

HOUSING STRATEGY



Planning for
Great Neighborhoods
in the Future



PAC MEETING, 06.13.19



HOW HOUSING STRATEGY IS STRUCTURED

STRATEGIC PRIORITIES – Strategic Priorities on how to achieve the need identified in the Housing Needs Analysis

STRATEGIES AND ACTIONS – An action plan of strategies and actions on how to achieve the strategic priorities.

- Land Use Strategies and Actions
- Non-Land Use Strategies and Actions

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STRATEGIC PRIORITIES – FIVE IN TOTAL

1. LAND AVAILABILITY
2. WIDER VARIETY OF HOUSING TYPES
3. HOUSING AFFORDABILITY
4. INFRASTRUCTURE AND PUBLIC FACILITIES
5. URBAN FORM

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STRATEGIES AND ACTIONS – LAND USE (FIVE IN TOTAL)

1. **Growth Planning** (*12 Actions*)
2. **Housing Development in Existing UGB** (*7 Actions*)
3. **Infrastructure and Public Facilities Planning** (*6 Actions*)
4. **Special Area Planning** (*3 Actions*)
5. **Land Use / Code Amendments** (*6 Actions*)

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STRATEGIES AND ACTIONS – NON LAND USE (TWO IN TOTAL)

1. Programs for Affordable Housing (*10 Actions*)
2. Leveraging Partnerships for Housing (*3 Actions*)

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HOW WERE STRATEGIES AND ACTIONS DEVELOPED

1. Vote of the PAC to determine overall guiding priorities
2. Review by staff to add those items required

Notes:

- *Actions are not listed by priority, they are listed by sequential implementation*
- *Some actions were bundled together*

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WHAT STAFF ADDED

1. GROWTH PLANNING

- **Update Goal 5 Nature Resource Planning & Policies inc. Wetlands and Riparian Areas**
- **Update Goal 7 Hazards Planning & Policies, incl. Landslide Susceptibility**
- **Review and Update City/County Urban Growth Management Agreement If Needed**

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WHAT STAFF ADDED

2. HOUSING DEVELOPMENT IN EXISTING UGB

- Redesignate or rezone land for housing.
- Provide density bonuses to developers.

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WHAT STAFF ADDED

3. INFRASTRUCTURE & PUBLIC FACILITIES PLANNING

- Repeal outdated policies related to old sewer treatment capacity
- Identify issues and plan for Water Zone 2 infrastructure improvements
- Develop infrastructure allocation policies
- Encourage “to and through” infrastructure policies

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WHAT STAFF ADDED

4. SPECIAL AREA PLANNING

- **Undertake a Highway 99W Corridor Study – Explore Opportunities for High Density Mixed-Use Development**

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WHAT STAFF ADDED

5. LAND USE / CODE AMENDMENTS

- **Repeal Outdated Policies Related to Old Sewer Treatment Capacity Limits.**
- **Evaluate Parking Code for Barriers for Affordable Housing.**
- **Evaluate Code for Fair Housing Act Best Practices**

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WHAT WAS LEFT OUT

5. LAND USE / CODE AMENDMENTS

- **Streamline Zoning Code and Other Ordinances**
- **Mandate Minimum Residential Densities**
- **Increase Allowable Residential Densities**
- **Evaluate Transfer of Density for Protection of Natural Features**

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WHAT STAFF ADDED

6. PROGRAMS FOR AFFORDABLE HOUSING (Non Land-Use)

- Parcel Assembly
- Multiple Unit Limited Tax
- Sole Source SDC
- Vacant Property Tax
- Grants and Loans
- Fee for Demo of Affordable Home for Expensive Home

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WHAT WAS LEFT OUT

6. PROGRAMS FOR AFFORDABLE HOUSING (Non Land-Use)

- Pursue Funds for Affordable Housing
(City Influence)
 - TLT Funds for Affordable Housing
 - Urban Renewal Funds
 - Construction Excise Tax
 - Community Development Block Grant
Funds

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WHAT WAS LEFT OUT

7. LEVERAGING PARTNERSHIPS FOR HOUSING (Non Land-Use)

- Support Partners Pursuit of Affordable Housing Funds for:
 - LIHTC
 - Homeownership Programs
 - Oregon Affordable Housing Tax Credit
 - Housing Rehab Programs
 - State Affordable Housing Funding

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NEXT STEPS



- 1. Joint City Council / Planning Commission Work Session**
- 2. Initiate Public Process – Speaking Engagements, Public Open Houses, Social Media Campaign**
- 3. MUAMC Committee Review and Recommendation of Approval.**

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