

Tigard: Affordable Housing and the SW Corridor

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HOUSING LAND ADVOCATES

SEAN FARRELLY, CITY OF TIGARD

Tigard's Citywide Housing Affordability Initiatives

- ❑ SDC Deferrals for Housing (2020)
- ❑ Construction Excise Tax of 1% on commercial and residential development to fund Affordable Housing programs (2019)
- ❑ Incentive Zoning for Affordable Housing in the Downtown Plan District, potential density and height bonuses (2019)
- ❑ Affordable Housing Plan (2019)
- ❑ Update to Non-Profit Affordable Housing Tax Exemption Program (originally adopted in 1996), adds land-banking provisions (2019)
- ❑ SDC Exemption for Accessory Dwelling Units (2019)
- ❑ SDC Exemptions for Regulated Affordable Housing (2018)
- ❑ Housing Options Code Updates – missing middle (2018)

Tigard Citywide Affordable Housing

Current Citywide Regulated Affordable Units: 690 units

Under construction: 312 units

- Fields- 264 units – (1 mile from LRT station*)
- Red Rock Creek Commons- 48 units- (0.12 mile from LRT station)

Known planning: 140 units

- 80 units: Community Development Partners – (0.25 mile from LRT station)
- 60 units: NHA Senior Center- (0.5 mile from LRT station)

Additional 500 units in potential pipeline

Potential total citywide total: 952 new affordable homes

*All distances approximate



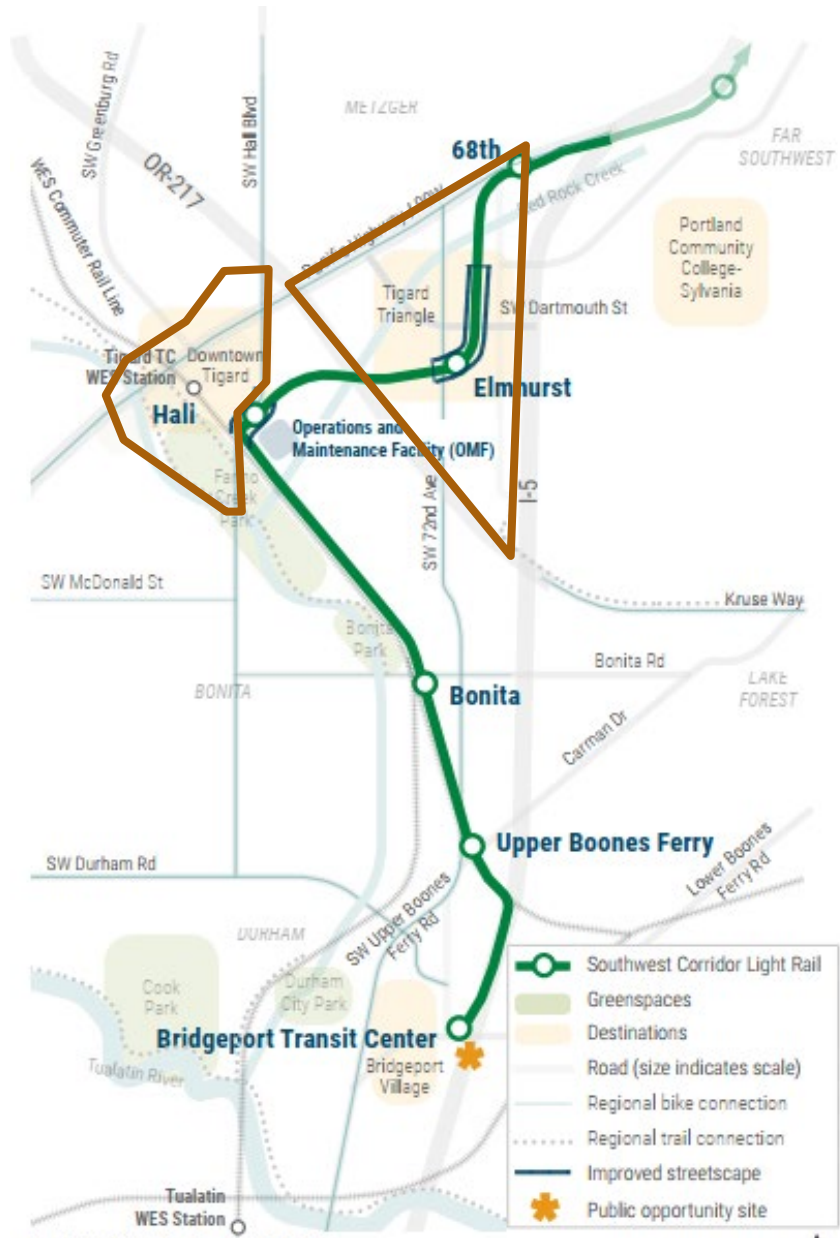


Figure 7.1.1 Project Overview - Tigard & Tualatin

SW Corridor Equitable Housing Strategy

Major Goals



Goal 1

Commit early financial resources to address near-term housing crisis and long-term needs



Goal 2

Prevent residential and cultural displacement



Goal 3

Increase choices for new homes for all household types and incomes

SW Corridor Equitable Housing Strategy Stretch Targets

Stretch Targets

600 constructed

150-300 acquired and/or converted

Total: 750-900 affordable homes

SW Corridor Equitable Housing Strategy Implementation

- ❑ Implemented through Tigard Affordable Housing Plan
- ❑ Metro CET grant led to Senior Center Senior Housing (50-60 units) currently being planned with Northwest Housing Alternatives
- ❑ Coordinating with TriMet on interagency Affordable Housing Memorandum of Understanding.
- ❑ Pilot project for affordable home ownership and land trusts
- ❑ \$25K to fund the community-centered organizational structure to champion and implement the strategy
- ❑ Continuing to work with Unite Oregon on citywide equity issues

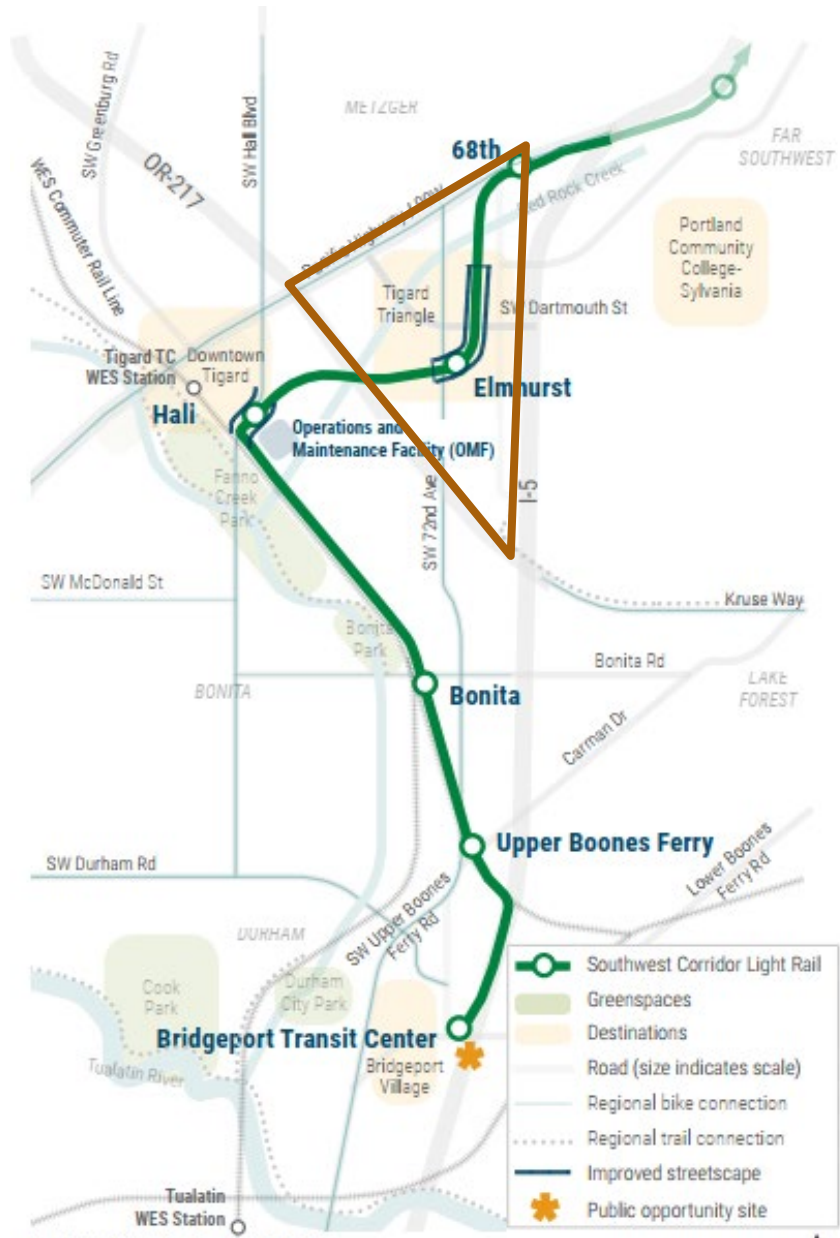


Figure 7.1.1 Project Overview - Tigard & Tualatin





A New Tigard Triangle

PLANNING FOR EQUITABLE DEVELOPMENT

- ❑ Metro CET grant-funded Tigard Triangle Equitable Urban Renewal Implementation Strategy
- ❑ Worked with Unite Oregon to develop community priorities
- ❑ Ranked affordable housing development assistance as top near term urban renewal investment priority- up to \$2 million available 2021-2023 budgets