or below 80% of AMI for a minimum of 30 years) receive a density bonus</p>	<p>Scale of Impact – Small to moderate. Cities provide density bonuses on a case-by-case basis, which results in a small and sometimes moderate impact in many cities. Density bonuses can have a greater impact on housing affordability when the bonus increases the number of affordable units developed.</p>

	<p>of two units for each affordable housing unit provided, up to a maximum of a 35% increase in density.</p> <p>Kirkland Washington offers density bonuses for duplex, triplex, and cottage homes. Cottage homes (limited to 1,500 square feet of floor area) and two- and three-unit homes (up to 1,000 square feet of floor area average per unit) are allowed at double the density of detached dwelling units in the underlying zone.</p>	
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Increase Housing Types

The following policies focus on ways in which the City can increase the types of housing available in order to increase housing affordability. Policies focus on increasing housing density or the number of residents within existing City lots.

Strategy Name	Description	Scale of Impact
Allow Duplexes, Cottage housing, Townhomes, Row Houses, and Tri- and Quad-Plexes in low density zones	<p>Allowing these housing types can increase overall density of residential development and may encourage a higher percentage of multifamily housing types. This approach would be implemented through the local zoning or development codes and would list these housing types as outright allowable uses in appropriate residential zones. These housing types provide additional affordable housing options and allow more residential units than would be achieved by detached homes alone.</p> <p>House Bill 2001 may require cities to allow some of these housing types in single-family zones.</p>	<p>Scale of Impact – Small to moderate. Allowing these types of housing in more zoning districts may provide relatively few number of new, relatively affordable, housing opportunities.</p>
Allow Cottage housing, Tri- and Quad-Plexes Townhomes, Row Houses, Stacked Townhouses, Cottage Courts, Duplex/Townhouse Courts, & Garden Apartments in	<p>Allowing these housing types can increase overall density of residential development and may encourage a higher percentage of multifamily housing types. This approach would be implemented through the local zoning or development codes and would list these housing types as outright allowable uses in appropriate residential zones. These housing types provide additional affordable housing options and allow more residential units than would be achieved by detached homes alone.</p>	<p>Scale of Impact – Small to Large. Allowing these types of housing in more zoning districts may provide up to a large number of new, relatively affordable, housing opportunities. The scale of impact will depend, in part, on the amount of vacant or redevelopable land in medium density zones, as well as the types</p>

Strategy Name	Description	Scale of Impact
medium density zones		of housing newly allowed in the medium density zone.
Allow Stacked Townhouses, Garden Apartments and larger-scale Apartments in high density zones	Allowing these housing types can increase overall density of residential development and may encourage a higher percentage of multifamily housing types. This approach would be implemented through the local zoning or development codes and would list these housing types as outright allowable uses in appropriate residential zones. These housing types provide additional affordable housing options and allow more residential units than would be achieved by detached homes alone.	Scale of Impact – Small to Large. Allowing these types of housing in more zoning districts may provide up to a large number of new, relatively affordable, housing opportunities. The scale of impact will depend, in part, on the amount of vacant or redevelopable land in high density zones, as well as the types of housing newly allowed in the high density zone.
Allow Live-Work housing or Mixed-use housing in commercial zones	Allowing these housing types can increase overall density of residential development and may encourage a higher percentage of multifamily housing types. This approach would be implemented through the local zoning or development codes and would list these housing types as outright allowable uses in appropriate residential zones. These housing types provide additional affordable housing options and allow more residential units than would be achieved by detached homes alone.	Scale of Impact – Small to Large. Allowing these types of housing in more zoning districts may provide up to a large number of new, relatively affordable, housing opportunities.
Remove barriers to Development of Accessory Dwelling Units (ADUs) in single-family zones	As of July 1, 2018, ORS 197.312 requires cities to allow at least one ADU for each detached single-family dwelling in areas zoned for detached single-family dwellings. Jurisdictions can make development of ADUs more likely by limiting restrictive standards and procedures, such as reducing systems development charges for ADUs, reducing or eliminating parking requirements, or allowing ADUs regardless of where the primary dwelling is owner-occupied.	Scale of Impact - Small. Oregon law recently changed to require cities to allow ADUs.

Strategy Name	Description	Scale of Impact
Allow small or “tiny” homes	<p>“Tiny” homes are typically dwellings that are 500 square feet or smaller. Some tiny houses are as small as 100 to 150 square feet. They include stand-alone units or very small multifamily units.</p> <p>Tiny homes can be sited in a variety of ways: locating them in RV parks (they are similar in many respects to Park Model RVs), tiny home subdivisions, or allowing them as accessory dwelling units.</p> <p>Smaller homes allow for smaller lots, increasing land use efficiency. They provide opportunities for affordable housing, especially for homeowners.</p> <p>Portland and Eugene allow tiny homes as temporary shelter for people experiencing homelessness.</p>	<p>Scale of Impact - Small: Scale of impact depends on regulation of tiny homes, where they are allowed, and market demand for tiny homes.</p>

Lower Development or Operational Costs

The following policies focus on ways in which the City and other entities involved in development can provide financial assistance to lower development or operational costs in a city in order to increase housing affordability and available housing stock.

Strategy Name	Description	Scale of Impact
Programs or policies to lower the cost of development		
Parcel assembly	<p>Parcel assembly involves the city’s ability to purchase lands for the purpose of land aggregation or site assembly. It can directly address the issues related to limited multifamily lands being available in appropriate locations (e.g., near arterials and commercial services). Typical goals of parcel assembly programs are: (1) to provide sites for rental apartments in appropriate locations close to services and (2) to reduce the cost of developing multifamily rental units</p> <p>Parcel assembly can lower the cost of multifamily development because the City is able to purchase land in strategic locations over time. Parcel assembly is often associated with development of affordable housing (affordable to households with income below 60% of MFI), where the City partners with nonprofit affordable housing developers.</p> <p>Parcel assembly can be critically important role for cities to kick start quality affordable housing and work force housing projects that can be positive catalysts too for market rate development.</p>	<p>Scale of Impact - Small to large. Parcel assembly is most likely to have an effect on a localized area, providing a few opportunities for new multifamily housing development over time.</p>

Strategy Name	Description	Scale of Impact
Land Banking	<p>Land banks support housing development by reducing or eliminating land cost from development, with the goal of increasing the affordability of housing. They can take several forms. Many are administered by a non-profit or non-governmental entity with a mission of managing a portfolio of properties to support affordable housing development over many years or decades. Ideally, a land bank is set up to manage financial and administrative resources, including strategic property disposal, for the explicit purpose of supporting affordable housing development. Cities can partner with non-profits or sometimes manage their own land banks. Cities may also donate, sell, or lease publicly-owned land for the development of affordable housing even without a formal 'land bank' organization.</p> <p>Land banks are purposed for short-term ownership of lands. Lands acquired are often vacant, blighted, or environmentally-contaminated. Land banks may also acquire lands with title defects or of which derelict structures sit. Lands are eventually transferred to a new owner for reuse and redevelopment.</p>	<p>Scale of Impact - Small to large. A land bank will have the biggest impact on production of low- and moderate-income affordable housing. Considering how difficult it is to build this type of affordable housing and the level of need for affordable housing, a land trust could increase nonprofits' capacity to build affordable housing.</p>
Land Trusts	<p>A land trust is typically a nonprofit organization that owns land and sells or leases the housing on the land to income-qualified buyers. Because the land is not included in the housing price for tenants / buyers, land trusts can achieve below-market pricing. Land trusts are most commonly used as a method for supporting affordable home ownership goals.</p> <p>Land trusts are purposed for long-term stewardship of lands and buildings. Lands / buildings acquired may have need for remediation or redevelopment. Lands / buildings may have also been acquired to preserve affordability, prevent deferred maintenance, or protect against foreclosure</p> <p>Proud Ground (Portland Metro Area) was founded in 1999 and has grown into one of the largest community land trusts in the country. The organization focuses on affordable homeownership and controls ground leases associated with 270 homes in Multnomah, Washington, Clackamas, and Clark County.</p>	<p>Scale of Impact - Small to large. A land trust will have the biggest impact on production of low- and moderate-income affordable housing. Considering how difficult it is to build this type of affordable housing and the level of need for affordable housing, a land trust could increase nonprofits' capacity to build affordable housing.</p>

Strategy Name	Description	Scale of Impact
Public Land Disposition	<p>The public sector sometimes controls land that has been acquired with resources that enable it to dispose of that land for private and/or nonprofit redevelopment. Land acquired with funding sources such as tax increment, EB-5, or through federal resources such as CDBG or HUD Section 108 can be sold or leased at below market rates for various projects to help achieve redevelopment objectives. This increases development feasibility by reducing development costs and gives the public sector leverage to achieve its goals via a development agreement process with the developer. Funding can come from Tax Increment, CDBG/HUD 108, or EB-5.</p> <p>Cities across Oregon use publicly land to support affordable and market-rate of housing development. In some cases, municipalities put surplus public land into land banks or land trusts.</p> <p>Tri-Met is evaluating re-use of construction staging sites for future affordable housing and/or transit-orient development sites.</p> <p>Cottage Grove is working with the school district to discuss and plan for use of surplus school district land for future housing development.</p>	<p>Scale of Impact – Small to moderate. Depends on whether the City has surplus land that would be appropriate for future housing development.</p>

Strategy Name	Description	Scale of Impact
<p>Reduced / Waived Building Permit fee, Planning fees, or SDCs</p>	<p>Programs that reduce various development fees as an incentive to induce qualifying types of development or building features. There are a number of avenues to seek reduced or waived fees. For example, stormwater improvements can be made through the Commercial Stormwater Fee Reduction. There are commonly used tools, often implemented in conjunction with development agreements or other development negotiation processes.</p> <p>City of Portland offers SDC exemptions for affordable housing. Portland’s SDC Exemption Program exempts developers of qualifying affordable housing projects from paying SDCs levied by the City of Portland for transportation, water, parks and environmental services. Eligible rental projects must serve households earning at or below 60% of the AMI for a 60-year period. Portland also offers SDC waivers for development of ADUs.</p> <p>City of McMinnville offers SDC exemptions and reduced permit fees for affordable housing. Building and planning permit fees for new or remodel housing construction projects are reduced by 50% for eligible projects and SDCs for transportation, wastewater and parks are exempted at 100%. Reductions/exemptions are prorated for mixed use or mixed-income developments. The property must be utilized for housing for low-income persons for at least 10 years or the SDCs must be paid to the city.</p>	<p>Scale of Impact - Small.</p>
<p>SDC Financing Credits</p>	<p>May help to offset an SDC charge, which is a one-time fee that is issued when there is new development or a change in use.</p> <p>SDC financing enables developers to stretch their SDC payment over time, thereby reducing upfront costs. Alternately, credits allow developers to make necessary improvements to the site in lieu of paying SDCs. Note that the City can control its own SDCs, but often small cities manage them on behalf of other jurisdictions including the County and special districts. SDCs are granted when the project makes lasting improvements, such as improving roads, reducing number of trips, create or improve parks or recreational centers, and permanently removing water services.</p>	<p>Scale of Impact – Small to moderate. The City may consider changes in SDCs to allow financing but the City would want to ensure that the impact should be spread-out and non-negatively impact one entity.</p>

Strategy Name	Description	Scale of Impact
Sole Source SDCs	Retains SDCs paid by developers within a limited geographic area that directly benefits from new development, rather than being available for use city-wide. This enables SDC-eligible improvements within the area that generates those funds to keep them for these improvements. Improvements within smaller areas can enhance the catalytic and redevelopment value of the area. This tool can also be blended with other resources such as LIDs and Urban Renewal (Tax Increment Financing). Funding can come from an SDC fund or general fund. In some cases, there may be no financial impact. The housing can come in the form of student, low-income, or workforce housing.	Scale of Impact – Small to moderate. Depends on how the tool is implemented and whether it is used with other tools, such as LIDs or Urban Renewal.
Fees or Other Dedicated Revenue	Directs user fees into an enterprise fund that provides dedicated revenue to fund specific projects. Examples of those types of funds can include parking revenue funds, stormwater/sewer funds, street funds, etc. The City could also use this program to raise private sector funds for a district parking garage wherein the City could facilitate a program allowing developers to pay fees-in-lieu or “parking credits” that developers would purchase from the City for access “entitlement” into the shared supply. The shared supply could meet initial parking need when the development comes online while also maintaining the flexibility to adjust to parking need over time as elasticity in the demand patterns develop in the district and influences like alternative modes are accounted for. Funding can come from residents, businesses, and developers. Also, these fees or revenues allow for new revenue streams into the City.	

Strategy Name	Description	Scale of Impact
Reimbursement District	<p>A Reimbursement District is a cost sharing mechanism, typically Initiated by a developer. The purpose is to provide a reimbursement method to the developer of an infrastructure improvement, through fees paid by property owners at the time the property benefits from the improvement. A developer applies to create a Reimbursement District by demonstrating benefit to properties beyond their own. In addition, the size of the improvement must be measurably greater than would otherwise be ordinarily required for the improvement</p> <p>Eligible Reimbursement District projects typically include (but are not limited to) construction or connections of a sewer, water, storm water or street improvements. Applications typically include: a fee sufficient to cover the cost of administrative review, a description of the project, properties that would be impacted, and a detailed methodology and calculation of how the estimated costs would be reimbursed by payments from benefitted properties over a specified timeframe. A report from the City Engineer is generated in review of the submitted application. After a public hearing process, the council will approve, reject or modify the proposal. The approval of a Reimbursement District results in a resolution and distribution of notice among benefitted properties before construction can begin.</p> <p>Benefitted properties must pay the Reimbursement Fee when they make a physical connection to the improvement (or in the case of a sewer project, when the benefitted property creates an impervious surface that drains into the public sewer) within the Reimbursement District Area. Reimbursement fees are collected by the City and are distributed to the developer for the duration of the Reimbursement District, which are typically 10-15 years.</p> <p>Paid by benefitted properties at the time the property benefits from the improvement, typically at connection to the sewer, water or storm drain system.</p>	Scale of Impact – Small to moderate.
Linkage Fees	<p>Linkage fees are charges on new development, usually commercial and / or industrial development only, which can be used to fund affordable housing. To implement them, a city must undertake a nexus study that identifies a legal connection between new jobs housed in the developments, the wages those jobs will pay, and the availability of housing affordable to those employees.</p> <ul style="list-style-type: none"> • Can be used for acquisition and rehabilitation of existing affordable units. • Can be used for new construction. 	Scale of Impact – Small to moderate.

Strategy Name	Description	Scale of Impact
Tax abatement programs that decrease operational costs by decreasing property taxes		
Vertical Housing Tax Abatement (Locally Enabled and Managed)	<p>The 2017 Legislature passed legislation moving the administration of Vertical Housing Program from Oregon Housing and Community Services (OHCS) to the local City and County beginning Oct 6th, 2017. OHCS no longer administers this program.</p> <p>The legislation subsidizes "mixed-use" projects to encourage dense development or redevelopment by providing a partial property tax exemption on increased property value for qualified developments. The exemption varies in accordance with the number of residential floors on a mixed-use project with a maximum property tax exemption of 80 percent over 10 years. An additional property tax exemption on the land may be given if some or all of the residential housing is for low-income persons (80 percent of area is median income or below).</p>	<p>Scale of Impact – Small to moderate. The design of the tax abatement program will impact whether and how many developers use the tax abatement, which will affect the scale of the impact.</p>

<p>Multiple-Unit Limited Tax Exemption Program (Locally Enabled and Managed)</p>	<p>Through the multifamily tax exemption, a jurisdiction can incent diverse housing options in urban centers lacking in housing choices or workforce housing units. Through a competitive process, multi-unit projects can receive a property tax exemption for up to ten-years on structural improvements to the property. Though the state enables the program, each City has an opportunity to shape the program to achieve its goals by controlling the geography of where the exemption is available, application process and fees, program requirements, criteria (return on investment, sustainability, inclusion of community space, percentage affordable or workforce housing, etc.), and program cap. The City can select projects on a case-by-case basis through a competitive process.</p> <p>The passing of HB 2377 - Multiunit Rental Housing Tax Exemption allows cities and counties to create a property tax exemption for newly rehabilitated or newly constructed multi-unit rental housing within their boundaries depending on the number of units made available to low-income households, for up to 10 consecutive years. The bill was crafted to strengthen the connection to affordability by requiring cities and counties to establish a schedule in which the number of years an exemption is provided increases directly with the percentage of units rented to households with an annual income at or below 120 percent of MFI, and at monthly rates that are affordable to such households. While not specifically referenced in the measure, ORS 308.701 defines “Multi-unit rental housing” as: “(a) residential property consisting of four or more dwelling units” and; “does not include assisted living facilities.”</p> <p>All new multifamily units that are built or renovated that offer rent below 120% of AMI are potentially eligible for this tax exemption. In a city with an AMI of \$55,000 (common outside of Portland), that's rent of \$1,650 per month or less. The tax exemption is for all taxing districts which is administered by the City. Due to this, smaller jurisdictions may have more trouble managing this program. Local taxing jurisdictions that agree to participate—cities, school districts, counties, etc.</p> <p>The City of Eugene offers a ten-year Multi-Unit Property Tax Exemption (MUPTE) for projects in its eastern downtown core. Eugene’s criteria for granting MUPTE include: Project must provide 5 or more units of housing (not including student housing), development must meet minimum density standards, development must comply with minimum green building requirements, a portion of construction and other contracting requirements must</p>	<p>Scale of Impact – Small to moderate. The design of the tax abatement program will impact whether and how many developers use the tax abatement, which will affect the scale of the impact.</p>
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Strategy Name	Description	Scale of Impact
	<p>be through local business, the development must provide 30% of the units affordable at 100% of AMI or pay a fee of 10% of the value of the tax abatement toward supporting moderate income housing development, demonstrate that the project would not be financially feasible without the exemption by providing 10-year pro forma with and without MUPTTE and comply with other criteria.</p> <p>The City of Salem’s Multi-Unit Housing Tax Incentive Program (MUHTIP) was adopted in 2012 to spur the construction of “transit supportive”⁹ multi-unit housing in the city’s downtown core. In order to qualify for the exemption, projects must consist of at least two dwelling units, be located in the city’s “core area,” and include at least one public benefit.</p>	
<p>Nonprofit Corporation Low Income Housing Tax Exemption</p> <p>and</p> <p>Low-Income Rental Housing Tax Exemption</p>	<p>Note: These are two separate tax exemptions available under statute (ORS 307.515 to 307.523 / ORS 307.540 to 307.548). They are grouped together for their similarities (but differences are noted).</p> <p>Land and improvement tax exemption used to reduce operating costs for regulated affordable housing affordable at 60% AMI or below. Requires the City to adopt standards and guidelines for applications and enforcement mechanisms.</p> <p>The low-income rental housing program exemption lasts 20 years. The nonprofit corporation low-income housing program must be applied for every year but can continue as long as the property meets the criteria. Rents must reflect the full value of the property tax abatement and City can add additional criteria.</p> <p>There is no requirement that construction must be complete prior to application. Programs both work well in tandem with other incentives, such as land banking.</p>	<p>Scale of Impact – Small to moderate. The exemption reduces operating costs, meaning it is a tool more useful to property owners of affordable housing projects. Developers, who do not own and operate their own projects, may be less inclined to use the program.</p>

⁹ City of Salem, “Multi Unit Housing Tax Incentive Program,” <https://www.cityofsalem.net/Pages/multi-unit-housing-tax-incentive-program.aspx>.

Funding Sources to Support Residential Development

The following policies focus on ways to pay for the costs of implementing the affordable housing programs and infrastructure development.

Strategy Name	Description	Scale of Impact
Urban Renewal / Tax Increment Finance (TIF)	<p>Tax increment finance revenues are generated by the increase in total assessed value in an urban renewal district from the time the district is first established. As property values increase in the district, the increase in total property taxes (i.e., City, County, school portions) is used to pay off the bonds. When the bonds are paid off, the entire valuation is returned to the general property tax rolls. TIFs defer property tax accumulation by the City and County until the urban renewal district expires or pays off bonds. Over the long term (most districts are established for a period of 20 or more years), the district could produce significant revenues for capital projects. Urban renewal funds can be invested in the form of low-interest loans and/or grants for a variety of capital investments:</p> <ul style="list-style-type: none"> • Redevelopment projects, such as mixed-use or infill housing developments • Economic development strategies, such as capital improvement loans for small or startup businesses which can be linked to family-wage jobs • Streetscape improvements, including new lighting, trees, and sidewalks • Land assembly for public as well as private re-use • Transportation enhancements, including intersection improvements • Historic preservation projects • Parks and open spaces <p>Urban renewal is a commonly used tool to support housing development in cities across Oregon.</p>	<p>Scale of Impact – Moderate to Large. Urban Renewal funding is a flexible tool that allows cities to develop essential infrastructure or provides funding for programs that lower the costs of housing development (such as SDC reductions or low interest loan programs). Portland used Urban Renewal to catalyze redevelopment across the City, including the Pearl District and South Waterfront.</p>

<p>Construction Excise Tax (CET)</p>	<p>Funds land use planning throughout the region by taxing construction permits. CET is a tax assessed on construction permits issued by local cities and counties. The tax is assessed as a percent of the value of the improvements for which a permit is sought, unless the project is exempted from the tax. In 2016, the Oregon Legislature passed Senate Bill 1533 which permits cities to adopt a construction excise tax (CET) on the value of new construction projects to raise funds for affordable housing projects. CETs may be residential only, commercial only, or residential and commercial. If the City were to adopt a CET, the tax would be up to 1% of the permit value on residential construction and an uncapped rate on commercial and industrial construction. The allowed uses for CET funding are defined by the state statute. The City may retain 4% of funds to cover administrative costs. The funds remaining must be allocated as follows, if the City uses a residential CET:</p> <ul style="list-style-type: none"> • 50% must be used for developer incentives (e.g. fee and SDC waivers, tax abatements, etc.) • 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction. • 15% flows to Oregon Housing and Community Services for homeowner programs. <p>If the City implements a CET on commercial or industrial uses, 50% of the funds must be used for allowed developer incentives and the remaining 50% are unrestricted. The rate may exceed 1% if levied on commercial or industrial uses. The City of Portland's CET went into effect in 2016. It levies a 1% CET on residential, commercial, and industrial development valued at \$100,000 or more, with all revenues going toward affordable housing. The revenues pay for production of housing at or below 60% AMI, developer incentives for inclusionary zoning, along with state homeownership programs.</p> <p>City of Bend adopted a CET of 0.3% on residential, commercial, and industrial development in 2006, with revenues dedicated to loans to fund developments by profit and nonprofit affordable housing developers. The fee has raised \$11 million as of 2016, allowing the City to lend money to fund 615 units. The fund has leveraged \$63 million in state and federal funding and \$14 million in equity.</p> <p>The City of Milwaukie adopted a CET on commercial, residential, and industrial development in November of 2017. The City exempted deed-restricted affordable</p>	<p>Scale of Impact – Depends on the amount of funding available.</p>
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	<p>housing, ADUs, and improvements less than \$100,000 from paying the CET. The adopting ordinance allocates funds as required by state statutes, specifying that flexible funds from the commercial improvements will be used 50% toward housing available to those making up to 120% of MFI, and 50% for economic development programs in areas with sub-area plans (such as Downtown and Riverfront, and the City's urban renewal areas).</p>	
<p>General Fund and General Obligation (GO) Bonds</p>	<p>Allows funding for a project that is not dependent on revenue from the project to back the bond.</p> <p>City can use general fund monies on hand or can issue bonds backed by the full faith and credit of the city to pay for desired public improvements.</p> <p>Property taxes are increased to pay back the GO bonds.</p> <p>City of Portland passed \$258 million bond for affordable housing in 2016. The goal of the bond is to build or preserve up to 1,300 units in the next five to seven years. The city issued a request for information to solicit interest in acquiring properties or land under the affordable housing bond. The city is looking for opportunities to acquire existing properties of 20 or more units, or vacant land that is appropriately zoned for 20+ housing units, and is looking for both traditional and nontraditional development opportunities.</p>	<p>Scale of Impact – Moderate to large. GO Bonds can be used to develop essential infrastructure or provides funding for programs that lower the costs of housing development (such as SDC reductions or low interest loan programs).</p>
<p>Local Improvement District (LID)</p>	<p>Enables a group of property owners to share the cost of a project or infrastructural improvement.</p> <p>A special assessment district where property owners are assessed a fee to pay for capital improvements, such as streetscape enhancements, underground utilities, or shared open space. For residential property, the estimated assessment cannot exceed the pre-improvement value of the property based on assessor records.</p> <p>An ordinance must be passed through a public hearing process which must be supported by a majority of affected property owners. Part of this process includes an estimation of the improvement costs and the portion of those costs in which property owners will be responsible to pay for. The public hearing process allows for LIDs to be challenged by property owners.</p> <p>The City collects the funds and regardless if the actual cost is greater than the estimated cost (on which the assessment was based), the City may make a deficit assessment for the additional cost, which would be prorated among all benefitted properties. Another public hearing would be held, in the event that an additional assessment were placed property owners (due to underestimation).</p>	<p>Scale of Impact – Depends on the amount of funding available and Bonding capacity.</p>

General Fund Grants or Loans	A city can use general fund or tax increment dollars to directly invest in a specific affordable housing projects. These grants or loans can serve as gap funding to improve development feasibility. There are several options for using general fund grants or loans, including the potential for bonds to generate upfront revenue that is repaid over time, as recently approved in the City of Portland. Another option is to use general fund dollars to contribute to other programs that are successfully operating, such as non-profit land trusts or even other government agencies that have the administrative capacity to maintain compliance requirements over time, using intergovernmental agreements.	Scale of Impact – Depends on the amount of funding available.
Transient Lodging Tax (TLT)	Generates revenue by primarily taxing tourists and guests using temporary lodging services. Taxes for temporary lodging at hotels, motels, campgrounds, and other temporary lodgings. Oregon has a statewide TLT and cities and counties can also charge a local TLT subject to certain limitations. The statutes specify that 70% must be used for tourism promotion or tourism related facilities and 30% is unrestricted in use, and there cannot be a reduction of the total percent of room tax. The state tax is specified at 1.8%; local government tax rates vary as local governments set the rate for their jurisdiction by ordinance. Cities and counties may impose taxes on transient lodging. Alternatively, some cities have an agreement for the county to impose the tax and cities share in a percent of the revenue.	Scale of Impact – Small. The amount of funding from TLT is likely to be relatively small, given that only 30% of TLT funds have unrestricted use.
CDBG	The Community Development Block Grants program is a flexible program that provides annual grants on a formula basis to both local governments and States. Grants are awarded on a 1, 2, or 3-year period. It is required that at least 70% of the CDGB funds are used for activities that benefit low- and moderate- income. Additionally, each activity must address any threats to health or welfare in the community (for which other funding is unavailable). These funds can be used for acquisition and rehabilitation of existing affordable units, as well as new construction that prioritizes community development efforts.	Scale of Impact – Depends on the amount of funding available.



August 4, 2020

Honorable Mayor and Members of the City Council
c/o Steve Koper, Planning Manager
City of Tualatin Planning Division
18880 SW Martinazzi Avenue
Tualatin, OR 97062-7092

RE: Revision to the Basalt Creek RML Plan Text Amendment Application (PTA-20-0003)

Dear Mayor Bubenik and Members of the City Council:

Lennar Northwest, Inc. and Venture Properties, Inc. are co-applicants for the Basalt Creek Medium Low-Density Residential (RML) Plan Text Amendment (PTA-20-0003) land use application. After discussion with the Tualatin Planning Commission and review of the Staff Report, the Applicants understand that attached housing is an important component of Tualatin's future housing supply.

In recognition of this, the Applicants have provided a revision to the proposed Text Amendment application to accommodate a minimum of 15% attached housing to match the findings of the 2019 Housing Needs Analysis (HNA). Amended code language is attached to this letter for your reference.

With this additional revision, the proposed Text Amendment provides for attached housing, diverse lot sizes for detached homes, and removes regulatory barriers to housing – all goals outlined in Tualatin | 2040.

We look forward to discussing this matter with the City Council on August 10, 2020.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink that reads 'M Doukas'.

Mimi Doukas, AICP, RLA
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | mimid@aks-eng.com

Attachment: Revised Code Amendment

c. David Force and Michael Anders, Lennar Northwest, Inc
Kelly Ritz, Venture Properties, Inc

TDC 41.220. - Housing Types.

Table 41-2 lists Housing Types permitted in the RML zone. Housing types may be Permitted Outright (P), Conditionally Permitted (C), or Not Permitted (N) in the RML zone.

**Table 41-2
Housing Types in the RML Zone**

HOUSING TYPE	STATUS	LIMITATIONS AND CODE REFERENCES
Single-Family Dwelling	C/P	Limited to single-family dwellings in a small lot subdivision, with conditional use permit, subject to TDC 36.410. Permitted for a maximum of 85% of the proposed dwelling units within the Basalt Creek Planning Area subject to TDC 41.330.
Accessory Dwelling Unit	P	Subject to TDC 34.600.
Duplex		
Townhouse (or Rowhouse)	P	See TDC definition in 31.060.
Multi-Family Structure	P	See TDC definition in 31.060.
Manufacturing Dwelling	N	See TDC definition in 31.060.
Manufactured Dwelling Park	P	Limited to locations designated by the Tualatin Community Plan Map and subject to TDC 34.190.
Retirement Housing Facility	C	Subject to TDC 34.400.
Residential Home	P	See TDC definition in 31.060.

TDC 41.300. - Development Standards.

Development standards in the RML zone are listed in Table 41-3. Additional standards may apply to some uses and situations, see TDC 41.310 and TDC 41.330. The standards in Table 41-3 may be modified for greenway and natural area dedications as provided in TDC 36.420. The standards for lot size, lot width, building coverage, and setbacks that apply to single-family dwellings in small lot subdivisions are provided in TDC 36.410(2)(b).

**Table 41-3
Development Standards in the RML Zone**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
Manufactured Dwelling Parks	12 units per acre	Limited to single-wide dwelling parks or any part of a single-wide dwelling park.
Retirement Housing Facility, or Congregate Care Facility	15 units per acre	
Nursing Facility	15 units per acre	
Group Living Uses	15 units per acre	
MINIMUM LOT SIZE		
Townhouse (or Rowhouse)	1,400 square feet	
Multi-Family Structure and Duplex		
• Development on Less than One Acre	10,000 square feet	For up to two units, plus an additional 4,195 square feet for each unit exceeding two.

• Development on More than One Acre	4,356 square feet per unit	
Multi-Family Structure under Condominium Ownership	20,000 square feet	Limited to the primary condominium lot.
All Other Permitted Uses	10,000 square feet	
Conditional Uses	20,000 square feet	
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
MINIMUM AVERAGE LOT WIDTH		
Townhouse (or Rowhouse)	14 feet	
Multi-Family Structure	75 feet	May be 40 feet on a cul-de-sac street.
Multi-Family Structure under Condominium Ownership	100 feet	Limited to the primary condominium lot. Minimum lot width at street is 40 feet.
All Other Permitted Uses	75 feet	
Conditional Uses	100 feet	Minimum lot width at street is 40 feet.
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		Minimum setback to a garage door must be 20 feet.
• 1 story structure	20 feet	
• 1.5 story structure	25 feet	
• 2 story structure	30 feet	
• 2.5 story structure	35 feet	
• Townhouse (or Rowhouse)	0-20 feet	As determined through Architectural Review process.
Side and Rear Setback		Where living spaces face a side yard, the minimum setback must be ten feet
• 1 story structure	5 feet	
• 1.5 story structure	7 feet	
• 2 story structure	10 feet	
• 2.5 story structure	12 feet	
Corner Lots	—	On corner lots, the setback is the same as the front yard setback on any side facing a street other than an alley.
Minimum Distance Between Buildings within One Development	10 feet	For Townhouses, determined through the Architectural Review process
Parking and Vehicle Circulation Areas	10 feet	For Townhouses, determined through the Architectural Review process
Conditional Uses	—	As determined through Architectural Review process. No minimum setback must be greater than 50 feet
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.

MAXIMUM LOT COVERAGE		
Townhouse (or Rowhouse)	90%	
All Other Permitted Uses	40%	
Conditional Uses	45%	

TDC 41.330. - Development Standards.

Development standards for Household Living Uses in the RML zone within the Basalt Creek Planning Area are listed in Table 41-4. The standards of TDC 41.330 apply to RML-zoned properties within the Basalt Creek Planning Area with project sites which are greater than 15 acres in size. Additional standards may apply to some uses and situations, see TDC 41.310.

**Table 41-4
Development Standards in the RML Zone within the Basalt Creek Planning Area**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	Up to a maximum of 85% of proposed dwelling units may be detached single-family homes.
MINIMUM AVERAGE LOT SIZE		
Single Family Lot	3,000 square feet	
MINIMUM AVERAGE LOT WIDTH		
Single Family Detached Lot	26 feet	
Townhouse (or Rowhouse)	14 feet	
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		
• building	10 feet	
• garage	20 feet	
Side Setback	5 feet	
Rear Setback	10 feet	
Street side setback	10 feet	
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.
MAXIMUM LOT COVERAGE		
Single Family Detached Lot	55%	
Townhouse (or Rowhouse)	90%	

From: Meg Boden Alvey <doc.meg.2009@gmail.com>
Sent: Saturday, August 1, 2020 2:19 PM
To: Tabitha Boschetti
Subject: Norwood development

Hello,

Thank you for your work collaborating with developers on the Norwood road new housing development. I have significant concerns about the plan for the project.

I would ask that the development keep a significant number more of the trees to preserve green spaces for air quality, normalize temperatures, preserve wildlife, and improve the residents quality of life.

I would ask that the development include multiple green space plots that preserve at least five of the evergreen trees within each plot.

It is irresponsible of Tualatin to approve a plan that involves demolishing 25 acres of forest. It is also not considerate of traffic planning to have 160+ residences with only four access points in and out of the neighborhood. This plan also neglects the well being and mental health if the residents.

With the decline in mental health in general, it is only wise to keep green spaces, which are proven to benefit mental health. Most compelling is research that indicates children and teens who have access to green spaces have lower rates of clinical mental health issues. Green spaces are also shown to improve residents attachment to their neighborhood and community, both things that Tualatin values. Lastly, research is very clear that denser cities with minimal trees and green spaces average several degrees warmer. Increasing these temps will increase home owners utilities and further burden our utility services.

See below for multiple article references

Thank you for holding developers accountable to these matters of great importance for our community.

Thank you,

Dr. Meg Boden Alvey, Psy.D.

<https://www.sciencedirect.com/science/article/abs/pii/S1618866711000963>

<https://www.nrpa.org/our-work/Three-Pillars/health-wellness/ParksandHealth/fact-sheets/parks-improved-mental-health-quality-life/>

<https://bmcp psychiatry.biomedcentral.com/articles/10.1186/s12888-018-1926-1>

<https://www.pnas.org/content/116/11/5188>

From: Dan Cobb <dancobb@live.com>
Sent: Tuesday, August 4, 2020 7:45 PM
To: Tabitha Boschetti
Subject: My written requests to the City of Tualatin Regarding Norwood Development.

Hi Tabitha.

Thanks much for your time! I appreciate your insight over the phone.

This correspondence regards the very large, high-density housing development projects currently in planning for the areas south of Norwood Road and down to the dirt road marked as Green Hill Road. My primary concern are the 24 wooded acres south of Norwood Rd. Current zoning apparently calls for 10 housing units per-acre, which most people would consider to be high-density housing. A recent meeting I attended indicated this would provide 142 homes (regardless of whether these are SFR or multi-family). My concerns are as follows, in no specific order.

Request 1 – Control density and traffic for livability and property values: 142 units, two adults = 300 cars at least. With both adults commuting to and from work, and with non-work trips after work, this development will result in at least 700 – 750 vehicle trips per-day. Norwood Rd and Boones Ferry Rd will not support such a high number of added daily trips. Many drivers will head north past Tualatin High School and Byrom and Tualatin Elementary schools, or up 65th Ave. Both roadways are already severely congested during normal “rush hours”, which together total several hours daily. Commuting for citizens living in the area will become a nightmare. (COVID-19 will pass and we will all head back to work.) The intersection at Norwood Rd and Boones Ferry Rd is hazardous already due to the partial blind spot on the hill and the fencing at that corner. Seven hundred new vehicle trips will result in numerous accidents. This development, with density as planned, will harm existing property values.

I request that the City reduce the number of Norwood development housing units, by 30% at least, and that Green Hill Road, intersecting Boones Ferry Road south of Horizon Community Church, be built to completion BEFORE this Norwood development is built, so that safe, adequate access for those new residents is provided. Attempting to remedy transportation infrastructure failures after developments are built, isn't “planning”.

Request 2 – Provide a development setback for livability : The 24 acre parcel hosts thousands, possibly up to 60,000 Evergreen trees. The loss of this area, with so many trees and the wildlife habitat provided, is a deep shame for the community. Cedar and fir trees line both sides of Norwood Road and make the area, with the walking path, a treasure for many area residents. I request (and hundreds of residents back this) that the City create an 80-foot setback from the edge of Norwood Road to any development, so that mature trees within the setback can be retained. Horizon Community Church did exactly this, for which we residents are eternally grateful. This setback will benefit all current and future area residents.

Request 3 – Retain certain trees for livability: I request that the development be designed to keep as many mature trees as possible, in small islands, and not leave all tree removal decisions to the builder, but require city review for large trees. This will contribute greatly to livability in the development and break up the heat-island effect that this and the larger residential and commercial developments to the south will otherwise create.

Request 4: Route construction traffic for safety: Thousands of trips by heavy construction vehicles and logging trucks weighing up to 40 tons will be made to-and-from this site for several months, possibly up to a year. These vehicles will present a glaring and serious safety hazard for pedestrians and drivers, especially if they are allowed to pass Horizon Community Church and the three public schools to the north – Tualatin High School, Byrom Elementary, and Tualatin Elementary. Because teenage drivers and young children are so impulsive, and 40-ton trucks cannot stop on a dime, very serious and possibly lethal accidents are highly likely. I ask that all heavy vehicle construction traffic be banned from travelling on Norwood Rd and Boones Ferry Road north of the site. As a much safer alternative, I request that Green Hill Road be built sufficiently to be used as the primary access road to the site for these vehicles.

Best Regards,
Dan Cobb

From: robi kelly kurth <robikelly@earthlink.net>
Sent: Tuesday, August 4, 2020 10:51 PM
To: Tabitha Boschetti
Cc: robikelly@earthlink.net
Subject: Re: Norwood Annexation Testimony - August 4th

Robinson & Kelly Kurth

Dear Tabitha,

Through various information sources I have your name as a contact for feedback from Tualatin residents regarding the Norwood Annexation project.

I am a resident of Tualatin in the Byrom CIO area. I have lived in Tualatin since 2011 and been a member of the Byrom community for much longer since I previously taught at Byrom Elementary since 1998. I have seen Tualatin in 1998 and witnessed the many land developments and acquisitions since then.

Here are some comments or questions for consideration:

1. Tualatin needs to maintain aesthetic standards for development:

I know some forms of growth and expansion are inevitable. However, they should be regulated with some long-term strategy. If we don't protect or provide natural areas, our communities become grid developments and sprawl, lacking much of what draws people in the first place to thoughtful and aesthetic planned community developments (e.g., Villebois).

2. Provide valuable open spaces within developments:

I would hope that all developments and housing projects provide plenty of valuable open space. Look at the important variety and benefit that areas such as Ibach Park, Cook Park, or Graham Oaks (in Wilsonville) provide.

3. Environmental Impact studies:

Has there been Environmental Impact Studies? Was there public input? Are these studies publicized now? Who is assisting with wildlife relocation?

4. Limit the number of units for numerous reasons - sound, traffic, pollution, congestion, and habitat loss. Will the city or the developer be building a tall sound wall along I-5 for this house development? Just walk along the streets closest to I-5 in Byrom and you will hear the very loud decibels of highway traffic. Sound pollution will be an issue to any homes built in this area.

5. Many Byrom citizens are raising the issue of nature corridors along Norwood to preserve the mature trees here and Islands of mature trees within this new development. We ask you to further consider the long term shade of mature trees in this area of Tualatin for climate impact. The Tree City reputation of Tualatin is not being supported without consideration of Islands of mature trees preserved within this new development and tree preservation along Norwood Road.

Thank you for working on this important, large project. Think of the long term.

Robinson & Kelly Kurth

Residents: 21828 SW Blackfoot Drive, Tualatin, OR

email: robikelly@earthlink.net

cell: 503-826-2526

From: robi kelly kurth <robikelly@earthlink.net>
Sent: Wednesday, August 5, 2020 3:36 PM
To: Tabitha Boschetti
Cc: robikelly@earthlink.net
Subject: RE: Norwood Annexations - Testimony / Public Comments

Thank you so much for providing all this information. =)

Yes, please include my comments / concerns also in the Plan Text Amendment case, not just the Annexation case. Thank you.

I will use your reference to links and contact the City Council for more information regarding codes and hopefully using this situation to press for some important updates and improvements to the existing codes.

This is the last you should hear from me.... today. =)

I really appreciate your rapid feedback.

- Robinson

-----Original Message-----

From: Tabitha Boschetti
Sent: Aug 5, 2020 1:49 PM
To: robi & kelly kurth
Subject: RE: Norwood Annexations - Testimony / Public Comments

Robinson,

Sorry I wasn't clear; I have included your comments in the case record for ANN 20-0003. They will be included in the packet that goes to City Council, so I will be sharing your comments with City Council in that manner. The hearing for ANN 20-0003 is scheduled for August 24, 2020, and the Council packet will be published online on August 17th.

For clarity, only ANN 20-0003 is an Annexation case. The Plan Text Amendment PTA 20-0003 is not an Annexation case. "Annexation" refers changing a jurisdictional boundary; it is the act of incorporating a smaller territory into a larger territory. The scope of the Plan Text Amendment (PTA 20-0003) now being considered is limited to the private applicant's proposal to change the standards that would apply to their future development only. It would change lot sizes and lot coverage to accommodate single-family homes on smaller lots, though without changing the maximum allowed density. If you would like to also include your comments for the Plan Text Amendment case, PTA 20-0003, please let me know. If yes, I can include them in that case record too and forward them to City Council for the scheduled hearing on August 10, 2020.

If you would like to see an update to city code with regard to noise, air quality, traffic, green space, open space, and other issues, I would encourage to also consider contacting City Council directly. City Council can direct staff to consider code changes in response to broader

community concerns. You can more information here:
<https://www.tualatinoregon.gov/citycouncil/meet-your-council>.

Sincerely,

Tabitha Boschetti, AICP
503.691.3029 | tboschetti@tualatin.gov

From: robi kelly kurth <robikelly@earthlink.net>
Sent: Wednesday, August 5, 2020 12:24 PM
To: Tabitha Boschetti <tboschetti@tualatin.gov>
Cc: robikelly@earthlink.net
Subject: RE: Norwood Annexations - Testimony / Public Comments

Hi Tabitha,

I appreciate your reply and information, thank you.

The links you provide will be helpful as these projects are reviewed and as the development begins. Another reason we contacted you was because we heard that public comments have time limits during hearings/meetings so that submitting comments via email ahead of time to the appropriate city personnel is better assurance that public concerns will be considered. I hope this is true / accurate. Are you this person ? =). Is there another person or contact to submit our concerns ? I have another neighbor with concerns / warnings about the air quality for dwellings so close to I-5. I will let them know about the two annexations you list below. Thanks.

In the very least, I would hope the city of Tualatin (and other municipalities) update their codes and regulations to align with higher standards for livability, impact on surrounding residents, and quality of life issues (noise, air quality, traffic, green spaces, open spaces, etc.). I was relieved to see your comment that the Tualatin Planning Commission plans to deny the first filing amendment for this annexation project.

Thanks again for your time and information.

Let me know if there are alternate people or contacts to whom I should submit these concerns if it is not you.

Enjoy the summer weather.

With regards,

Robinson Kurth

-----Original Message-----
From: Tabitha Boschetti
Sent: Aug 5, 2020 12:21 PM

From: Scott Held <srheld56@gmail.com>
Sent: Wednesday, August 5, 2020 6:15 PM
To: Tabitha Boschetti
Subject: Norwood Development

Dear City Council Members:

I am not as eloquent or kind as Dan Cobb's words are been below.

The greed, lack of empathy and concern towards the residents of the immediate and surrounding area, traffic congestion, safety concerns, environmental considerations are absolutely shameful!

Chances are the people on the City Council making these decisions probably do not even live any where near the proposed site. Most likely anyone writing you or attending the public hearings will not be heard. Their concerns will fall on deaf ears as you have already decided to move forward. Can't help but believe there is payola, grifting involved amongst the City Council. I am jaded and have zero confidence in local government to make decisions based on the public interest. It's all about what's in it for ME!

Maybe a mall will be built in your neighborhoods, and down all the trees, drive all the animals out of your area.

Do the right thing and listen to your constituents, perhaps the public wants more traffic congestion, pollution, noise and fewer trees.....Great, the people have spoken, but my guess is the council will vote to do whatever lines their pockets, and promotes their careers. Just remember the old saying "Karma is a Bitch!"

This correspondence regards the very large, high-density housing development projects currently in planning for the areas south of Norwood Road and down to the dirt road marked as Green Hill Road. My primary concern are the 24 wooded acres south of Norwood Rd. Current zoning apparently calls for 10 housing units per-acre, which most people would consider to be high-density housing. A recent meeting I attended indicated this would provide 142 homes (regardless of whether these are SFR or multi-family). My concerns are as follows, in no specific order. Request 1 – Control density and traffic for livability and property values: 142 units, two adults = 300 cars at least. With both adults commuting to and from work, and with non-work trips after work, this development will result in at least 700 – 750 vehicle trips per-day. Norwood Rd and Boones Ferry Rd will not support such a high number of added daily trips. Many drivers will head north past Tualatin High School and Byrom and Tualatin Elementary schools, or up 65th Ave. Both roadways are already severely congested during normal "rush hours", which together total several hours daily. Commuting for citizens living in the area will become a nightmare. (COVID-19 will pass and we will all head back to work.) The intersection at Norwood Rd and Boones Ferry Rd is hazardous already due to the partial blind spot on the hill and the fencing at that corner. Seven hundred new vehicle trips will result in numerous accidents. This development, with density as planned, will harm existing property values. I request that the City reduce the number of Norwood development housing units, by 30% at least, and that Green Hill Road, intersecting Boones Ferry Road south of Horizon Community Church, be built to completion BEFORE this Norwood development is built, so that safe, adequate access for those

new residents is provided. Attempting to remedy transportation infrastructure failures after developments are built, isn't "planning". Request 2 – Provide a development setback for livability : The 24 acre parcel hosts thousands, possibly up to 60,000 Evergreen trees. The clear cut of this area, with so many trees and the wildlife habitat provided, is a profound loss. Cedar and fir trees line both sides of Norwood Road and make the area, with the walking path, a treasure for many area residents. I request (and hundreds of residents back this) that the City create an 80-foot setback from the edge of Norwood Road to any development, so that mature trees within the setback can be retained. Horizon Community Church did exactly this, for which we residents are eternally grateful. This setback will benefit all current and future area residents. Request 3 – Retain certain trees for livability: I request that the development be designed to keep as many mature trees as possible, in small islands, and not leave all tree removal decisions to the builder, but require city review for large trees. This will contribute greatly to livability in the development and break up the heat-island effect that this and the larger residential and commercial developments to the south will otherwise create. Request 4: Route construction traffic for safety: Thousands of trips by heavy construction vehicles and logging trucks weighing up to 40 tons will be made to-and-from this site for several months, possibly up to a year. These vehicles will present a glaring and serious safety hazard for pedestrians and drivers, especially if they are allowed to pass Horizon Community Church and the three public schools to the north – Tualatin High School, Byrom Elementary, and Tualatin Elementary. Because teenage drivers and young children are so impulsive, and 40-ton trucks cannot stop on a dime, very serious and possibly lethal accidents are highly likely. I ask that all heavy vehicle construction traffic be banned from traveling on Norwood Rd and Boones Ferry Rd north of the site. As a much safer alternative, I request that Green Hill Road be built sufficiently to be used as the primary access road to the site for these vehicles.

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Scott Held
Wilsonville

From: Beth Z <mightymadge1@gmail.com>
Sent: Friday, August 7, 2020 11:52 AM
To: Tabitha Boschetti
Subject: Norwood development

Follow Up Flag: Follow up
Flag Status: Completed

I wholeheartedly agree with the many concerns of the traffic, environment, and livability that are obvious to local Tualatin citizens with the proposed high density development under planning. Higher density does not make for better safety, livability, or value either now or in the future.

Mr. Cobb has made some very good points and suggestions, among other neighbors, via email and Nextdoor posts.

Please start and support a healthy trend of good stewardship of the land and community we live in. High density housing may be the current trend, but it is not a good solution. Farmland and forests are being lost which can never be regained, and living on top of each other has never worked well long term.

Let's create and support a healthy and happy community for the longterm. The time to establish that is now.

Beth Zbinden

From: Gregory Brashear <brasgr54@aol.com>
Sent: Monday, August 10, 2020 4:52 PM
To: Tabitha Boschetti
Subject: Norwood Development Project

Follow Up Flag: Follow up
Flag Status: Flagged

I'm curious how many of you live in this area. I have been here for 22 years, and have seen a "massive" traffic increase in this area. I live on 22935 SW Mandan DR, on the corner of Mandan and Vermillion. When there is any kind of problem on I-5, every bails at the N Wilsonville exit, North or Southbound. They all head for 65th, or Boones Ferry Rd. They both load-up pretty fast. When Boones Ferry gets busy, drivers then cut down Vermillion to get to Martinazzi, which leads to the Tualatin exit. They all drive at excessive speeds, because they are running late. During the school year, I've seen multiple near-misses of children going to the bus stop. I have been almost run over several times, just crossing the street to walk my dog. Drivers use excessive speeds at all times. The bus drivers struggle to make their rounds now. Adding more drivers is going to cause accidents and a possible death or injury. If Tualatin doesn't plan on adding more lanes on Boones Ferry or 65th. we're all in trouble. You're talking a minimum of 400 cars on a daily basis. Where are they all going to go? They will bail into the residential areas, and you have schools all-over the place.

And how is anybody going to make a left on Boones Ferry, "Ever" ? Ditto 65th Northbound.

Poor Horizon Christians will never get to class on time.

The Tualatin Ramp is going to be a nightmare.

I'm sorry, this plan make "no sense Period.

I sincerely doubt that the homeowners in this area will ever get any quiet time. That's too bad.

Just like this plan !!!!!!!!!!!!!!!!!!!!!

Greg Brashear

From: Kimberley Chadwick <k-chadwick@comcast.net>
Sent: Monday, August 10, 2020 1:44 PM
To: Tabitha Boschetti
Subject: Kim Chadwick- 8882 SW Stono Drive- City council New house concerns AUG 10th

Tabatha,

Here are my notes for today's discussion. Also, I just left you a voice message and can't seem to find where on your website I need to pre-register.

I click on the link and it takes me directly to the zoom conference...not to a Pre-registration site. Can you help me with this?

Thanks. Kim

This is the letter I sent to Nichole (link on the website to submit comments/letters to)
Kim

I have lived off of 89th and Stono Drive for the last 21 years. Although I knew the greenbelt on Norwood Road would someday modify I never dreamt it would be such a radical decision and thus far appearing as a thoughtless process.

First concern:

The idea of a four way intersection (or cross section for this new development on 89th -OR- Vermillion will create nothing but bottleneck on the entire Norwood, 89th and Vermillion St roads.

The Norwood Rd over pass is narrower than the actual road and with the T at the end of the street would create nothing less than a parking lot during business travel times.

I REALLY believe there should be a second access from Boones Ferry into this development to create ease with the Norwood congestion.

Second concern:

The idea of losing the trees that had provided home to wildlife along with great sound barrier for the neighborhood a nice natural foreground to this new neighborhood (along with our existing neighborhood) would seem like a priority for our community.

Walking paths, Green areas, etc...

WE NEED TO KEEP SOME OF THESE TREES!

Best of Health,

Kim Chadwick

Protocol for Life, NOW Foods
Sanesco For Health

Given the current worldwide condition, Protocol is experiencing shipping delays. Please be patient with us as we work overtime to get everything out as soon as possible.

p: 503-734-6394
f: 855-833-9012



Undeliverable: SW Norwood Annexation

Fri 7/10/2020 11:56 AM

📎 1 attachments (24 KB)
SW Norwood Annexation ;

Delivery has failed to these recipients or groups:

mimid@aks-eng-.com (mimid@aks-eng-.com)

I tried to email you, but delivery failed. So I printed off what I had written and will send to you via mail. These are issues that concern me about your proposed massive housing development.

Julie Cooper

CITY OF TUALATIN
RECEIVED
AUG 10 2020
COMMUNITY DEVELOPMENT
PLANNING DIVISION

SW Norwood Annexation

Fri 7/10/2020 11:55 AM

CITY OF TUALATIN
RECEIVED
AUG 10 2020
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Mimi:

I live in Pennington Heights and am very concerned about this housing project and what could be a nightmare traffic increase on both Norwood and Boone's Ferry Roads. Along with the destruction of a wonderful forest,

Are you putting in your plans to build entrance and exit ramps on either side of the Norwood bridge to access and exit off the I 5 freeway? Seems like that would be absolutely necessary to prevent the bottlenecks that could be caused by the immense traffic that will be caused by your project. Also, cutting down all those trees is going to significantly increase traffic noise from the freeway into our neighborhood.

Would appreciate an answer as I have been unable to do the Zoom meetings.

Julie Cooper

Juldujour@hotmail.com

Sent from my iPhone

From: Jim Delmore <delmorejim@yahoo.com>
Sent: Monday, August 10, 2020 4:15 PM
To: Tabitha Boschetti; Nicole J. Morris
Subject: Fwd:

Mayor Bubenik,

I wish to comment on the proposed text amendment being heard by Council this evening. I am a 16-year resident of Tualatin and am concerned about the city's shortage of new housing accessible in price and type to both new and existing residents.

My understanding of the proposed text amendment is that it pertains only to parcels zoned RML over 15 acres in size in the newly-annexed Basalt Creek Plan. A property of this size in an expansion area needs to have a wide variety of housing types (both detached and attached) that is attainable to buyers with varied income levels. To make this happen, the code needs the flexibility that this text amendment proposal offers. The current code, unfortunately simply does not allow this degree of flexibility. I think it would be a missed opportunity to not support this proposal.

Thank you for the considering my opinion.

Jim Delmore

10300 SW Coquille Dr.

Tualatin, OR. 97062



August 10, 2020

Planning Commission
18880 SW Martinazzi Avenue
Tualatin, OR 97062-7092

RE: File No. PTA 20-00031 –Modifications to RML Standards In Basalt Creek Planning Area

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. FHCO's interest relate to a jurisdiction's obligation to affirmatively further fair housing.

As you know, all amendments to the City's Comprehensive Plan and Zoning map must comply with the Statewide Planning Goals ORS 197.175(2)(a). We commend the Planning Commission and staff for its excellent Goal 10 findings, and appropriate recommendation of denial of the amendment, contained within the Staff report in the above matter. For an amendment to be approved, the Goal 10 findings must demonstrate that the changes do not leave the City with less than adequate residential land supplies in the types, locations, and affordability ranges affected. *See Mulford v. Town of Lakeview*, 36 Or LUBA 715, 731 (1999) (rezoning residential land for industrial uses); *Gresham v. Fairview*, 3 Or LUBA 219 (same); see also, *Home Builders Assn. of Lane Cty. v. City of Eugene*, 41 Or LUBA 370, 422 (2002) (subjecting Goal 10 inventories to tree and waterway protection zones of indefinite quantities and locations). By directly quoting the Tualatin 2019 Housing Needs Analysis (HNA), City planning staff expertly illustrated that this requirement is not met in this case.

"...in order to meet the need for a broader range of housing types with a wider range of price points, the City would need to increase the amount of single-family attached housing. Tualatin will plan for more single-family attached and multifamily dwelling units in the future to meet the City's housing needs. Historically, about 53% of Tualatin's housing was single-family detached. New housing in Tualatin is forecast to be 40% single-family detached, 15% single-family attached, and 45% multifamily/ " (Exhibit 5, Page 92). The proposed amendments would impact roughly 58 of the 69 buildable acres of RML zoned land in the Basalt Creek area, which would challenge this goal."

Further, while not contained in the staff report, approval of PTA 20-00031 would significantly hamper Tualatin's ability to meet its requirements in regards to OAR 660-007-0030, the so called Metro 50/50 rule. While the future housing balance is predicted to be in compliance by the 2019 HNA, this conclusion is based on the 69 acres of RML zoned land in the Basalt Creek area,

1221 SW Yamhill Street, Portland, Oregon 97205



58 acres of which would be affected, remaining in the RML category. This calls into question whether the City could remain compliant with the 50-50 rule.

Consistent with the City's planning department, HLA and FHCO urge the Planning Commission to deny approval of Planning Department File Number PTA 20-00031. Thank you for your consideration. Please provide written notice of your decision to, FHCO, c/o Louise Dix, at 1221 SW Yamhill Street, #305, Portland, OR 97205 and HLA, c/o Jennifer Bragar, at 121 SW Morrison Street, Suite 1850, Portland, OR 97204. Please feel free to email Louise Dix at ldix@fhco.org or reach her by phone at (541) 951-0667.

Thank you for your consideration.

A handwritten signature in black ink that reads "Louise Dix".

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

/s/ Jennifer Bragar

Jennifer Bragar
President
Housing Land Advocates

cc: Kevin Young (kevin.young@state.or.us)

From: John Howorth <john.howorth@3j-consulting.com>
Sent: Monday, August 10, 2020 4:29 PM
To: Nicole J. Morris
Cc: Tabitha Boschetti
Subject: Text Amendment 20-0003 - In Favor

Mayor and City Council Members,

I would like to write in support of the Text Amendment being proposed to you for several reasons and I will be brief.

1. A more diverse neighborhood is created with architecturally different housing.
2. A more inclusive neighborhood, by providing a larger range of home pricing based on property and house size.
3. A better use of land as the availability to divide the property more efficiently.
4. The proposal does not change the overall density.

As a former Architectural Review board member and a current citizen of Tualatin of 14 years, I would like to stress the need for flexibility in housing and this proposal would do just that.

Respectfully,

John Howorth, PE | President - Principal Engineer | **3J Consulting**

9600 SW Nimbus Ave, Suite 100 | Beaverton, OR 97008

O: 503.946.9365 x.201 | C: 503.577.8176

john.howorth@3j-consulting.com

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From: Misty Kjemperud <mistykjemperud@gmail.com>
Sent: Monday, August 10, 2020 2:59 PM
To: Tabitha Boschetti
Subject: Norwood development meeting comments for tonights meeting

My concern is for the additional traffic that will be joining the already congested Boones Ferry. I live on Blake Street between Martinazzi and Boones Ferry and have had multiple issues with entering onto and exiting off of Boones Ferry at various times of the day, mainly in the afternoon rush hour window of 3:00 to 6:00. You can tell when traffic on I-5, which is pretty much everyday, at a stop because everyone exits and takes Boones Ferry or 65th. Add to that, the H.S. and Byrom School traffic and it's basically gridlock mornings and afternoons.

I know that we need more housing, but we need to desperately improve the traffic in this area first.

Regards,

Misty Kjemperud

9029 SW Blake Street

Tualatin, OR 97062

503-970-1101

--

Misty Kjemperud
Real Estate Broker
503-970-1101
Misty@househoppin.com
www.househoppin.com



Envision
Northwest Homes

Delivering Dreams with Exceptional Service

From: Cindy Michael <clmichael@gmail.com>
Sent: Monday, August 10, 2020 9:57 AM
To: Tabitha Boschetti
Subject: Norwood Housing Development

Dear Ms. Boschetti,

I first want to thank you for your service to our community. My husband and I appreciate all that give of their time and energy into helping Tualatin to be a most wonderful place to live.

I just want to express our opinion about the new development and especially the beautiful stand of trees involved. When the proposed development was first discussed, I understood that it was to be where the clearing off Boones Ferry is located. We were not happy considering the amount of traffic that would be added to this already busy street. But as my husband expressed, people need a place to live and land had to be cleared for our development (we live on Blackfoot Drive off Martinazzi). But we had no knowledge of the second phase with plans to remove the trees that give a barrier to the freeway. We are a tree city and as such, put a high value on the quality of life that trees provide. Especially along a major freeway, trees do much to counter pollution. They provide a visual calm and beauty that we love most about Oregon. I would ask that you would protect this area by either enforcing a limit to the amount of trees removed or by denying part 2 of the development altogether.

Thank you for your kind attention,
Cindy and Virgil Michael

From: Kendra Nell <kendranell11@gmail.com>
Sent: Sunday, August 9, 2020 12:24 PM
To: Tabitha Boschetti
Subject: Norwood Housing Development

Hello,

I am writing to express my concern with the new housing development that is in discussion to occur off of Norwood Rd. Our house is located on 8842 SW Stono Dr. which means our backyard is directly across from where it will be put in. We have MANY concerns, but I will focus my letter on trees and traffic.

From our backyard, we enjoy the trees and the wildlife it brings. We have seen bald eagles, deer, coyotes, etc. who live amongst these trees, on numerous occasions, and I worry about their habitat being obliterated when thousands of trees are cut down... Aside from the obvious negative impact on wildlife, these mature trees block I5 noise and pollution to our neighborhood. I am BEGGING for the trees along Norwood road to be preserved, as they bring so much physical beauty and numerous other benefits to this area. Horizon Church was able to save them, and this development/city should also be willing to accommodate. Removing all of the trees behind our house would negatively impact us directly, so much so that we have considered moving if this happens. Especially considering the impact of road traffic on Norwood road, which will literally ruin our small street.

It is no secret that Tualatin has a SEVERE traffic problem. Adding hundreds of houses BEFORE there are any improvements/additions to the roads is absolutely insane. Turning off of Norwood Rd onto Boones Ferry Road is already completely gridlocked in both directions during the 5:00-7:00 rush hours, and mornings (especially when school is in session). Adding a significant amount of homes BEFORE any of the current traffic issues are resolved just does not make any sense.

I understand that there is a housing shortage and that Tualatin and surrounding cities will benefit financially from adding so many houses... so this development is getting done whether current residents like it or not. We have lived in Tualatin since 2011, and planned on staying here to raise our young children for at least another 15 years. All we are asking for is for common sense to prevail when it comes to traffic, and to PLEASE leave the trees alone that border Norwood Road.

Thank you,

Kendra, Zack, Carson & Lexi Nell

From: cynthiaray201@gmail.com
Sent: Monday, August 10, 2020 3:55 PM
To: Nicole J. Morris; Tabitha Boschetti
Subject: For tonight's City Counsel Meeting regarding the Norwood project

Dear Nicole and Tabitha

Could you please add this letter to the others for review

Thank you!
Cyndy

I would like to start this off by saying that we are not naïve enough to think that we can stop this project, but we do want to have the chance to ask that some mindful, environmentally healthy adjustments to the plans are made so our lives and the environment are not completely destroyed by the City Council's decisions regarding this project.

The main points we have all been discussing are:

Traffic issues – The huge increase in traffic from the project and lack of adequate infrastructure is a huge concern. This project will only provide access onto Norwood Drive, one access point immediately across from SW 89th Place, and the other across from SW Vermillion Drive. We are talking about a development of 24 acres of land, with a projected home count of at least 150 homes. This equates to an estimated 600+ ADDITIONAL vehicle trips on Norwood Road per day. Whereas a traffic light will no doubt be installed, that will not decrease the vehicle head count in OUR residential area, and will leave us all with long lines of idling vehicles outside of our fences/back yards waiting for their chance to get onto Lower Boones Ferry. How unhealthy and not at all what we moved to this area for! Not only will this huge increase of traffic on Norwood Drive be a nightmare, the impact to the ability to access Lower Boones Ferry will make travel for this whole area next to impossible. Lower Boones Ferry is already an issue during commute time. And the even worse, this is not taking into account the additional vehicle traffic which will be added to this mess by the Autumn Sunrise development, located south of Norwood Drive on Lower Boones Ferry, a 38.00 acre [including right of way acreage] project. Then add the people who always use Lower Boones Ferry in an attempt to escape/bypass the I-5 commute time "parking lot" to get to and from not only the existing homes, which will now also include the Norwood and Autumn Sunrise housing projects as well as the 2 new housing projects under development in Wilsonville. Completely unacceptable.

The Trees: This development's plans are to clear cut the acreage for their project. This from a city that touts itself as a "Tree City USA" city? Trees in this wooded area are used on a regular basis by eagles and other wildlife! This will negatively impact the environment, wildlife and quality of life for all of us and for those who move here in the future. The trees help to provide cooling for the environment, habitat for wildlife, including eagle, as well as filter the airborne contaminants and noise produced by the existing traffic, including the I-5 traffic [aka commute

traffic parking lot]. While we sadly realize that SOME trees must be removed for the project, we would like to see some mindful and environmentally responsible action/thinking on the part of the city and builders by way of an agreement to a minimum 80-foot setback from Norwood Road, along Norwood Road for the length of the project to preserve trees along the road, as Horizon Community Church has done, as well as to put green spaces throughout their development SAVING groves of 5 or more trees to provide small parks and nature paths though out. We would like to see the healthy, existing trees utilized for these groves, not some “promised” tiny saplings “planted” by the builders after the development is done. IF those were to survive, it would take decades for them to provide habitat for wildlife, to be helpful for the environment and to provide the visual appeal that the existing fir trees provide. This will help keep the project from being a heat island and provide much needed natural, environmentally friendly recreational spaces for the project’s new residents as well as the members of our neighborhood. With no resources such as parks or other public green spaces within walking distance, and considering the fact that studies show that having green spaces have been proven to benefit mental health, this is something that should be a priority for both the builder and the City Council members.

I hope that the City Council will see the importance of Tualatin being a beautiful environmentally friendly place to live by seeing that not only the Norwood project, but all future new housing developments, do not clear cut the land and follow the suggestions above to utilize existing native trees. Keeping existing groves of trees for the environment and for citizens to enjoy will make the developments more than just another future housing mess. If the trees are kept in groves, as long as the builders do not intentionally destroy the roots, the trees are able to support each other and will continue to be stable. I also hope that the City Council will not approve massively over built developments, especially when there are not the resources nor infrastructure to support them.

I hope that you will take the necessary action and consider our suggestions as outlined above. We would all like to believe that our thoughts and the ideas we have been invited to share are seriously considered and will be acted upon, and that the environment and quality of life for all of us EXISTING citizens who have lived here and supported the city and its endeavors throughout the years will not be destroyed by those who are there to look out for us.

Thank you
Cyndy Ray

From: Sherilyn Lombos
Sent: Monday, August 10, 2020 6:37 PM
To: Aquilla Hurd-Ravich; Steve Koper; Tabitha Boschetti
Subject: FW: Basalt 20-0003 8/10/20

FYI...

Sherilyn Lombos

Tualatin City Manager
Desk: 503.691.3010 | Mobile: 971.998.4127

From: Megan George <mgeorge@tualatin.gov>
Sent: Monday, August 10, 2020 5:31 PM
To: Council <council@tualatin.gov>
Subject: Fwd: Basalt 20-0003 8/10/20

Hello Again -

Passing along the following comment.

Best,

Megan

Sent from my iPhone

Begin forwarded message:

From: "tom.re@comcast.net" <tom.re@comcast.net>
Date: August 10, 2020 at 5:23:17 PM PDT
To: Megan George <mgeorge@tualatin.gov>
Subject: Basalt 20-0003 8/10/20

Hello Megan:

Thank you for reaching out for Nicole – I sent a message to her but seems it did not go thru – resending to you.

We owned property in Basalt Creek (23500 SW Boones Ferry Rd) that CPAH now owns outright – we have no dog in this property revision review. After attending countless meetings regarding the planning for this area, I absolutely 100% fully support Venture Prop / Lennar Homes / Autumn Sunrise proposed revisions for their planned development. I feel it not only meets but exceeds the state of Oregon's, Metro's, City of Tualatin's goals of providing much needed additional housing at its most economical levels for ownership and renters. It is the best use of that property and will be an asset to the community and the City of both Tualatin and Wilsonville.

Thank you,
Tom & Kathy Re
19035 SW Chesapeake Dr.
Tualatin, OR. 97062
503-816-2171

From: Mike Sorem <michael.sorem@gmail.com>
Sent: Monday, August 10, 2020 4:30 PM
To: Nicole J. Morris; Tabitha Boschetti
Subject: Norwood Text Amendment

Dear City Council Members of the City of Tualatin,

My name is Mike Sorem and my wife and I have lived in Tualatin for the past 6 years (3 at the Eddyline Apartments and 3 years at 5805 SW Sequoia Drive) and my wife and I are in favor of the proposed text amendment.

We love the city and have several friends who would love to move to our area, but find that the existing housing supply is too expensive for their families. The proposed amendment would not change the existing density, so the number of units would not change. However, it would promote diversity in housing types, which would allow for more diversity in pricing, which would allow a higher percentage of people to be able to afford homes in this area. It would also provide for different housing sizes and types, which makes for a more picturesque neighborhood. Thank you for your consideration.

Sincerely,

Mike and Holly Sorem

From: ghiefield@aol.com
Sent: Monday, August 10, 2020 4:03 PM
To: Tabitha Boschetti
Subject: Re: SW Norwood annexation and overall land use review context

Hi Tabitha,

I have just copied and pasted the text of one of my letters here and hope that you can figure out how to reach Nicole Morris or figure out how to get it in the public comment:

Here's Number One:

Please no new subdivision

Tue, Jun 23, 2020 1:15 pm

Dear Mr. Mayor and City Council Members,

I am writing on behalf of my friends and neighbors in the Norwood Heights neighborhood. We are deeply troubled by the proposal to build a new subdivision on Norwood next to Horizon School. Many of us were opposed to the annexation of that area and lost that battle but felt that our concerns were heard when the school was built rather than new houses. We felt heard and affirmed when the woods next to the school were kept natural as well. Now it seems the City has changed and the new people don't know what we had understood: We need that grove of trees for many reasons, the most important one being for the health of our children and citizens.

The grove of trees lining I5 not only acts as a sound barrier, but, it is a filter of toxins released by trucks and cars speeding up and down I5 24 hours per day, 7 days a week. We discussed the amazing noise pollution created by I5, as well as the air pollution and the city and metro representatives seemed to agree with us that there should always be a certain amount of acreage between a freeway and homes. As you know developers found out the hard way after they built and sold homes on Mandan Dr. with NO buffer. Children, adults, even animals and plants have not flourished on that street and in fact they have suffered. Of course the poor and most elderly live in those homes and it is a blight on the character of our city that the development was ever allowed. 5 years ago during the talks regarding the Basalt Creek map, we all agreed that the health of our citizens was our priority. The mayor at the time was even interested in making Tualatin a Blue Zone. Now it appears that the new city leaders are willing to take money in exchange for the health of its citizens! Please say it isn't so.

Please, use the positions we elected you for to resist the siren call of development money and stand up for the health of your constituents, and for people not informed enough to stand up for themselves. Please, limit the removal of our natural noise and air pollution filter. Once upon a time Beaverton and Tigard had deer, green spaces, clean air, and quiet neighborhoods. Now you can't tell where one ends and the other starts and it is all traffic and no wildlife. PLEASE protect our town and protect us and do not develop the woods on our borders. If you cannot stop the development, please, require the developer to maintain acreage of large stands of trees next to I5.

Thanks,

Gillian Stratton and Neighbors
Here's Number Two:

On Tue, Jun 23, 2020 at 12:47 PM <ghiefield@aol.com> wrote:

Dear Mr. Kellogg,

I am a resident of the Norwood Heights neighborhood asking you to please consider us when making your decision about the development next to Horizon Christian. I know that this was part of the Basalt Creek deal, but, on behalf of my neighbors we are asking you to limit the development for a simple and important reason: It changes the good faith agreement we made during those discussions.

The most important reason we are asking you to use your position on our behalf is because 5-10 years ago when we all participated in the discussions about the Basalt Creek/metro deal, we understood that there would be green space and/or natural space between us and our neighboring cities. We all agreed that we did not want to lose the small city feel of Tualatin and that clear borders created by green spaces would be the best way to keep from turning into a bay area or Beaverton where you can't tell where Portland, Tigard, and Beaverton start and stop. Once the green spaces that created the borders were gone, so was the small city feel. Now it is urban sprawl.

Please, please, uphold the agreement the people before you made. I know you haven't been mayor long, but I voted for you. I don't know if you've been a resident long, but, we had an understanding with Lou who was very pro development that the beautiful borders would be maintained. We all discussed wanting to be more like Lake Oswego than Tigard and it was the natural areas on the borders that we identified as important to keep. Please be our champion and do everything you can to maintain the green space at our border. We know that some times you can't stop development but, you can influence how the space is used and for example how many acres of tress or farmland must remain. Please do your best for keeping Tualatin "Tree City" USA, a beautiful and discreet little city.

Thank you so much for all that you do for our city. I know you're a volunteer and was so proud to see you at the LO summit on race. I get the feeling that you care more about your residents than money, and I appreciate that.

Sincerely,
Gillian Stratton

-----Original Message-----

From: Tabitha Boschetti <tboschetti@tualatin.gov>

To: ghiefield@aol.com <ghiefield@aol.com>

Sent: Mon, Aug 10, 2020 11:12 am

Subject: RE: SW Norwood annexation and overall land use review context

Gillian,

I'll be glad to see you online. I'm pasting the link below; you can also check out the full Council agenda here:

<https://meetings.municode.com/adaHtmlDocument/index?cc=TUALTNOR&me=f9420f055c41476c989f0a0f23e15a23&ip=True>.

Link:

<https://us02web.zoom.us/j/82343960600?pwd=K2lVbFhGUjJnaEZDbW1wMndkemFqUT09>

Phone: +1 669 900 6833

Meeting ID: 823 4396 0600

Password: 18880

Take care,

Tabitha Boschetti, AICP

503.691.3029 | tboschetti@tualatin.gov

From: ghiefield@aol.com <ghiefield@aol.com>
Sent: Monday, August 10, 2020 10:54 AM
To: Tabitha Boschetti <tboschetti@tualatin.gov>
Subject: Re: SW Norwood annexation and overall land use review context

Hi Tabitha,

Is there a Zoom link for today's meeting regarding the Norwood development? Would you mind sending it to me? Thank so much!
gillian

-----Original Message-----

From: Tabitha Boschetti <tboschetti@tualatin.gov>
To: ghiefield@aol.com <ghiefield@aol.com>
Sent: Fri, Jul 10, 2020 10:39 am
Subject: RE: SW Norwood annexation and overall land use review context

Gillian,

As an additional follow-up, I wanted to let you know that the Plan Text Amendment (PTA 20-0003) will also be a topic of discussion at the next Tualatin Planning Commission meeting, Thursday, July 16th at 6:30pm and the agenda is now online.

This meeting is not a hearing, but the public is invited to attend. The Tualatin Planning Commission, in their advisory role, will hear about the proposed code changes and decide on any recommendations to forward to City Council. The meeting will be held virtually on Zoom:

Tualatin Planning Commission. Thursday, July 16th, 6:30pm

Register in advance for this meeting:

<https://us02web.zoom.us/j/82471548974?pwd=WGJJV1I0d3BIb25RU1UvZmV6L0JTZz09>

After registering, you will receive a confirmation email containing information about joining the meeting.

All meetings of the Planning Commission are open to the public. If you need special assistance or accommodation to participate in this meeting, contact Steve Koper, AICP, Planning Manager, at skoper@tualatin.gov or 503-691-3028. Notification thirty-six (36) hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

The agenda for the meeting: <https://mccmeetings.blob.core.usgovcloudapi.net/tualtnor-pubu/MEET-Agenda-ca6551efa01346e9ac55a6145ce88805.pdf>

The packet for the meeting including presentation and staff report:

<https://mccmeetings.blob.core.usgovcloudapi.net/tualtnor-pubu/MEET-Packet-ca6551efa01346e9ac55a6145ce88805.pdf>

The City Council hearing for the Plan Text Amendment and Annexation cases is still scheduled for August 10, 2020.

Take care,

Tabitha Boschetti, AICP
503.691.3029 | tboschetti@tualatin.gov

From: Tabitha Boschetti
Sent: Tuesday, June 30, 2020 4:56 PM
To: 'ghiefield@aol.com' <ghiefield@aol.com>
Subject: RE: SW Norwood annexation and overall land use review context

Gillian,

Thank you for sharing. As an update, the applications I mentioned are now online:

- Annexation ANN 20-0003: <https://www.tualatinoregon.gov/planning/ann-20-0003-norwood-annexation>
- Plan Text Amendment PTA 20-0003: <https://www.tualatinoregon.gov/planning/pta-20-0003-basalt-creek-rml-plan-text-amendment>

The notices will be going out soon for these two applications with hearings scheduled for the August 10th City Council meeting; if you were on the mailing list for the Neighborhood/Developer meeting notice you should be on this notice as well. For these upcoming applications, my staff report will be focused on the Annexation and Plan Text Amendment criteria specifically. I will of course be discussing the comments I receive from you and your neighbors, but ultimately bringing that back to the criteria. While these applications don't yet touch upon your concerns as specifically as the anticipated future Subdivision application would, I encourage you to check out the applications and decide if there are pieces of those applications you want to address more specifically in the testimony.

Take care,

Tabitha Boschetti, AICP
503.691.3029 | tboschetti@tualatin.gov

From: ghiefield@aol.com <ghiefield@aol.com>
Sent: Tuesday, June 30, 2020 9:06 AM
To: Tabitha Boschetti <tboschetti@tualatin.gov>
Subject: Re: SW Norwood annexation and overall land use review context

DEar Tabitha,

Here is what my second letter to the city council says. My neighbors and I all feel strongly about this and are grateful for your help. The mayor was not encouraging. Bummer.

Dear Mr. Mayor and City Council Members,

I am writing on behalf of my friends and neighbors in the Norwood Heights neighborhood. We are deeply troubled by the proposal to build a new subdivision on Norwood next to Horizon School. Many of us were opposed to the annexation of that area and lost that battle but felt that our concerns were heard when the school was built rather than new houses. We felt heard and affirmed when the woods next to the school were kept natural as well. Now it seems the City has changed and the new people don't know what we had understood: We need that grove of trees for many reasons, the most important one being for the health of our children and citizens.

The grove of trees lining I5 not only acts as a sound barrier, but, it is a filter of toxins released by trucks and cars speeding up and down I5 24 hours per day, 7 days a week. We discussed the amazing noise pollution created by I5, as well as the air pollution and the city and metro representatives seemed to agree with us that there should always be a certain amount of acreage between a freeway and homes. As you know developers found out the hard way after they built and sold homes on Mandan Dr. with NO buffer. Children, adults, even animals and plants have not flourished on that street and in fact they have suffered. Of course the poor and most elderly live in those homes and it is a blight on the character of our city that the development was ever allowed in the first place. 5 years ago during the talks regarding the Basalt Creek map, we all agreed that the health of our citizens was our priority. The mayor at the time was even interested in making Tualatin a Blue Zone. Now it appears that the new city leaders are willing to take money in exchange for the health of its citizens! Please say it isn't so.

Please, use the positions we elected you for to resist the siren call of development money and stand up for the health of your constituents, and for people not informed enough to stand up for themselves. Please, limit the removal of our natural noise and air pollution filter. Once upon a time Beaverton and Tigard had deer, green spaces, clean air, and quiet neighborhoods. Now you can't tell where one ends and the other starts and it is all traffic and no wildlife. PLEASE protect our town and protect us and do not develop the woods on our borders. If you cannot stop the development, please, require the developer to maintain acreage of large stands of trees next to I5.

Thanks,

Gillian Stratton and Neighbors

-----Original Message-----

To: tboschetti@tualatin.gov <tboschetti@tualatin.gov>

Sent: Tue, Jun 23, 2020 12:32 pm

Subject: Re: SW Norwood annexation and overall land use review context

Dear Tabitha,

Thank you for your help. I have copied and pasted my first letter to the mayor below. I intend to also write our city council members and am asking you to forward my letter to whomever in your department is able to influence how the development proceeds. My neighbors and I met last night in our driveway and brainstormed about 10 strong reasons why the development should be limited, but, I am passionate about my most important reason: If we develop right up to our border and Wilsonville does the same thing, there will be no discernable city and the very character of our town will be lost.

Dear Mr. Mayor,

I am a resident of the Norwood Heights neighborhood asking you to please consider us when making your decision about the development next to Horizon Christian. I know that this was part of the Basalt Creek deal, but, on behalf of my neighbors we are asking you to limit the development for a simple and important reason: It changes the good faith agreement we made during those discussions.

The most important reason we are asking you to use your position on our behalf is because 5-10 years ago when we all participated in the discussions about the Basalt Creek/metro deal, we understood that there would be green space and/or natural space between us and our neighboring cities. We all agreed that we did not want to lose the small city feel of Tualatin and that clear borders created by green spaces would be the best way to keep from turning into a bay area or Beaverton where you can't tell where Portland, Tigard, and Beaverton start and stop. Once the green spaces that created the borders were gone, so was the small city feel. Now it is urban sprawl.

Please, please, uphold the agreement the people before you made. I know you haven't been mayor long, but I voted for you. I don't know if you've been a resident long, but, we had an understanding with Lou

who was very pro development that the beautiful borders would be maintained. We all discussed wanting to be more like Lake Oswego than Tigard and it was the natural areas on the borders that we identified as important to keep. Please be our champion and do everything you can to maintain the green space at our border. We know that some times you can't stop development but, you can influence how the space is used and for example how many acres of tress or farmland must remain. Please do your best for keeping Tualatin "Tree City" USA, a beautiful and discreet little city.

Thank you so much for all that you do for our city. I know you're a volunteer and was so proud to see you at the LO summit on race. I get the feeling that you care more about your residents than money, and I appreciate that.

Sincerely,
Gillian Stratton

Thanks Tabitha!

-----Original Message-----

From: Tabitha Boschetti <tboschetti@tualatin.gov>

To: ghiefield@aol.com <ghiefield@aol.com>

Sent: Wed, Jun 17, 2020 12:36 pm

Subject: SW Norwood annexation and overall land use review context

Gillian,

Thank you for your earlier call about potential future development at property south of SW Norwood Road west of I-5. As we discussed, there are three land use reviews that require public notice prior to development, with different opportunities to weigh in. My hope is to outline those below and highlight where there is the greatest leverage for influencing what happens with the property. I've also included general contact information for City Council and other information for the site below.

Land use reviews and public testimony:

- **Plan Text Amendment.**

- o This application has been submitted; the applicant has held their Neighborhood/Developer meeting.
- o The City Council hearing is not yet scheduled. The City will mail hearing notices inviting public testimony when it is scheduled and will put the application materials online.
- o In this application, the applicant is requesting to make it easier to develop single-family houses instead of attached housing. The current code calls for attached housing types, or a Conditional Use Permit for a subdivision that allows single dwelling homes.
- o This application has the broadest approval criteria. City Council needs to find that the proposed code changes are in the public interest. The applicant is essentially asking to change the criteria that would apply at the time of a future subdivision application, making this the area where the public has the greatest relative traction with regard to changing those criteria.
- o The code section with criteria for this application is online here:
https://library.municode.com/or/tualatin/codes/development_code?nodeld=THDECOTUOR_CH33APAPCR_TDC_33.070PLAM

- **Annexation.**

- o This application has been submitted; the Neighborhood/Developer meeting needs to be held, along with some other paperwork details, before it will be deemed complete.
- o The City Council hearing not yet scheduled. The City will mail hearing notices inviting public testimony when it is scheduled and will put the application materials online.

- o The request for this application is to adjust the city boundary to bring this property into the City of Tualatin.
 - o There will be a City Council hearing to consider the proposal. The criteria are somewhat more objective. The specific code criteria in our code can be found here: https://library.municode.com/or/tualatin/codes/development_code?nodeId=THDECOTUOR_CH33APAPCR_TDC_33.010AN
 - o The approval criteria reference a lot of other government statutes, which can make it pretty opaque. I'm attaching the Analysis and Findings from the annexation application for the property south of Horizon which walk through the criteria as it applied to that site; I hope that makes it a bit clearer what kind of considerations are in play for approving an annexation.
- **Subdivision.** (not yet submitted or scheduled for Neighborhood/Developer meeting)
 - o This application has not yet been submitted. The applicant cannot submit this application until after City Council approves an annexation.
 - o The criteria for approving a subdivision are more technical in nature (transportation impacts and mitigation; lot dimensions meeting minimum standards). This is a staff level decision with a public notice period inviting comments to staff. The subdivision does not go to a public hearing unless the staff decision is appealed. The application is primarily evaluated by our Engineering staff.
 - o Environmental impacts and any potential mitigation are evaluated during this application process by the City's partner agency, Clean Water Services.
 - o The general criteria for approving a subdivision are here: https://library.municode.com/or/tualatin/codes/development_code?nodeId=THDECOTUOR_CH36SUPAPRLIAD_TDC_36.120TESUPL
 - The next steps toward development would follow an approved subdivision and not have a public notice period. Developers are generally required to create public infrastructure like sidewalks ahead of new home development. New homes need to meet standards in the adopted city code; these are evaluated in an Architectural Review—Single Family application reviewed by staff, followed by building permits.

MORE INFORMATION:

After an application is deemed complete (meaning we have everything needed to evaluate the application) the City will post information about the application online here: <https://www.tualatinoregon.gov/projects>

More general information about contacting your City Council is online here:

<https://www.tualatinoregon.gov/citycouncil/meet-your-council>. There is a general Council contact email (council@tualatin.gov) or you may contact specific members as noted on the site. As I was saying, Council is a public body accountable to the voters so you can contact them at any point. That said, there is an advantage to also commenting specifically during the formal public comment period for a specific land use hearing; if someone decides to appeal a formal land use decision, they generally need to have testified during the public comment period.

As additional background, the Basalt Creek Concept Plan applied future Medium-Low Density Residential (RML) zoning to this area to be applied upon annexation.

You can find a copy of the Basalt Creek Concept Plan here:

https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/4509/exhibit_2_-_basalt_creek_concept_plan.pdf My understanding is that the change to the Urban Growth Boundary was started in 2004, but it took longer for Tualatin, Wilsonville, and Metro to develop this plan. For comparison, RML is the same zoning as is applied north of SW Norwood between Boones Ferry and approximately SW 87th. Our zoning map online (<https://www.tualatinoregon.gov/planning/zoning-map-interactive-viewer>) is also helping for viewing the existing city boundary and Urban Planning Area boundary (the area not currently within Tualatin, but generally eligible to apply for annexation). Note that the map shows future zoning that would be applied for properties not currently within city limits.

In my professional assessment, an outcome that sees no development whatsoever is not the most likely given that City Council already approved the Basalt Creek Concept Plan which shows how residential development can be accommodated in our swiftly growing and housing-constrained region. There is also a broader legal context surrounding property rights that any Council land use decision needs to operate within. That said, I think there are several points during this process where there are definitely opportunities to shape how the proposal responds to the existing neighborhood, environment, and overall context. I am happy to discuss any further questions.

Sincerely,

Tabitha Boschetti, AICP

Assistant Planner

City of Tualatin | Community Development

503.691.3029

www.tualatinoregon.gov

tboschetti@tualatin.gov

My pronouns are she/her

Basalt Creek Text Amendment City Council Hearing

Monday, August 10, 2020



Introductions

Applicants

Lennar Northwest, Inc.



Michael Anders, Director of Land Acquisition
David Force, Forward Planning Manager

Venture Properties, Inc.



VentureProperties
INCORPORATED

Kelly Ritz, President
Al Jeck, Project Manager

Property Owners

P3 Properties, LLC
Autumn Sunrise, LLC

Land Use and Civil Engineering

AKS Engineering and Forestry

Mimi Doukas, AICP, RLA



Legal Counsel

Schwabe Williamson and Wyatt

Michael Robison




What is being proposed?

The Applicants are requesting a change to the City of Tualatin's Development Code to allow detached housing in the RML zone.

- Addition of single-family detached housing as an allowed use in the Residential Medium-Low (RML) District
 - Only in the Basalt Creek Planning Area in the RML zone
 - Only for project sites 15 acres or larger
 - Removes need for a discretionary Conditional Use Permit
- Addition of development standards for detached homes in the Basalt Creek Planning Area
 - Lot Size Averaging
 - Setback and lot coverage standards for Basalt detached lots
- **No density changes have been proposed**

What is being proposed?

The Applicants are requesting a change to the City of Tualatin's Development Code to allow detached housing in the RML zone.

- Addition of single-family detached housing as an allowed use in the Residential Medium-Low (RML) District
 - Only in the Basalt Creek Planning Area in the RML zone
 - Only for project sites 15 acres or larger
 - Removes need for a discretionary Conditional Use Permit
 - Addition of development standards for detached homes in the Basalt Creek Planning Area
 - Lot Size Averaging
 - Setback and lot coverage changes for small lots
 - **No density changes have been proposed**
 - Added language to the RML purpose statement to reflect this change
 - Added a provision requiring a minimum of 15% attached homes
- 

From the 2019 Housing Needs Analysis:

These factors suggest that Tualatin needs a broader range of housing types with a wider range of price points than are currently available in Tualatin's housing stock. This includes providing opportunity for development of housing types such as: single-family detached housing (e.g., small homes like cottages or small-lot detached units, traditional detached homes, and high-amenity detached homes), townhouses, and multifamily products (duplexes, triplexes, quadplexes, and apartments and condominiums).

Exhibit 89 shows the final forecast for housing growth in the Tualatin city limits during the 2020 to 2040 period. The projection is based on the following assumptions:

- Tualatin's official forecast for population growth shows that the city will add 1,014 households over the 20-year period. Exhibit 89 shows Metro's forecast for growth of 1,014 new dwelling units over the 20-year planning period.
- The assumptions about the mix of housing in Exhibit 89 are consistent with the requirements of OAR 660-007⁵²:
 - **About 40% of new housing will be single-family detached**, a category which includes manufactured housing. In 2013-2017, 53% of Tualatin's housing was single-family detached.
 - **Nearly 15% of new housing will be single-family attached**. In 2013-2017, 6% of Tualatin's housing was single-family attached.
 - **About 45% of new housing will be multifamily**. In 2013-2017, 41% of Tualatin's housing was multifamily.

TDC 41.220. - Housing Types.

Table 41-2 lists Housing Types permitted in the RML zone. Housing types may be Permitted Outright (P), Conditionally Permitted (C), or Not Permitted (N) in the RML zone.

**Table 41-2
Housing Types in the RML Zone**

HOUSING TYPE	STATUS	LIMITATIONS AND CODE REFERENCES
Single-Family Dwelling	C/P	Limited to single-family dwellings in a small lot subdivision, with conditional use permit, subject to TDC 36.410. Permitted for a maximum of 85% of the proposed dwelling units within the Basalt Creek Planning Area subject to TDC 41.330.
Accessory Dwelling Unit	P	Subject to TDC 34.600.
Duplex		
Townhouse (or Rowhouse)	P	See TDC definition in 31.060.
Multi-Family Structure	P	See TDC definition in 31.060.
Manufacturing Dwelling	N	See TDC definition in 31.060.
Manufactured Dwelling Park	P	Limited to locations designated by the Tualatin Community Plan Map and subject to TDC 34.190.
Retirement Housing Facility	C	Subject to TDC 34.400.
Residential Home	P	See TDC definition in 31.060.

TDC 41.300. - Development Standards.

Development standards in the RML zone are listed in Table 41-3. Additional standards may apply to some uses and situations, see TDC 41.310 and TDC 41.330. The standards in Table 41-3 may be modified for greenway and natural area dedications as provided in TDC 36.420. The standards for lot size, lot width, building coverage, and setbacks that apply to single-family dwellings in small lot subdivisions are provided in TDC 36.410(2)(b).

TDC 41.330. - Development Standards.

Development standards for Household Living Uses in the RML zone within the Basalt Creek Planning Area are listed in Table 41-4. The standards of TDC 41.330 apply to RML-zoned properties within the Basalt Creek Planning Area with project sites which are greater than 15 acres in size. Additional standards may apply to some uses and situations, see TDC 41.310.

**Table 41-4
Development Standards in the RML Zone within the Basalt Creek Planning Area**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	Up to a maximum of 85% of proposed dwelling units may be detached single-family homes.
MINIMUM AVERAGE LOT SIZE		
Single Family Lot	3,000 square feet	
MINIMUM AVERAGE LOT WIDTH		
Single Family Detached Lot	26 feet	
Townhouse (or Rowhouse)	14 feet	
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		
• building	10 feet	
• garage	20 feet	
Side Setback	5 feet	
Rear Setback	10 feet	
Street side setback	10 feet	
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.
MAXIMUM LOT COVERAGE		
Single Family Detached Lot	55%	
Townhouse (or Rowhouse)	90%	

TDC 5.040. - Planning District Objectives.

- (2) *Medium-Low Density Residential Planning District (RML)*. To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. **Detached housing is permitted for projects over 15 acres in size within the Basalt Creek Planning Area.** Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.

Key Issues

How is this in the Public Interest?

- Consistent with Tualatin | 2040
 - Housing affordability
 - Small lot development
- Diversity of housing types
 - Lot size averaging results in increased housing diversity
 - Minimum of 15% proposed housing will be attached
- Current code does not work
 - Density of 10 du/ac does not match apartments
 - Current small lot code results in all 4,500 sf
 - Uncertainty with a discretionary review

Secondary questions

- Existing Small Lot Conditional Use Permit
- Tree Preservation
- Stormwater

Tualatin|2040

High Priorities by Topic

1: COMMUNITY AND LIVABILITY POLICY PRIORITIES (HIGH PRIORITY BASED ON STAKEHOLDER FEEDBACK¹)

Housing and Livability

Housing affordability was a major topic of discussion and a concern for all stakeholders and some noted the need for the City to have a plan for housing.

Greater diversity of Housing Types in Tualatin was broadly supported; many felt a wider variety of options (other than single-family homes) would provide more affordable options. Alternative housing types discussed with stakeholders were **townhomes/rowhouses, mixed-use development, duplexes, triplexes, and accessory dwelling units (ADU)**. Most stakeholders were in favor of the full range of housing types. One stakeholder noted that small lot and zero lot line subdivisions could provide higher density that doesn't feel cramped.

Basalt Creek was mentioned by a number of stakeholders. Others noted that the proposed zoning allows for a good diversity of housing (low density residential, medium low density residential and some high density residential, but that lots should be 3,000 or 4,000 square foot lots.

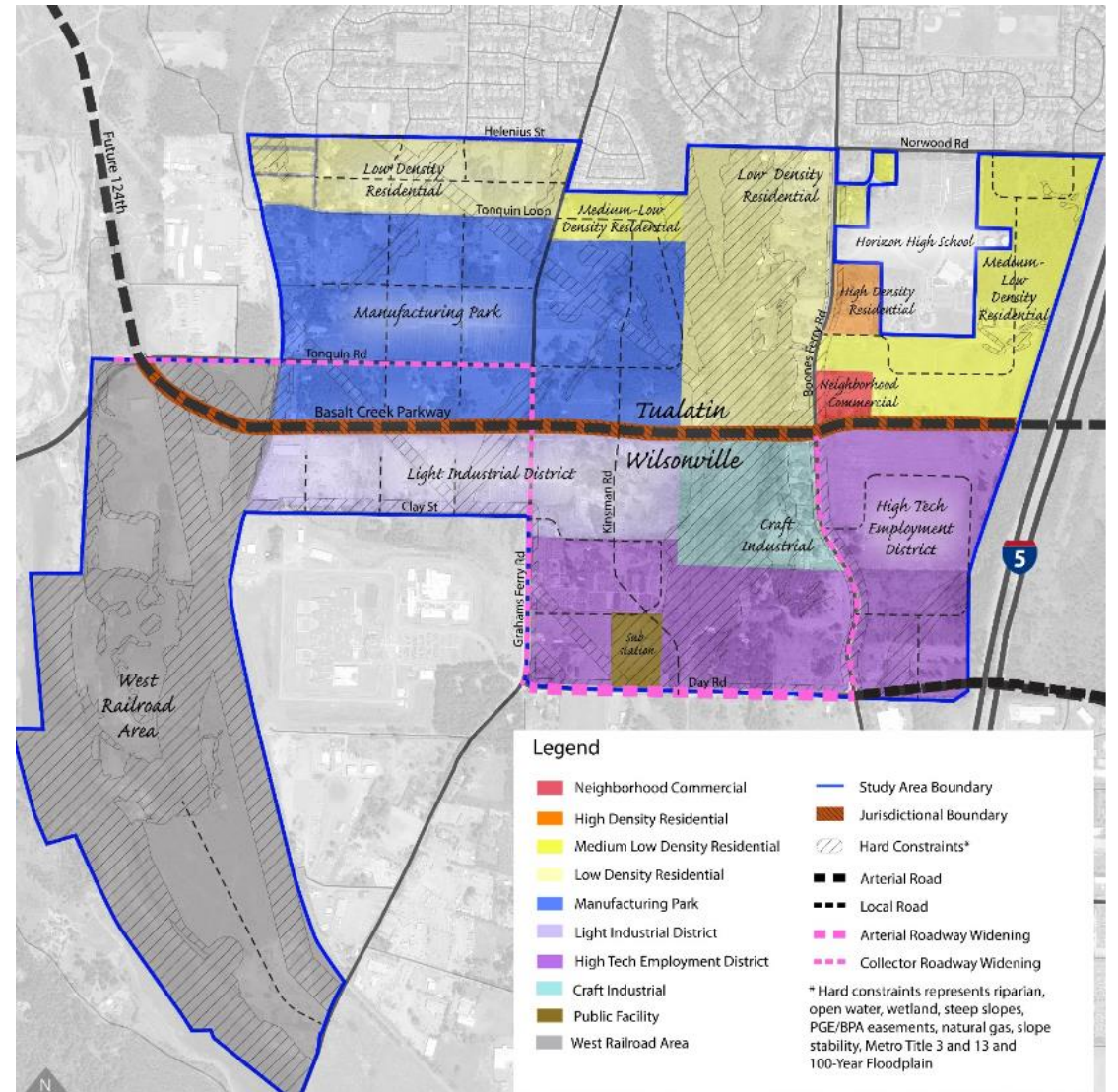
Tualatin|2040

Summary of Actions

The table below summarizes the strategies, actions, and recommendations made by the CAC. The priority shown in the table is based on discussions with the CAC about the actions they view to be in need of prompt attention. Low-priority actions represent actions that the CAC thinks are important but that may be executed later in the Tualatin 2040 process. At some level, all of the actions in this strategy are a high priority for the CAC.

Strategies, Actions, and Recommendations	Priority
Strategy 1: Ensure an adequate supply of land that is available and serviceable.	
<p>Action 1.1. Evaluate opportunities to increase development densities within Tualatin's existing zones by modifying the Development Code.</p> <ul style="list-style-type: none"> ▪ Recommendation 1.1a: Evaluate increasing densities in the Residential High and Residential High Density / High Rise residential designations by allowing buildings that are five to eight stories tall. ▪ Recommendation 1.1b: Conduct an audit of the City's Development Code to identify barriers to residential development (e.g., lot size, setbacks, and lot coverage ratio) and identify alternatives for lowering or eliminating the barriers. ▪ Recommendation 1.1c: Evaluate off-street parking requirements for multifamily housing to identify opportunities for reduction in parking requirements, especially for housing developed for groups who have fewer cars. ▪ Recommendation 1.1d: Adopt a Planned Unit Development (PUD) ordinance to allow flexibility in both development standards and housing types. 	High

Basalt Creek Concept Plan





Legend

- | | |
|--|---|
| Neighborhood Commercial | Study Area Boundary |
| High Density Residential | Jurisdictional Boundary |
| Medium Low Density Residential | Hard Constraints* |
| Low Density Residential | Arterial Road |
| Manufacturing Park | Local Road |
| Light Industrial District | Arterial Roadway Widening |
| High Tech Employment District | Collector Roadway Widening |
| Craft Industrial | |
| Public Facility | |
| West Railroad Area | |
- * Hard constraints represents riparian, open water, wetland, steep slopes, PGE/BPA easements, natural gas, slope stability, Metro Title 3 and 13 and 100-Year Floodplain



Legend

- | | |
|--|--|
| Neighborhood Commercial | Study Area Boundary |
| High Density Residential | Jurisdictional Boundary |
| Medium Low Density Residential | Hard Constraints* |
| Low Density Residential | Arterial Road |
| Manufacturing Park | Local Road |
| Light Industrial District | Arterial Roadway Widening |
| High Tech Employment District | Collector Roadway Widening |
| Craft Industrial | |
| Public Facility | |
| West Railroad Area | |

* Hard constraints represents riparian, open water, wetland, steep slopes, PGE/BPA easements, natural gas, slope stability, Metro Title 3 and 13 and 100-Year Floodplain

Basalt Creek Concept Plan

Purpose

“Housing. Most of the remaining land north of the proposed Basalt Creek Parkway (beyond employment land) is allocated to a mix of residential uses at varying densities. The Concept Plan organizes residential land uses into two general areas that are intended to have easy access to services and be connected to parks, schools, and natural areas.

1. The plan focuses the lowest density housing (a mixture of low-density and medium-low density) along the northern portion of the Planning Area and low density along the west side of Boone’s Ferry Road, adjacent to existing neighborhoods of Tualatin. This land is expected to accommodate 134 new households.

2. The eastern portion of the Tualatin future annexation area is anticipated to be a mixture of high and medium-low density residential; the land immediately east of Boones Ferry Rd is intended for high density housing; The remainder of the land east and south of Horizon School is planned for medium-low density residential. This eastern subarea is expected to accommodate 407 new housing units in Tualatin. This land is near the intersection between Boones Ferry Road and the new Basalt Creek Parkway.

Basalt Creek Concept Plan

From the Findings for Ord No 1418-19:

- Medium Low Density Residential (RML): An area with the RML (Medium Low Density Residential) Zone is proposed south of Norwood Road, east of Boones Ferry Road, and west of I-5. An additional area of RML Zone is also planned east of Grahams Ferry Road between the two above described areas of RL Zone. These areas lends themselves to a slightly higher density than traditional single-family due to the excellent transportation access and the close relationship to the employment centers. The use of the RML District in this area provides for the needed higher densities with a District that will allow development that is similar in character and density to the RL lands.

RML Zone

Purpose

Medium-Low Density Residential Planning District (RML). To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. **Detached housing is permitted for projects over 15 acres in size within the Basalt Creek Planning Area.** Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.

- Red text is proposed by Applicants to reflect proposed text amendment
- Recognizes Small Lot subdivisions
- Owner occupancy is a priority
- Maximum density is 10 dwelling units per acre for most uses

RML Zone

TDC 5.040. - Planning District Objectives.

(2) *Medium-Low Density Residential Planning District (RML)*. To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. **Detached housing is permitted for projects over 15 acres in size within the Basalt Creek Planning Area.** Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.

- General description provided in the 'Comprehensive Plan' portion of the TDC
- Recognizes Small Lot subdivisions
- Owner occupancy is a priority
- Maximum density is 10 dwelling units per acre for most uses

RML Zone

CHAPTER 41 - MEDIUM LOW DENSITY RESIDENTIAL ZONE (RML)

TDC 41.100. - Purpose.

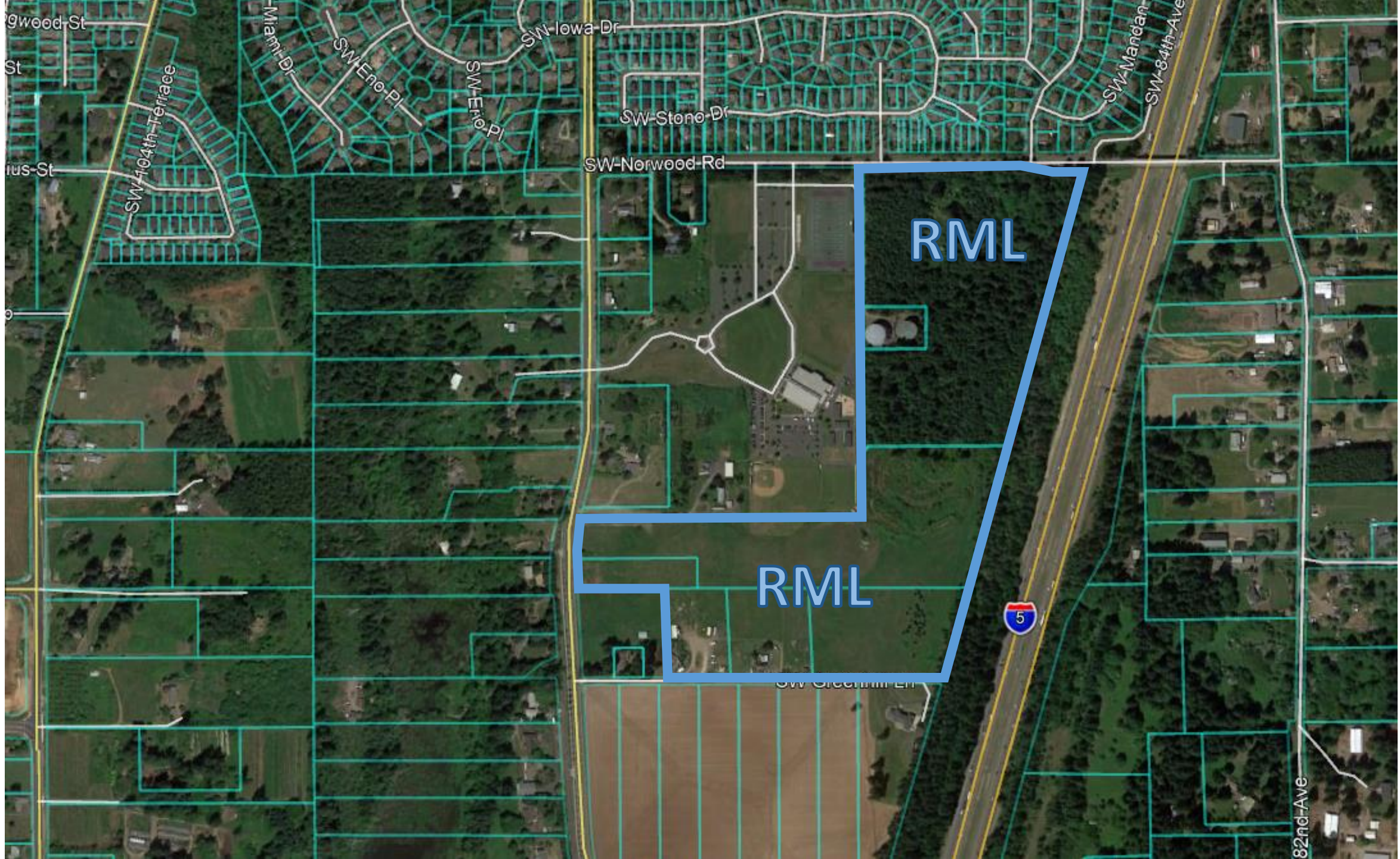
The purpose of this zone is to provide areas of the City suitable for townhouses, condominiums, duplexes, triplexes and other multi-family dwellings, as well as areas for small-lot, small home subdivisions, and manufactured dwelling parks in designated areas.

- Defined Purpose Statement for the RML zone
- Expressly states the purpose of the zone includes small-lot, small home subdivisions

Small Lot Subdivision

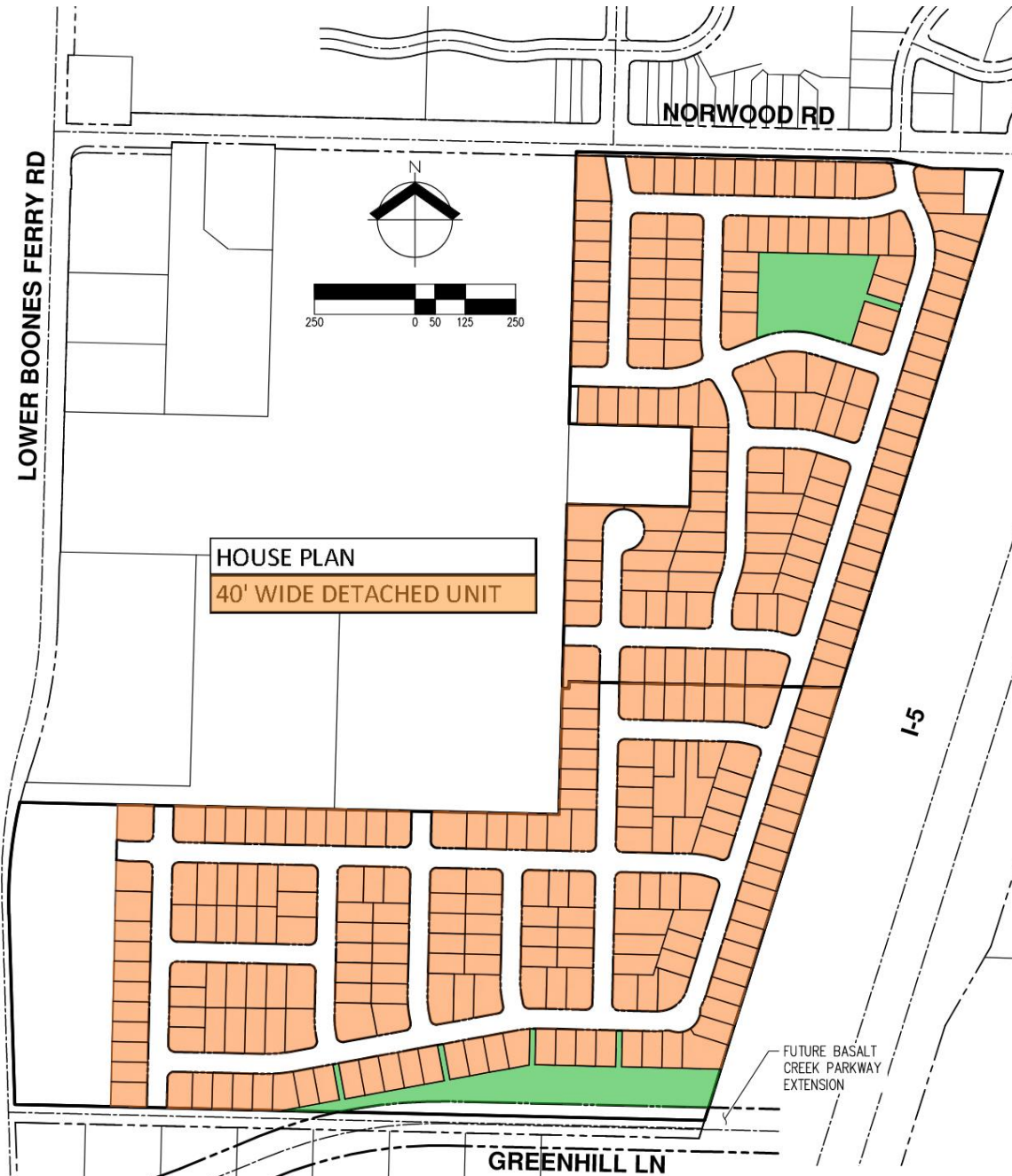
(b) *RML Zone*. In the RML zone, small lot subdivisions must comply with the following:

- (i) Small lots must be no less than 4,500 square feet;
- (ii) Maximum building coverage must not exceed 45 percent;
- (iii) Minimum lot width must be at least 30 feet. Lots that have frontage on a public street must have a minimum lot width of 50 feet or 30 feet for lots on a cul-de-sac bulb. For flag lots, the minimum lot width at the street must be sufficient to comply with at least the minimum access requirements contained in TDC [73C](#);
- (iv) Front yard setback must be a minimum of 20 feet to the garage and 12 feet to the house;
- (v) Side yard setback must be a minimum of five feet;
- (vi) On corner lots, the setback for yards adjacent to streets must be a minimum of 20 feet to the garage and 12 feet to the house in the yard where a driveway provides access to a street other than an alley and must be a minimum of 12 feet in the yard where no driveway access exists; and
- (vii) Rear yard setback must be a minimum of 15 feet.



RML

RML



- All lots 50'x90'
- All lots 4,500 SF
- No diversity
- Discretionary review
- Allowed today

Small Lot CUP Conceptual Layout



- 15% attached homes
- Five lot sizes
- Five market sectors
- Increased diversity of housing type, range of SF per house, and diversity of house price

Proposed Code Amendment Conceptual Layout





Proposed Text Amendment:

- Substantially increases housing diversity within Basalt Creek
- Provides for a minimum of 15% attached homes consistent with the Housing Needs Analysis
- Provides improved compatibility with the existing neighborhoods
- Provides a clear and objective path for detached homes
- Can be a test case for future code amendments

Request approval of the proposed Text Amendment with proposed revisions.

Questions?

Revised Code Change Proposal
Submitted by the applicant on September 17, 2020

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TDC 41.220. - Housing Types.

Table 41-2 lists Housing Types permitted in the RML zone. Housing types may be Permitted Outright (P), Conditionally Permitted (C), or Not Permitted (N) in the RML zone.

**Table 41-2
Housing Types in the RML Zone**

HOUSING TYPE	STATUS	LIMITATIONS AND CODE REFERENCES
Single-Family Dwelling	C	<ul style="list-style-type: none"> Limited to single-family dwellings in a small lot subdivision, with conditional use permit, subject to TDC 36.410. Limited to projects meeting size criteria within the Basalt Creek Planning Area, subject to TDC 41.330 and reviewed as a conditional use permit.
Accessory Dwelling Unit	P	Subject to TDC 34.600.
Duplex		
Townhouse (or Rowhouse)	P	See TDC definition in 31.060.
Multi-Family Structure	P	See TDC definition in 31.060.
Manufacturing Dwelling	N	See TDC definition in 31.060.
Manufactured Dwelling Park	P	Limited to locations designated by the Tualatin Community Plan Map and subject to TDC 34.190.
Retirement Housing Facility	C	Subject to TDC 34.400.
Residential Home	P	See TDC definition in 31.060.

TDC 41.300. - Development Standards.

Development standards in the RML zone are listed in Table 41-3. Additional standards may apply to some uses and situations, see TDC 41.310 and TDC 41.330. The standards in Table 41-3 may be modified for greenway and natural area dedications as provided in TDC 36.420. The standards for lot size, lot width, building coverage, and setbacks that apply to single-family dwellings in small lot subdivisions are provided in TDC 36.410(2)(b).

**Table 41-3
Development Standards in the RML Zone**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
Manufactured Dwelling Parks	12 units per acre	Limited to single-wide dwelling parks or any part of a single-wide dwelling park.
Retirement Housing Facility, or Congregate Care Facility	15 units per acre	
Nursing Facility	15 units per acre	
Group Living Uses	15 units per acre	
MINIMUM LOT SIZE		
Townhouse		
(or Rowhouse)	1,400 square feet	
Multi-Family Structure and Duplex		

Revised Code Change Proposal
Submitted by the applicant on September 17, 2020

• Development on Less than One Acre	10,000 square feet	For up to two units, plus an additional 4,195 square feet for each unit exceeding two.
• Development on More than One Acre	4,356 square feet per unit	
Multi-Family Structure under Condominium Ownership	20,000 square feet	Limited to the primary condominium lot.
All Other Permitted Uses	10,000 square feet	
Conditional Uses	20,000 square feet	
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
MINIMUM AVERAGE LOT WIDTH		
Townhouse (or Rowhouse)	14 feet	
Multi-Family Structure	75 feet	May be 40 feet on a cul-de-sac street.
Multi-Family Structure under Condominium Ownership	100 feet	Limited to the primary condominium lot. Minimum lot width at street is 40 feet.
All Other Permitted Uses	75 feet	
Conditional Uses	100 feet	Minimum lot width at street is 40 feet.
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		Minimum setback to a garage door must be 20 feet.
• 1 story structure	20 feet	
• 1.5 story structure	25 feet	
• 2 story structure	30 feet	
• 2.5 story structure	35 feet	
• Townhouse (or Rowhouse)	0-20 feet	As determined through Architectural Review process.
Side and Rear Setback		Where living spaces face a side yard, the minimum setback must be ten feet
• 1 story structure	5 feet	
• 1.5 story structure	7 feet	
• 2 story structure	10 feet	
• 2.5 story structure	12 feet	
Corner Lots	—	On corner lots, the setback is the same as the front yard setback on any side facing a street other than an alley.
Minimum Distance Between Buildings within One Development	10 feet	For Townhouses, determined through the Architectural Review process
Parking and Vehicle Circulation Areas	10 feet	For Townhouses, determined through the Architectural Review process
Conditional Uses	—	As determined through Architectural Review process. No minimum setback must be greater than 50 feet
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		

Revised Code Change Proposal
Submitted by the applicant on September 17, 2020

All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.
MAXIMUM LOT COVERAGE		
Townhouse (or Rowhouse)	90%	
All Other Permitted Uses	40%	
Conditional Uses	45%	

TDC 41.330. - Development Standards.

Development standards for Household Living Uses in the RML zone within the Basalt Creek Planning Area are listed in Table 41-4. The standards of TDC 41.330 apply to RML-zoned properties within the Basalt Creek Planning Area with project sites which are greater than 15 acres in size **subject to a conditional use permit**. Additional standards may apply to some uses and situations, see TDC 41.310.

**Table 41-4
Development Standards in the RML Zone within the Basalt Creek Planning Area**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
MINIMUM AVERAGE LOT SIZE		
Single Family Lot	3,000 square feet	
MINIMUM AVERAGE LOT WIDTH		
Single Family Detached Lot	26 feet	
Townhouse (or Rowhouse)	14 feet	
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		
• building	10 feet	
• garage	20 feet	
Side Setback	5 feet	
Rear Setback	10 feet	
Street side setback	10 feet	
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.
MAXIMUM LOT COVERAGE		
Single Family Detached Lot	55%	
Townhouse (or Rowhouse)	90%	



September 18, 2020

Honorable Mayor and Members of the City Council
c/o Steve Koper, Planning Manager
City of Tualatin Planning Division
18880 SW Martinazzi Avenue
Tualatin, OR 97062-7092

RE: Revision to the Basalt Creek RML Plan Text Amendment Application (PTA-20-0003)

Dear Mayor Bubenik and Members of the City Council:

Lennar Northwest, Inc. and Venture Properties, Inc. are co-applicants for the Basalt Creek Medium Low-Density Residential (RML) Plan Text Amendment (PTA-20-0003) land use application that proposes to allow changes to the development standards for detached housing for large projects in the RML zone within the Basalt Creek Planning Area. City Council held the first hearing on August 10, 2020 and continued the hearing to allow the Applicants to consider feedback from the Council discussion.

After review of Council deliberation and discussions with City Staff, our team has provided a revision to the proposed Text Amendment application that adds a requirement for affected projects to be reviewed as a Conditional Use Permit. This will provide Planning Commission review of these projects with a public hearing. Amended code language is attached to this letter for your reference that also reflects the previous amendment to provide a minimum of 15% attached homes.

We look forward to discussing this matter with the City Council on September 28, 2020.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

A handwritten signature in blue ink that reads 'M Doukas'.

Mimi Doukas, AICP, RLA
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | mimid@aks-eng.com

Attachment: Revised Code Amendment

- c. David Force and Michael Anders, Lennar Northwest, Inc
Kelly Ritz and Al Jeck, Venture Properties, Inc
Michael Robinson, Schwabe Williamson & Wyatt

TDC 41.220. - Housing Types.

Table 41-2 lists Housing Types permitted in the RML zone. Housing types may be Permitted Outright (P), Conditionally Permitted (C), or Not Permitted (N) in the RML zone.

**Table 41-2
Housing Types in the RML Zone**

HOUSING TYPE	STATUS	LIMITATIONS AND CODE REFERENCES
Single-Family Dwelling	C	<ul style="list-style-type: none"> Limited to single-family dwellings in a small lot subdivision, with conditional use permit, subject to TDC 36.410. Limited to projects meeting size criteria within the Basalt Creek Planning Area, subject to TDC 41.330, and reviewed as a conditional use permit.
Accessory Dwelling Unit	P	Subject to TDC 34.600.
Duplex		
Townhouse (or Rowhouse)	P	See TDC definition in 31.060.
Multi-Family Structure	P	See TDC definition in 31.060.
Manufacturing Dwelling	N	See TDC definition in 31.060.
Manufactured Dwelling Park	P	Limited to locations designated by the Tualatin Community Plan Map and subject to TDC 34.190.
Retirement Housing Facility	C	Subject to TDC 34.400.
Residential Home	P	See TDC definition in 31.060.

TDC 41.300. - Development Standards.

Development standards in the RML zone are listed in Table 41-3. Additional standards may apply to some uses and situations, see TDC 41.310 and TDC 41.330. The standards in Table 41-3 may be modified for greenway and natural area dedications as provided in TDC 36.420. The standards for lot size, lot width, building coverage, and setbacks that apply to single-family dwellings in small lot subdivisions are provided in TDC 36.410(2)(b).

**Table 41-3
Development Standards in the RML Zone**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	
Manufactured Dwelling Parks	12 units per acre	Limited to single-wide dwelling parks or any part of a single-wide dwelling park.
Retirement Housing Facility, or Congregate Care Facility	15 units per acre	
Nursing Facility	15 units per acre	
Group Living Uses	15 units per acre	
MINIMUM LOT SIZE		
Townhouse (or Rowhouse)	1,400 square feet	
Multi-Family Structure and Duplex		
<ul style="list-style-type: none"> Development on Less than One Acre 	10,000 square feet	For up to two units, plus an additional 4,195 square feet for each unit exceeding two.

• Development on More than One Acre	4,356 square feet per unit	
Multi-Family Structure under Condominium Ownership	20,000 square feet	Limited to the primary condominium lot.
All Other Permitted Uses	10,000 square feet	
Conditional Uses	20,000 square feet	
Infrastructure and Utilities Uses	—	As determined through the Subdivision, Partition, or Lot Line Adjustment process
MINIMUM AVERAGE LOT WIDTH		
Townhouse (or Rowhouse)	14 feet	
Multi-Family Structure	75 feet	May be 40 feet on a cul-de-sac street.
Multi-Family Structure under Condominium Ownership	100 feet	Limited to the primary condominium lot. Minimum lot width at street is 40 feet.
All Other Permitted Uses	75 feet	
Conditional Uses	100 feet	Minimum lot width at street is 40 feet.
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		Minimum setback to a garage door must be 20 feet.
• 1 story structure	20 feet	
• 1.5 story structure	25 feet	
• 2 story structure	30 feet	
• 2.5 story structure	35 feet	
• Townhouse (or Rowhouse)	0-20 feet	As determined through Architectural Review process.
Side and Rear Setback		Where living spaces face a side yard, the minimum setback must be ten feet
• 1 story structure	5 feet	
• 1.5 story structure	7 feet	
• 2 story structure	10 feet	
• 2.5 story structure	12 feet	
Corner Lots	—	On corner lots, the setback is the same as the front yard setback on any side facing a street other than an alley.
Minimum Distance Between Buildings within One Development	10 feet	For Townhouses, determined through the Architectural Review process
Parking and Vehicle Circulation Areas	10 feet	For Townhouses, determined through the Architectural Review process
Conditional Uses	—	As determined through Architectural Review process. No minimum setback must be greater than 50 feet
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.

MAXIMUM LOT COVERAGE		
Townhouse (or Rowhouse)	90%	
All Other Permitted Uses	40%	
Conditional Uses	45%	

TDC 41.330. - Development Standards.

Development standards for Household Living Uses in the RML zone within the Basalt Creek Planning Area are listed in Table 41-4. The standards of TDC 41.330 apply to RML-zoned properties within the Basalt Creek Planning Area with project sites which are greater than 15 acres in size **subject to a conditional use permit**. Additional standards may apply to some uses and situations, see TDC 41.310.

**Table 41-4
Development Standards in the RML Zone within the Basalt Creek Planning Area**

STANDARD	REQUIREMENT	LIMITATIONS AND CODE REFERENCES
MAXIMUM DENSITY		
Household Living Uses	10 units per acre	A minimum of 15% of the proposed dwelling units must be attached homes. If a project is phased, no more than 70% of the total lots may be platted until conformance with the 15% attached housing minimum is achieved on a pro-rata basis.
MINIMUM AVERAGE LOT SIZE		
Single Family Lot	3,000 square feet	
MINIMUM AVERAGE LOT WIDTH		
Single Family Detached Lot	26 feet	
Townhouse (or Rowhouse)	14 feet	
Flag Lots	—	Must be sufficient to comply with minimum access requirements of TDC 73C.
MINIMUM SETBACKS		
Front Setback		
• building	10 feet	
• garage	20 feet	
Side Setback	5 feet	
Rear Setback	10 feet	
Street side setback	10 feet	
Any Yard Area Adjacent to Basalt Creek Parkway	50 feet	
MAXIMUM STRUCTURE HEIGHT		
All Uses	35 feet	May be increased to a maximum of 50 feet with a conditional use permit, if all setbacks are not less than 1½ times the height of the building.
MAXIMUM LOT COVERAGE		
Single Family Detached Lot	55%	
Townhouse (or Rowhouse)	90%	