

**Oregon Cascades West Council of Governments
Housing Implementation Toolkit
Harrisburg Specific Policy Recommendations**

Action/Tool	Description	Recommendation
Multifamily Residential Buildings in Downtown	Create development standards that allow development of multifamily residential buildings in downtown. These buildings could be exclusively residential, or they may include a small amount of commercial space.	Identified development of multifamily in downtown as a priority for consideration.
Expand Mixed- Use Zoning	Identify opportunities to rezone commercial land to commercial mixed-use to support multifamily housing development, if the City has more commercial land than needed to accommodate growth over the next 20-years.	Rezone opportunities would support more residential in city’s downtown core.
Create a Minimum Density Standard	Create a minimum density standard in all residential zones. Example: minimum density standard of at least 70% of maximum density permitted in any residential zone.	Harrisburg could benefit from minimum density and also consideration of lower than average maximum densities
Lower Off- street Parking Requirements	Evaluate reductions to off-street parking requirements for multifamily housing, including housing serving seniors and other populations that may have lower car ownership.	Consider revising the multifamily housing parking standards, particularly the link to bedroom count (difficult for staff to administer and not consistent with current industry standards)

Action Number	Description	Recommendation
Allow Live/Work Housing	Evaluate developing a policy and development standards to allow live/work housing (buildings that include both housing and areas for work) in limited circumstances in	This will support the policy goal of increasing mixed-use in downtown core.
Identify High-Priority Infrastructure Projects	Identify areas of high priority for improving infrastructure to support new residential development, focusing on opportunities for new development in higher density zones.	Particularly in areas with vacant land zoned for housing
Modify System Development Charge Fee Schedules	Create SDC fee schedule that is tied to dwelling unit size. Consider per square foot fees rather than per dwelling.	Consider scaling SDCs based on house size
Develop Partnerships with Nonprofits	Partnering with housing non-profits. A partnership with a housing nonprofit can be established to acquire naturally occurring affordable housing such as foreclosures and expansion of the City’s vacant property registration program for housing rehabilitation or purchase.	Host a “speed dating” event to network with housing non-profits and developers.
Community Outreach	Conduct public meetings and develop materials to provide information to the community about local housing needs and various policies that encourage new development.	Host meetings with community members to discuss housing issues in the community.
Education for Property Owners/ Developers	Provide information and FAQs to local developers and property owners to help them understand how to navigate the land use permitting process.	Ensure that property owners and developers understand the development process in the city.



**Oregon Cascades West Council of Governments
Housing Implementation Toolkit
Philomath Specific Policy Recommendations**

Action/Tool	Description	Recommendation
Multifamily Residential Buildings in Downtown	Create development standards that allow development of multifamily residential buildings in downtown. These buildings could be exclusively residential, or they may include a small amount of commercial space.	The Philomath Housing Needs Analysis identifies a need for additional multifamily housing.
Allow Tri/Quad Plexes in Single Family Zones	Allow triplexes and quadplexes in single-family zones, possibly using a form-based code approach to regulate the development of these units.	The Philomath HNA shows a surplus of single-family detached housing and a deficit of middle and multifamily housing.
Reduce Minimum Lot Size (all zones)	Amend lot characteristic standards, such as setback requirements, lot size averaging, etc. to remove barriers to the development of a wider range of housing.	Consider lot standards and also the 25-foot greenbelt between residential and collector/arterial streets which may be a barrier to development.
Reduce Minimum Lot Sizes in Single Family Zones	Evaluate reducing the minimum lot size in the Single-Family Residential zones.	Evaluate the medium-density lot sizes, especially for townhomes.
Identify High-Priority Infrastructure Projects	Identify areas of high priority for improving infrastructure to support new residential development, focusing on opportunities for new development in higher density zones.	Particularly in areas with vacant land zoned for housing

Action Number	Description	Recommendation
Modify System Development Charge Fee Schedules	Create SDC fee schedule that is tied to dwelling unit size. Consider per square foot fees rather than per dwelling.	Consider scaling SDCs based on house size
Develop Partnerships with Nonprofits	Partnering with housing non-profits. A partnership with a housing nonprofit can be established to acquire naturally occurring affordable housing such as foreclosures and expansion of the City’s vacant property registration program for housing rehabilitation or purchase.	Host a “speed dating” event to network with housing non-profits and developers.
Community Outreach	Conduct public meetings and develop materials to provide information to the community about local housing needs and various policies that encourage new development.	Host meetings with community members to discuss housing issues in the community.
Education for Property Owners/ Developers	Provide information and FAQs to local developers and property owners to help them understand how to navigate the land use permitting process.	Ensure that property owners and developers understand the development process in the city.



**Oregon Cascades West Council of Governments
Housing Implementation Toolkit
Sweet Home Specific Policy Recommendations**

Action/Tool	Description	Recommendation
Develop Criteria & Process for Identifying Land to Upzone	Develop criteria and a process for identifying land to up- zone (or rezone) for any possible deficit of land for multifamily development. The criteria may include considerations of location, transportation access, access to and capacity of infrastructure, site size, development constraints, and other relevant criteria.	Sweet Home has a Housing Needs Analysis in progress. This will likely apply once the HNA is complete
Remove Maximum Density Standards	Evaluate removing maximum density standards and allowing building height limitation, lot coverage standard, and parking requirement to limit density.	Consider in conjunction with HB 2001 standards.
Lower Off- street Parking Requirements	Evaluate reductions to off-street parking requirements for multifamily housing, including housing serving seniors and other populations that may have lower car ownership.	Consider revising the multifamily housing parking standards, particularly the link to bedroom count (difficult for staff to administer and not consistent with current industry standards)
Identify High-Priority Infrastructure Projects	Identify areas of high priority for improving infrastructure to support new residential development, focusing on opportunities for new development in higher density zones.	Particularly in areas with vacant land zoned for housing

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Modify System Development Charge Fee Schedules	Create SDC fee schedule that is tied to dwelling unit size. Consider per square foot fees rather than per dwelling.	Consider scaling SDCs based on house size
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Community Outreach	Conduct public meetings and develop materials to provide information to the community about local housing needs and various policies that encourage new development.	Host meetings with community members to discuss housing issues in the community.
Education for Property Owners/ Developers	Provide information and FAQs to local developers and property owners to help them understand how to navigate the land use permitting process.	Ensure that property owners and developers understand the development process in the city.



**Oregon Cascades West Council of Governments
Housing Implementation Toolkit
Toledo Specific Policy Recommendations**

Action/Tool	Description	Recommendation
Develop Criteria & Process for Identifying Land to Upzone	Develop criteria and a process for identifying land to up- zone (or rezone) to meet the deficit of land for multifamily development. The criteria may include considerations of location, transportation access, access to and capacity of infrastructure, site size, development constraints, and other relevant criteria.	Housing Needs Analysis is in progress. This may apply once the HNA is complete.
Expand Mixed- Use Zoning	Identify opportunities to rezone commercial land to commercial mixed-use to support multifamily housing development, if the City has more commercial land than needed to accommodate growth over the next 20-years.	Consider opportunities for mixed-use development.
Reduce Minimum Lot Size (all zones)	Amend lot characteristic standards, such as setback requirements, lot size averaging, etc. to remove barriers to the development of a wider range of housing.	Consider flag lot standards to remove barriers.
Streamline Infrastructure Funding Process	Evaluate land use processing and infrastructure funding requirements. Land use permit process streamlining would cut down on developer time and cost. Clarity should be provided on infrastructure cost reimbursement. These would be incentives for developers to get through the land use review process more quickly with assurance of reimbursement for off-site public improvements with broader public benefit.	Consider partitions as a Type II review rather than Type III review to reduce barriers.
Update non-conforming use standards	Update non-conforming use standards to allow pre-existing uses to continue legally in certain circumstances	This was identified as a specific concern. Newberg has a good code section ¹ that may be applicable in Toledo.

¹ <https://www.codepublishing.com/OR/Newberg/#!/Newberg15/Newberg15205.html>

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Community Outreach	Conduct public meetings and develop materials to provide information to the community about local housing needs and various policies that encourage new development.	Host meetings with community members to discuss housing issues in the community.
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