

OCWCOG Housing Policy Strategy Toolbox

- **Techniques** Local Governments can use to Support Housing Investments
- **Considerations** for Updating Zoning and Local Code
- **Reduces Barriers** to Development
- **Optimizes Public Investment** and Leverages Private Investment
- **Proactive** Strategies are better than Reactive/Passive Approach
- **Note:** These strategies are aimed at smaller cities. The larger cities of the region are required to complete a broader analysis of policies through the Housing Production Strategy (HPS) process.

Housing Policy Categories

Strategies to Meet Future Housing Need

Category A		Zoning and Code Changes
Category B		Reduce Regulatory Impediments
Category C		Financial Incentives
Category D		Financial Resources
Category E		Tax Exemption and Abatement
Category F		Land, Acquisition, Lease, and Partnerships
Category Z		Custom Options

Attainable Housing Examples

Townhomes



Cottages



Apartments



Manufactured Housing



Housing Policy Strategies

Category A



Zoning and Code Changes

Create New Development Opportunities

- A-1: Develop Criteria & Process for Identifying Land to Up-zone
- A-2: Revise Development Code to Allow Duplexes
- A-3: Allow Cottage Clusters
- A-4 Allow Tri/Quad Plexes in Single-Family Zones
- A-5: Develop a Form-Based Code
- A-6: Allow Courtyard Apartments (all zones)
- A-7: Multifamily Residential Buildings in Downtown
- A-8: Expand Mixed-Use Zoning
- A-9: Limit Single Family Detached Development in Higher-Density Zones
- A-10: Create a Minimum Density Standard
- A-11: Limits on Short Term Rentals (STRs)
- A-12: Designs to Promote Aging in Place



Housing Policy Strategies

Category B



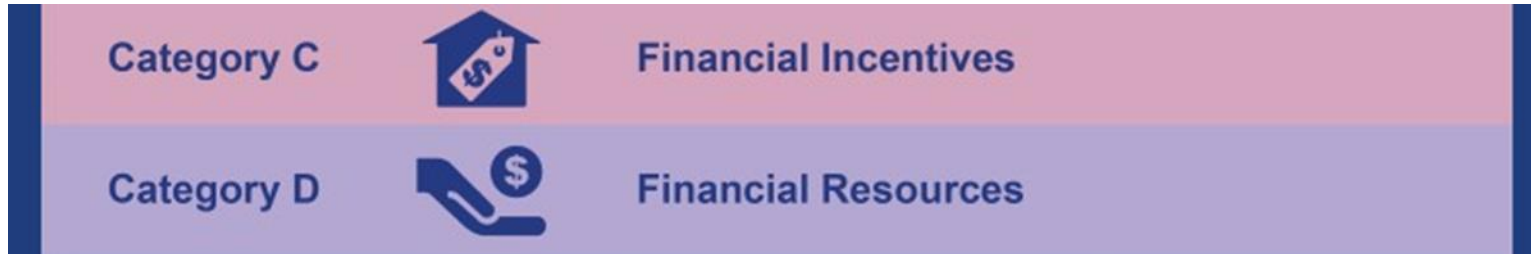
Reduce Regulatory Impediments

Remove Development Barriers

- B-1: Reduce Minimum Lot Size (all zones)
- B-2: Reduce Minimum Lot Sizes in Single Family Zones
- B-3: ADU Development Standards
- B-4: Identify Opportunities to Streamline PUDs
- B-5: Transferable Development Density on a Parcel with Constraints
- B-6: Remove Maximum Density Standards
- B-7: Lower Off-street Parking Requirements
- B-8: Allow Single-Room Occupancies
- B-9: Allow Live/Work Housing
- B-10: Streamline Infrastructure Funding Process
- B-11: Provide Pre-Approved Middle Housing Designs



Financial Strategies



C. Financial Incentives

- C-1: Incentives to Encourage Developers to Build PUDs
- C-2: Identify High-Priority Infrastructure Projects
- C-3: Provide Density Bonuses for Affordable Housing
- C-4: Modify SDC Fee Schedules

D. Financial Resources

- D-1: Ensure CIP Includes Funding Sources
- D-2: General Obligation Bonds for Affordable Housing Developments
- D-3: Create an Affordable Housing Fund
- D-4: Tax Increment Financing (TIF) Set Aside

Incentives and Partnerships



Category E		Tax Exemption and Abatement
Category F		Land, Acquisition, Lease, and Partnerships

E. Tax Exemption and Abatement

- E-1: Property Tax Exemptions for Certain Investments
- E-2: Multifamily Tax Exemptions
- E-3: Multiple Unit Property Tax Exemption (MUPTE)
- E-4: Nonprofit Low-Income Rental Housing Exemption

F. Land, Acquisition, Lease & Partnerships

- F-1: Monitor Residential Land Supply & Housing Inventory
- F-2: Develop Partnerships with Nonprofits
- F-3: Inclusionary Zoning (IZ)
- F-4: Preserve Existing Affordable Housing
- F-5: Public/Private Partnerships (P3)
- F-6: Housing on City/County Surplus Land

Housing Policy Strategies

Category Z



Custom Options

Custom Options

- Z-1: Community Outreach (Housing Need Focused)
- Z-2: Update Housing Needs Periodically
- Z-3: Conduct Fair Housing Audit
- Z-4: Conduct Development Barriers Audit
- Z-5: Education for Property Owners/ Developers
- Z-6: Explore Community Land Trusts

Policy	Affordable Housing Impact	Fiscal Impact	Political Feasibility	Target Policy
Density Bonus For Affordable Housing	●	●	●	<input checked="" type="checkbox"/>
Allow Duplexes & Triplexes In Low Density Zones	●	●	●	<input checked="" type="checkbox"/>
Reduce Off-Street Parking Requirements For Multi-Family	●	●	●	<input type="checkbox"/>
Minimum Density Standards In All Residential Zones	●	●	●	<input type="checkbox"/>
Allow Residential In Some Commercial Zoning Districts	●	●	●	<input checked="" type="checkbox"/>
Defer System Development Charges For Affordable Housing Projects.	●	●	●	<input type="checkbox"/>
Allow Attached-Single Family Residences In A Single-Family Zones	●	●	●	<input checked="" type="checkbox"/>
Legend:				
Good: ● Fair: ● Poor: ○				

Strategy Evaluation Criteria

Political Feasibility

Public Opportunity Cost

May Reduce Housing Cost

Compatibility With Other City Policies

Development Feasibility

Spotlight: Allowing Cottage Clusters

- **Description:** Several smaller single-family homes (usually under or around 1000 sq. ft.) with a shared outdoor common area developed on a single lot

LOCATION

Green Grove
Cohousing

ADDRESS

3351 NW Thatcher Rd.
Forest Grove, OR

LOT SIZE / DENSITY

217,800 sf / 5 per acre

DWELLING SIZE

900 - 1,400 sf

RENT VS. OWN

Typically owned

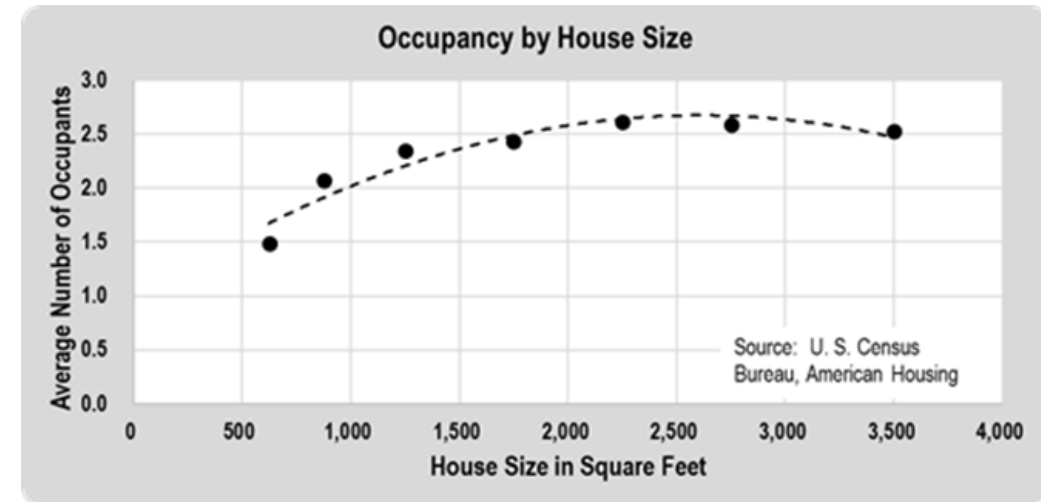


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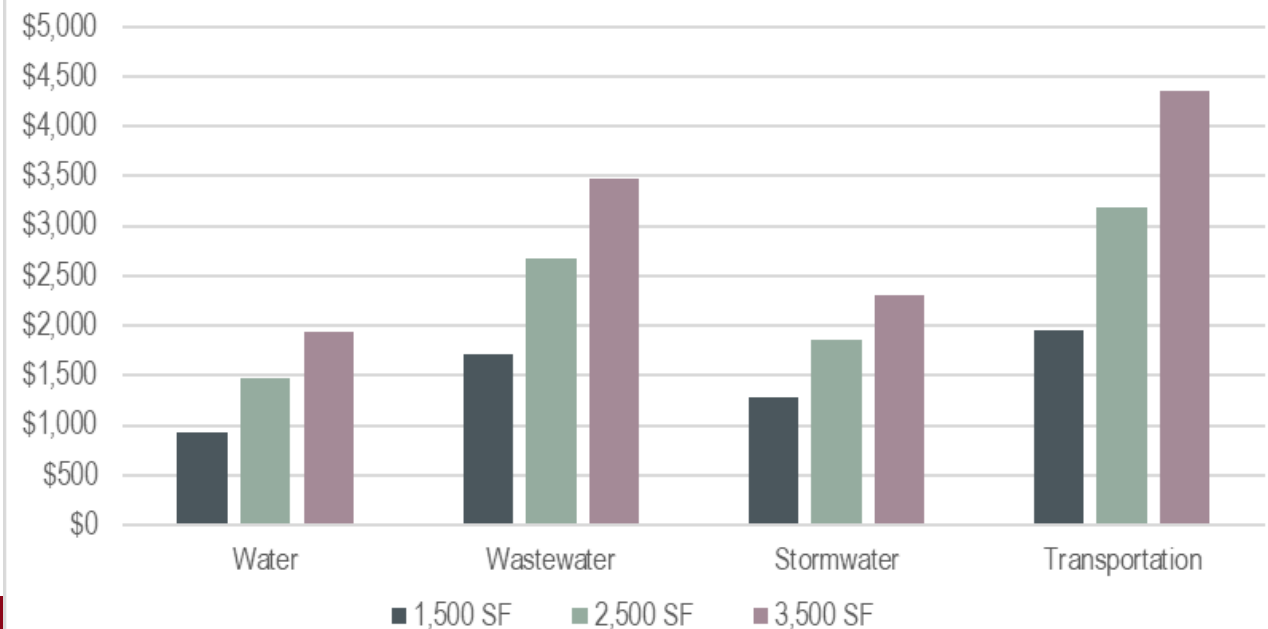
Two miles from downtown Forest Grove, is a development of nine units arranged around an historic farmhouse re-purposed as a common house. Other amenities include an art studio, orchard, garden, and wood shop. Construction is currently underway.

Spotlight: Scaling SDCs

- **Description:** Scaling System Development Charges (SDCs) based on square footage as opposed to a flat per dwelling charge.



Newport SDCs 2021-22



Source: 2021-22 Newport Fee Schedule



Spotlight: Land Banking

- **Description:** Public purchase of vacant/under-utilized sites or properties in foreclosure. As site assembly occurs over time new housing development opportunities can be leveraged.
- Affordable housing funds and public-private partnerships can help fund these efforts.