

Oregon Cascades West Regional Housing Discussion #2



June 29th, 2022, 3-5pm

3J CONSULTING
CIVIL ENGINEERING | WATER RESOURCES | COMMUNITY PLANNING

 **FCS GROUP**
Solutions-Oriented Consulting



Agenda

- **Welcome**
- **Project overview**
- **Key takeaways: regional housing discussion #1**
- **Draft Housing Implementation Plan Tool Kit**
- **Next steps**



Project Overview

Project Overview

OCWCOG received a grant from the State to support the development of strategies to encourage the production of needed housing.

- Regional Housing Discussion #1 - Complete
- Draft Housing Implementation Plan Tool Kit - Complete
- Regional Housing Discussion #2 – June 29th
- Final Housing Implementation Plan Tool Kit – July-August

Regional Housing Discussion #1

Key Takeaways

- A regional approach to wetlands and jobs/housing balance should be considered
 - Wetlands are a significant constraint – explore wetland regulations and banking
 - Commute costs have increased with people moving further away from where they work
- Infrastructure is a secondary constraint
- Explore mass timber industry and modular housing

Draft Housing Implementation Plan Tool Kit

OCWCOG Housing Toolkit

- **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-11: Create a Minimum Density Standard
- A-11: Limits on Short Term Rentals (STRs)



Housing Policy Strategies

Category B



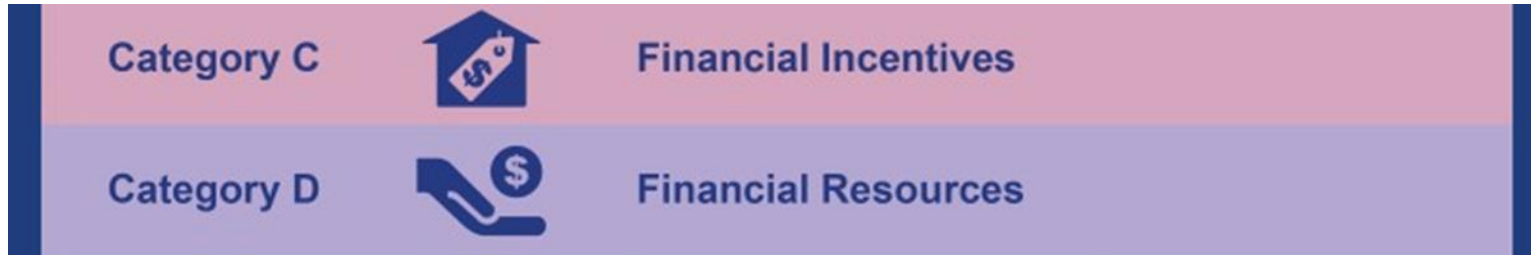
Reduce Regulatory Impediments

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



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: Land Banking & Site Assembly
- F-6: Public/Private Partnerships (P3)
- F-7: Lease of Federal Land
- F-8: 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

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 Systems 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

Community Support

Number of Target Housing Units Added

Opportunity 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 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

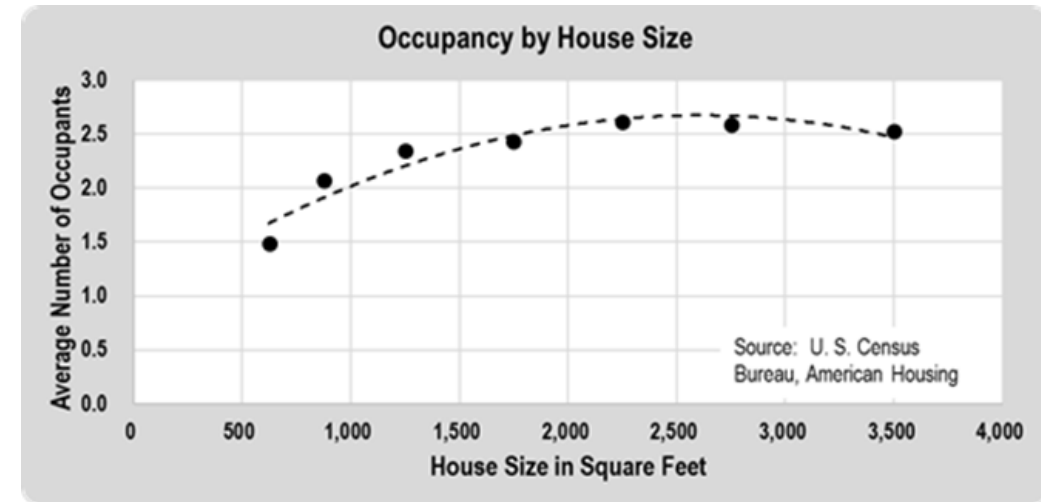


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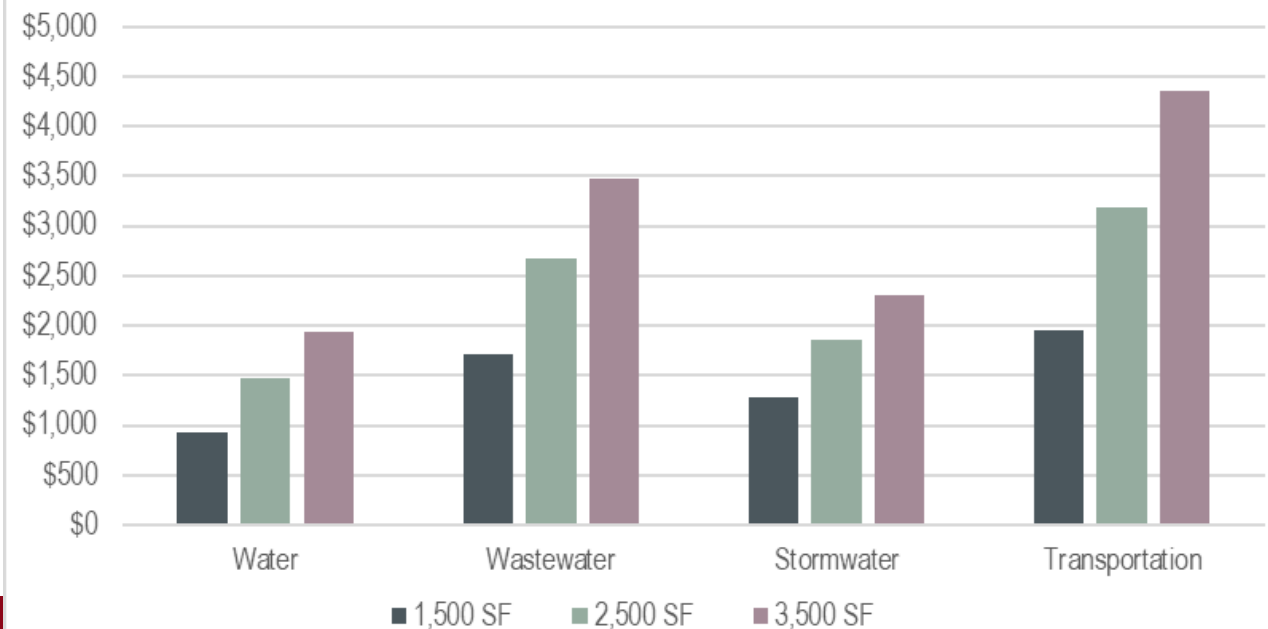
Two miles from downtown Forest Grove, is a development of nine units arranged around an historic farmhouse re-purposed as a common house. Other amenities include an art studio, orchard, garden, and wood shop. Construction is currently underway.

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



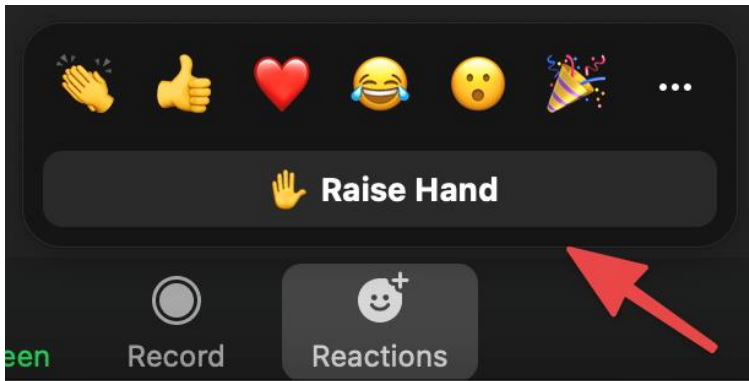
Spotlight: Land Banking

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.

Discussion

Raise your virtual or actual hand to get in the queue to speak.



When you are called on, unmute and turn on your video (if applicable) to talk about housing in your community.

Discussion

- Which tools will be more or less effective in your community?
- Are there any tools missing?

Next Steps

Next Steps

- Revise Housing Implementation Plan Tool Kit with comments from the regional housing discussion and through conversations with local jurisdictions.
- Make Tool Kit available to OCWCOG communities.

Thank You!



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