



Housing *forum*

December 17

5:30 - 6:15 Resource Fair

6:30 - 7:30 Discussion

Agenda



Resource Fair 5:30-6:15

Break 6:15-6:30

Discussion 6:30-7:30

- What is Severe Rent Burden?
- What is happening locally in Tualatin?
- What progress has Tualatin made on Housing work?
- Background and update on Plambeck Gardens Affordable Housing Development
- Overview of supportive services offered by Community Action at Plambeck Gardens
- Questions and Public Comment



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Panelists



- Erin Engman, *City of Tualatin*
- Melissa Stark, *Community Partners for Affordable Housing*
- Julian Dominguez, *Community Partners for Affordable Housing*
- Deric Lopez, *Community Action*



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Background

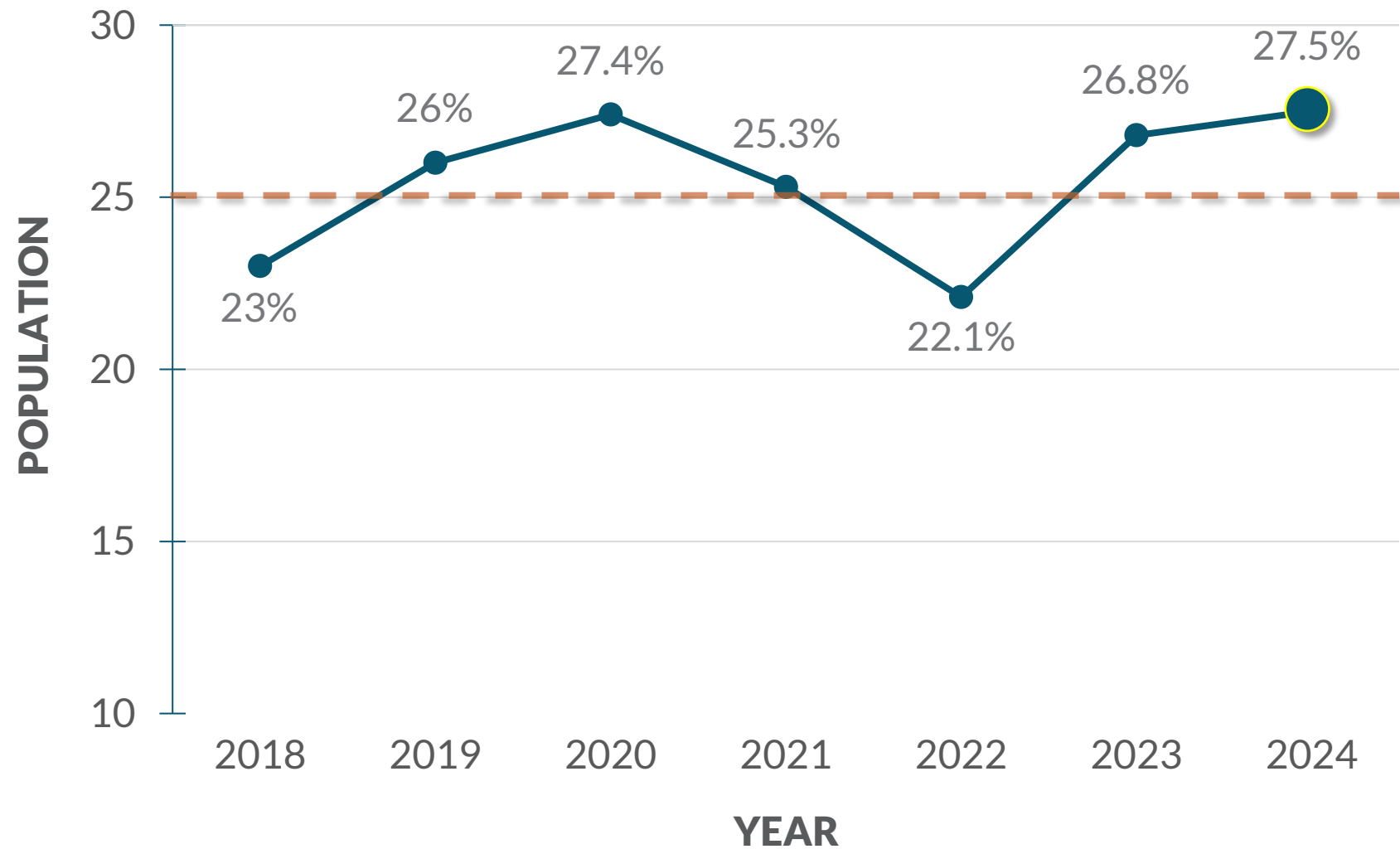


House Bill 4006

- Enacted in 2018 as reaction to state of housing emergency
- Defines severely rent burdened as households spending more than 50% of income on gross rent
- Requires a City to hold a public meeting when at least 25% of renter households are severely rent burdened
- Must discuss:
 - The causes and consequences of severe rent burdens;
 - The barriers to reducing rent burdens; and
 - Possible solutions



Rent Burdened Trends in Tualatin



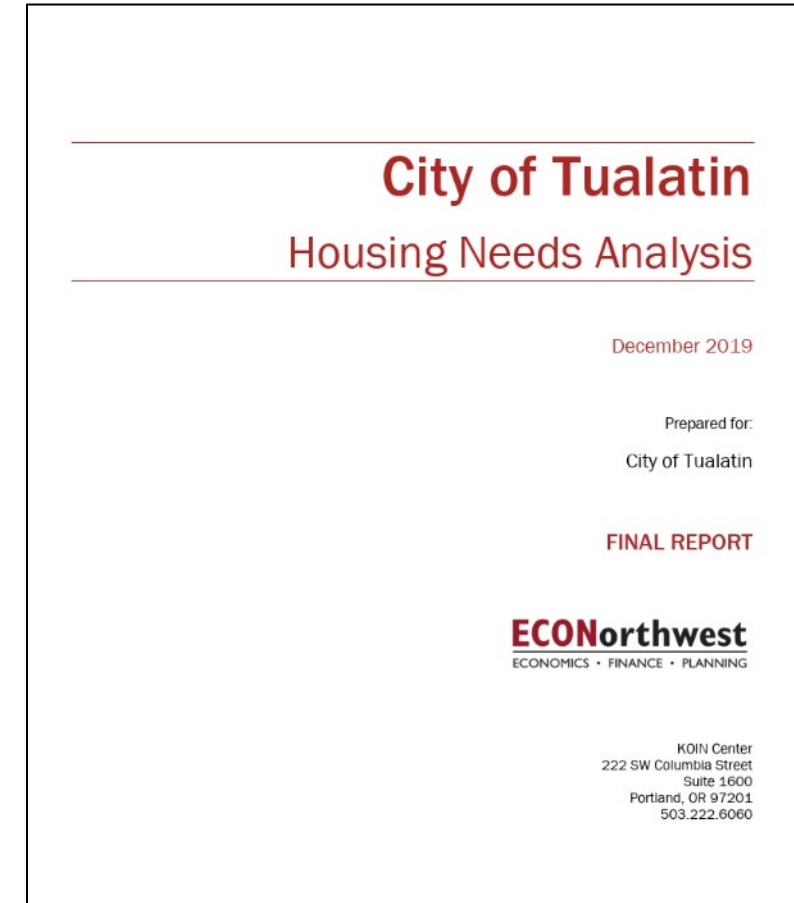
Tualatin Housing Needs



Tualatin Housing Needs Analysis - 2019

- Household incomes have not kept pace with rising housing prices
- Lack of housing diversity and affordable housing
- Deficit of higher density land designation

**** Without diversification of housing types, lack of affordability will continue to be a problem ****



Housing Diversity

Current Housing Mix



Single-family detached
53%



Single-family attached
6%



Multi-family
41%

4.3%
Vacancy Rate

Tualatin's challenge over the next 20 years is providing opportunities for development of relatively affordable housing...

Lower-cost single-family housing, townhouses, duplexes, market-rate multifamily housing, and government-subsidized affordable housing

Housing Diversity



Recommended Housing Mix



Single-family detached
40%



Single-family attached
15%



Multi-family
45%

Forecasted demand for **1,014 new dwelling units** to accommodate population growth up to 2040

Wages vs. Housing Rentals in Tualatin



JOB	INCOME	AFFORDABLE	BURDENED
Barista	\$34,112	\$852.80	\$1,421.33
Parks Maintenance	\$46,800	\$1,170	\$1,950
Program Manager	\$96,835	\$2,420.86	\$4,034.79
Hardware Engineer	\$107,650	\$2,691.25	\$4,487.42

Average Rent in Tualatin (Source: Trulia.com)

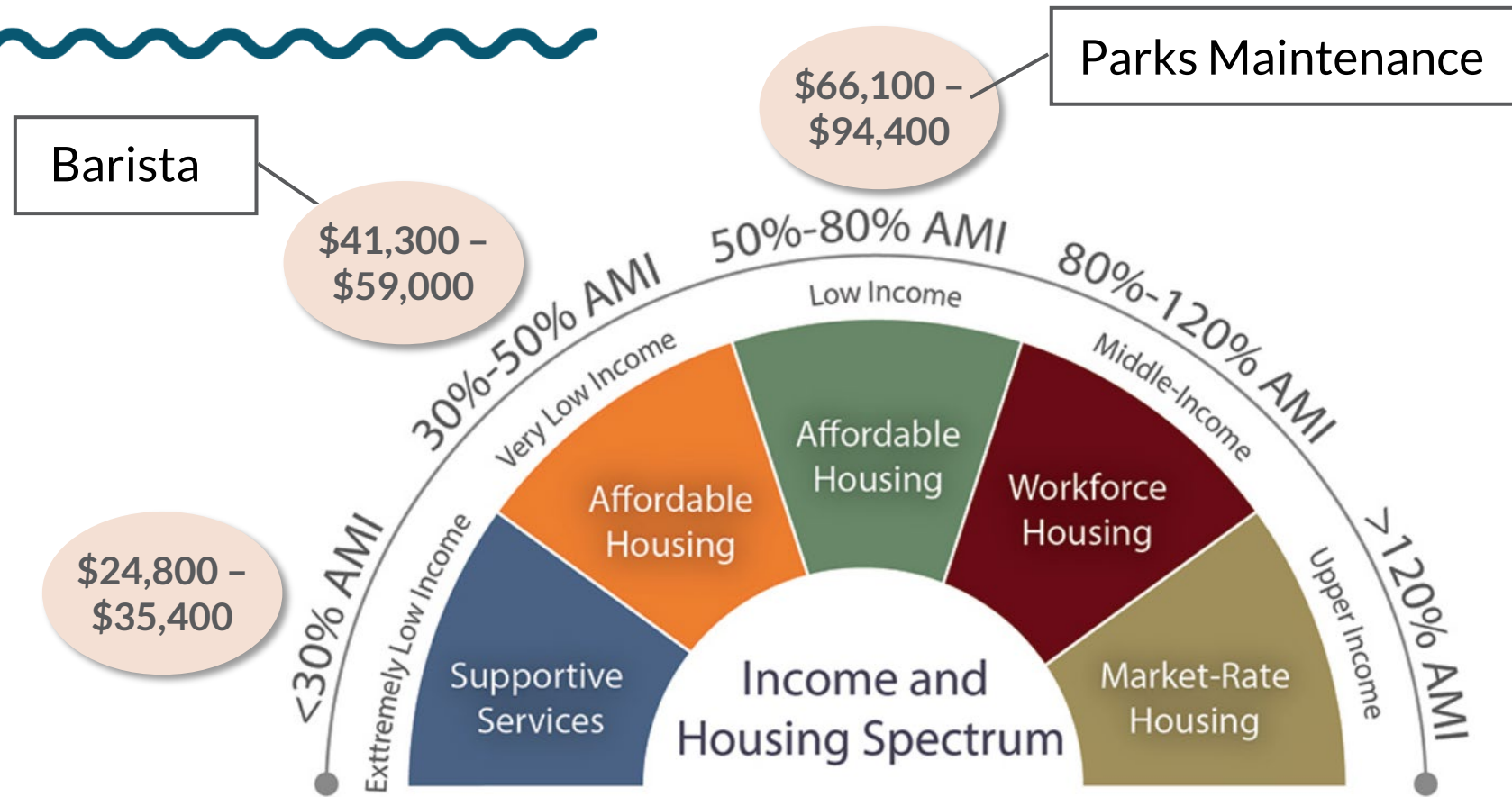
Studio
\$1,619

1 Bedroom
\$1,775

2 Bedroom
\$2,700

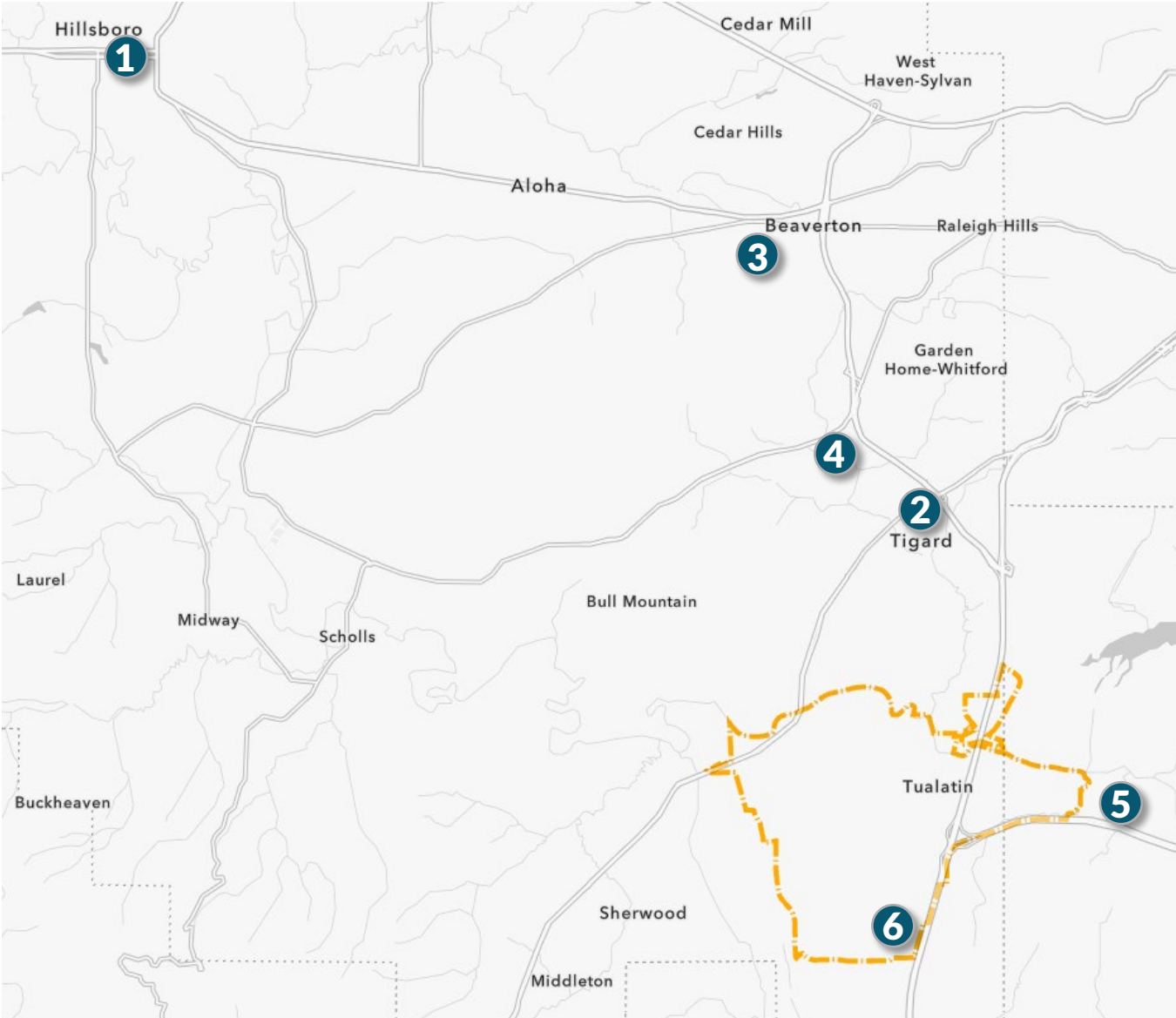
3 Bedroom
\$3,448

Housing Program Spectrum



Median Family Income (Source: HUD – Washington County)
\$116,900 – 4 Persons

Limited Supportive Services in City



1. Project Homelessness Connect
2. Just Compassion
3. Home Plate Youth Services
4. Comfort Zone
5. Tualatin Food Pantry
6. Plambeck Gardens

Housing Updates



- Code amendments in support of middle housing - 2021
- Adoption of low-income housing tax exemptions - 2022
- Equitable Housing Funding Plan – 2023
- Plambeck Gardens provides 116 affordable housing units - 2025
- Code amendments in support of CFEC Walkable Design Standards, including reduced setbacks for multi-family development - 2025
- Code amendments in support of clear and object standards for housing development – *Underway*
- Housing Need and Housing Capacity Analysis – *Kicking off*

Housing Production Strategies

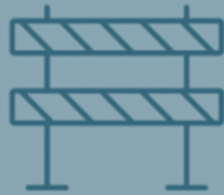
Types of Strategies to Support Housing Production



**Produce
Informational
Resources**



**Partner to
Leverage
Efforts and
Resources**



**Remove
Regulatory
Barriers**



**Waive or
reduce up-
front or
on-going
charges on
development**



**Allocate
Funding**



**Land
Acquisition
and
Disposition**

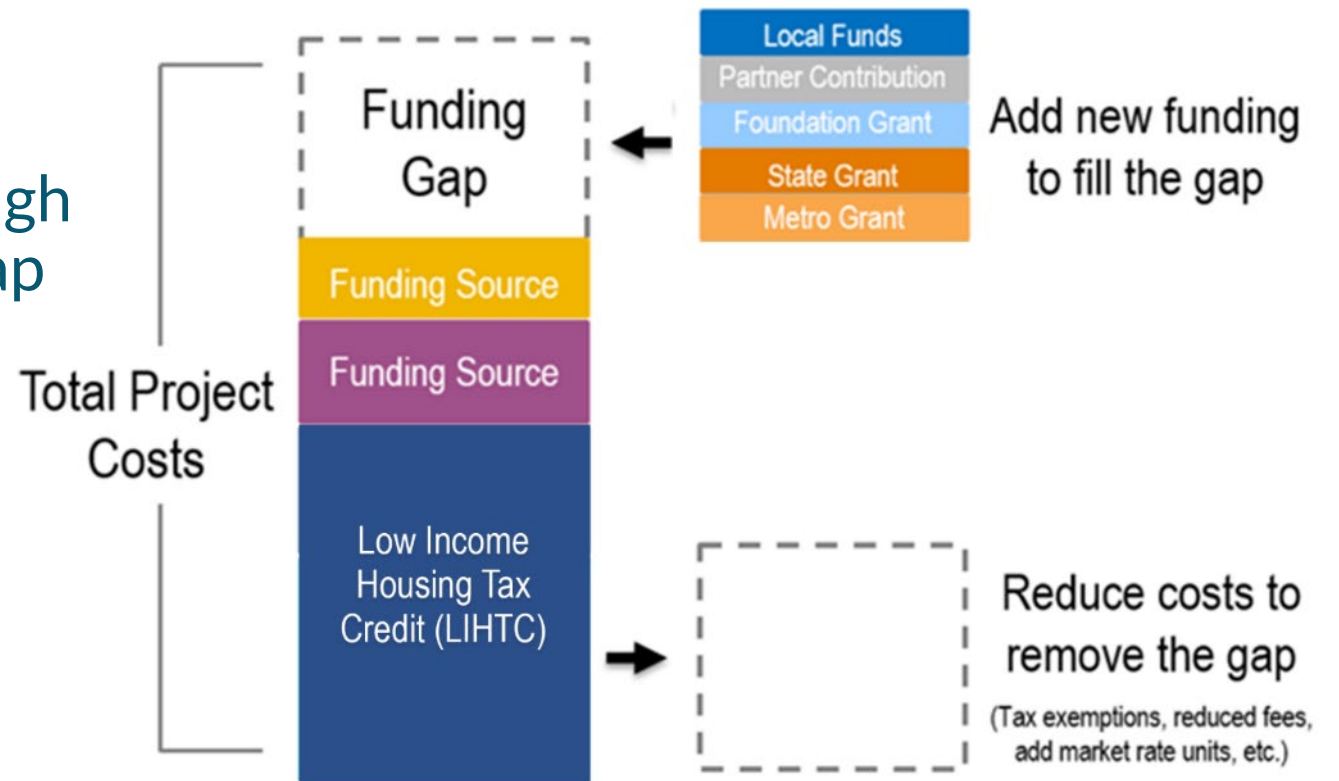
Less Impactful

More Impactful

The degree of impact varies depending on context.

Equitable Housing Funding Plan

- Explored funding tools to support affordable housing projects
- Partner with nonprofit housing developers and operators – though this doesn't completely fill the gap
- Staff can be directed to implement funding tools:
 - Construction Excise Tax,
 - Multiple Unit Property Tax Exemptions,
 - System Development Charge Exemptions, etc.



Plambeck Gardens

- Named for the late Community Partners for Affordable Housing (CPAH) founder and board treasurer Doug Plambeck
- Developed by Community Partners for Affordable Housing (CPAH)
- Funding from Washington County's allocation of the Metro Affordable Housing Bond
- City of Tualatin contributed \$1 million of federal American Rescue Act funding to install water and sewer to the complex and granted a tax waiver on the land



Plambeck Gardens

116 Affordable Units

- 16 units dedicated to those exiting homelessness (permanent supportive housing)
- 47 units open to residents at 30% AMI or below
 - 8 project-based vouchers
- 69 units open to residents at 40-60% AMI or below
- More than half of the units are two-bedroom to four-bedroom



Plambeck Gardens



Community Partners for Affordable Housing

- Non-profit organization that develops housing, provides resident services, as well as case management and rapid rehousing services



Community Action

- Non-profit organization that provides critical services to low-income families in the areas of housing, homeless services, economic empowerment, family development, and early childhood care and education



Plambeck Gardens

- Clustered, site based PSH located in Tualatin, owned by CPAH, opened March 2025
- Long term rental assistance (without timeline) – 50% Project Based Voucher via HAWC, 50% OHCS PSH Rental Assistance
- Community Action is PSH Service Provider & CPAH provides Resident Services
- Services staff are based on site at property – case management and community building
- 16 PSH units within complex of 116 units – mix of unit size with some large family units – 5 3 bedrooms, 3 4 bedrooms
 - Low Income Housing Tax Credit building
 - Eligible households Serving Population A – households with long experience of homelessness, low income and a disability
- Referrals through Coordinated Entry system – Community Connect



Closing Thoughts



Questions for the Panel?





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