

Comprehensive Plan Goals & Programs (Chapter 7)

Goal # 1: Encourage a wide range housing types satisfying the urban development needs of the Prineville community.

Housing Values and Policies

- It is essential to develop strategies that increase the variety of housing choices in the community. These strategies must include an inventory and analysis of needed housing types, existing housing supplies, and strategies for meeting the changing community demographic.

It is helpful to have a variety of housing types so your community does not become one dimensional, but the City doesn't own the land or build the homes. Land use codes can only go so far to encourage a certain type of housing through reduced setbacks, increased densities, increased lot coverage etc., but unless there is a demand for it won't happen. In general there is always a demand for low income housing, but that demand isn't very appealing to developers trying to make a buck, so it requires government subsidy.

- It is necessary to provide adequate buildable residential land for the 20 year planning horizon.

It's not necessary it's required by the State. It's also a good rule of thumb though we could just as easily say 10 years or 30 years.

- It is necessary to accommodate growth and provide mechanisms to ensure that a variety of housing options for all income levels are available in both existing neighborhoods and new residential areas.

Again it is not actually necessary to accommodate growth it's required by the state. A community doesn't necessarily need to grow as long as they can quickly transition to new economies. The options for a variety of housing is available in the land use code but the problems are the same as mentioned in bullet one.

- It is necessary to encourage development and redevelopment of residential areas to make them safe, convenient, and attractive places to live and located close to schools, services, parks, shopping and employment centers.

Not necessary, but a good idea if you want an efficient City that provides a high quality of life.

- The community should maintain the feel of a small community through careful design of new and redeveloping residential areas.

Small community feel is difficult to define. For some it is the look of a neighborhood such as large lots and ranch style homes that give them a small community feeling. For others it is truly a feeling such as feeling safe, knowing your neighbors and waving to people as you pass them. In this sense no matter how large a City you live in you can still have a small community within your neighborhood.

- A regular housing analysis shall be the basis for understanding and projecting housing needs. City staff will need to manage the calibration data in order to accommodate local cultural characteristics and anomalies.

Basically we will use this data to make an educated guess.

- The Prineville community needs a full range of housing types to sustain a healthy community.

Some gated communities may say otherwise, but behind every mansion are several working families. The idea isn't to make sure everyone has the best but that everyone has an opportunity to have. The ability to

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have a home whether you own or rent contributes to the safety of a community as well as the sustainability of a community by maintaining a diverse culture and a work force at all class levels.

- Development code regulations will need to be modified to encourage needed housing types within the UGB.

Short of subsidizing there is not much a City can do to encourage certain types of housing. We have modified our code to encourage re-development in the R4 zone by increasing the lot coverage and reducing lot size. PUDs & cluster developments are also a way to encourage a variety of housing.

- The Prineville community desires to encourage and sustain affordable housing while protecting the physical characteristics of land relating to soils, slope, erosion, drainage, natural features, and vegetation.

Ever notice how the poorest people often live in the most hazardous places. The Natural Feature Overlay District (NFOD) will help to reduce the amount of development in hazardous areas such as floodplains and steep slopes as well as natural areas such as wetlands and rimrock.

Programs:

The City shall:

1. Regularly monitor and analyze residential land inventories each year.

First we would need to complete an inventory and then update it each year.

2. Determine housing type demand and encourage mechanisms to permit development of needed housing types.

I believe this bullet is referring to the fact that demand for a certain housing type isn't always what is needed, therefore if there is a disconnect implement measures to encourage the other.

3. Allocate where the identified needed housing should be developed by using overlay mapping techniques and framework planning within 2 years of the date of acknowledgement of this Plan.

Whoops; missed this one! Generally it doesn't matter where needed housing is built but typically needed housing is for lower income families with limited transportation options so the best place to build them is near shopping centers or downtown. The irony is that this usually increases the value of a home or apartment rent.

4. Encourage the development of "complete neighborhoods". The City may need to update development regulations in order to remove any barriers that restrict quality residential design and/or hinder "complete neighborhood development".

"Complete neighborhoods" is the theme throughout this Comprehensive Plan. It creates a small town feel and provides for needed housing within walking distance of services. The City does not restrict housing design at all, but we are not set up to create complete neighborhoods unless it is created through a PUD. We simply don't have commercial nodes (C4 zone) designated within our residential zones.

5. Update the development codes with regard to housing development and natural feature protection.

This has been done with the adoption of the Natural Feature Overlay District but it is still an evolving process as things change.

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Goal # 2: Identify and analyze existing housing stock and determine opportunities for rehabilitation, redevelopment, and connection to urban infrastructure and services.

Housing Rehabilitation Values and Policies

- It is important to inventory existing residences in need of rehabilitation and develop strategies to improve housing stock

Blighted areas lower property values and the general attitude and feel of a neighborhood. The City does have some incentives within the R4 zone to encourage redevelopment but no real strategy has ever been developed.

- Housing that is in need of rehabilitation, without connections to urban services limits the livability of the community, and diminishes redevelopment potential.

Having City services such as water and sewer, being in close proximity to a hospital, schools, shopping and public transportation does attract more potential buyers and increase the likelihood of rehabilitation.

- The Prineville community understands that it is necessary for the public health and safety of the community to identify and remedy situations where residences are not connected to City sewer and water.

There are a few hundred properties within City limits that are still on private shallow wells. Most everyone at least with smaller lots have sewer service. This is going to become a larger issue as the SE area of the UGB gets annexed.

- Improved residential structural integrity and weatherproofing will reduce energy consumption levels for those living in older homes and the overall community.

This is true, in recent years the Feds, and the energy trust of Oregon have offered incentives and even covered the entire cost of inspecting and fixing leaky homes.

Programs:

The City shall:

1. Inventory and determine which residential units and neighborhoods would benefit from rehabilitation and connection to urban services.

This has been done to some degree though never officially inventoried. The City is small enough that staff knows the areas of need such as Crestview, Melrose and areas along Lynn Blvd.

2. Encourage rehabilitation and maintenance of housing in existing neighborhoods to preserve the housing stock and increase the availability of safe and sanitary living units.

The land use code does relax setbacks and lot coverage in the R4 zone and there are no permits required for minor betterment and repair. The best incentive is the SDC credit for the existing decapitated home.

3. Explore funding options such as CDBG, HOME, and other local, State or Federal programs designed to help promote affordable housing and disadvantaged property owners rehabilitate their homes.

To my knowledge this has not been explored.

4. Study and develop a range of incentives and other programs aimed at helping the community understand the value of participating in the rehabilitation of housing units.

This was written at a different time, I think people understand it now; without a study or programs.

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Goal # 3: Identify and permit alternatives to traditional stick-built homes, such as manufactured, mobile homes, and accessory dwellings necessary for providing a range of housing choices with in the UGB.

Alternative Housing Values and Policies

- Manufactured, mobile homes and accessory dwellings are appropriate in certain residential areas and subject to the same siting requirements and compatibility standards as traditional stick-built homes.

What we typically think of as a mobile home is only allowed in a mobile home park. Manufactured homes have requirements to provide a carport or garage and be of similar appearance and complementary to other homes in the general area.

With newer manufacture homes this is not a problem, older manufactured homes can be a blight due to their boxy nature; yet their siting may be similar but not complementary. This is such a subjective decisions that we generally allow all of them.

- It is necessary for the public health and safety of the community to allow for a full range of housing types for all income levels.

I would add economy to the list as well.

- The Prineville community contains a significant number of older mobile homes and manufactured homes that need repair or replacement.

Yes we do.

- State law requires the City to establish clear and objective criteria and standards for the placement and design of mobile home or manufactured dwelling parks.

We have clear and objective standards under section 153.095.

- In order to protect the public health and safety of all residents the City, in conjunction with the Crook County Building Department, Prineville shall impose safety and inspection requirements for homes, which were not constructed in conformance with the National Manufactured Home Construction and Safety Standards Act of 1974.

This is a function of the Crook County Building Department.

- In order to enhance industry and commerce, a mobile home or manufactured dwelling park shall not be established on land zoned for commercial or industrial use.

Mobile or Manufactured dwelling parks are not allowed within a commercial or industrial zone.

- Accessory dwellings to homes, i.e. "Granny flats", are necessary to provide a range of housing types in new subdivisions and existing neighborhoods subject to appropriate compatibility standards and siting requirements.

The City added criteria to the new code to allow "Accessory Dwelling Units" in section 153.080.

- Temporary housing for medical hardships and the disadvantaged is necessary and shall be permitted in residential areas and subject to special development conditions.

Temporary housing already existed in the land use code but it was only viable for long periods of time, wasn't tracked well and difficult to get rid of. In the new code the City added "Accessory Dwellings" as stated above and criteria allowing people to utilize RV's making it easier and less expensive to care for people on a temporary bases. This also has the added benefit of not being permanent or necessary to track.

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Programs:

The City shall:

1. Revise and update the development codes to ensure that wide ranges of housing types are required and permitted throughout the community.

A wide range of housing types are permitted throughout the community, however, they are generally only required as part of a PUD (Planned unit Development).

2. Inventory all manufactured, mobile and accessory dwellings.

When there is a specific purpose for this it can be done by staff.

3. Provide for mobile home or manufactured dwelling parks within the urban growth boundaries to allow persons and families a choice of residential settings.

They are allowed within the R2 & R4 zones.

4. Update regulations to require development of new mobile home parks and siting of individual mobile homes consistent with State law.

This is one area where historically the City has been stricter than State Law allows. Today we are consistent with State Law.

5. Develop special standards for the siting and development of accessory dwellings.

This was included in the last code update.

6. Institute fee mechanisms and programs that help to encourage the development of affordable housing.

This is generally done at a State & Federal level, I'm not sure what resources the City would have to accomplish this.

Goal # 4: Promote and protect neighborhood qualities that reflect the small town appeal of Prineville and improve compatibility between various uses.

Compatibility Values and Policies

- Compatibility standards are effective tools for making sure neighborhood uses are consistent with community goals and design standards.

Yes standards can be effective tools. The City's primary compatibility tools are zoning, conditional uses and design review.

- It is necessary for the public health and safety of the community to monitor and manage neighborhood uses.

It has a little to do with public health and safety but more to do with aesthetics, property values and preventing neighbor disputes.

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- The Prineville community desires to preserve, protect, and strengthen the vitality and stability of existing neighborhoods while permitting uses that make neighborhoods more “complete” and reduce vehicle miles traveled.

Small scale commercial centers that provide such things as groceries, café’s, book store, flower shops, salons, pre-schools and the like are generally accepted.

- Developments that border underdeveloped urban lands and/or rural lands at the edges of the Urban Growth Boundary (UGB) shall include design techniques to reduce the impact of new, denser urban development on abutting lower density lands. Examples of such techniques include the use of buffer areas, designing projects that work with the natural features of the site, shadow plats, and redevelopment plans that extend 300 feet off site, density transition zones, increased landscaping, master planning areas larger than the project site, etc.

These things are considered during development review for all projects. Specific conditions can be made during subdivision review to help compatibility and the City’s new mixed use zone has specific criteria that is required.

- New residential developments in areas without an established character or quality should be permitted maximum flexibility in design and housing type consistent with densities and goals and objectives of this Plan.

The only residences subject to design review are manufactured homes and even then it is difficult to deny based on the type of siding it has. A site (stick) built home has no restrictions. It is feasible that someone could build a very modern looking home next to a ranch style home.

- New developments in existing residential areas where there is an established character deemed desirable by community standards should use a variety of compatibility techniques to blend in with surrounding developments, including landscaping, traffic patterns, mass, height, screened parking areas, public facilities, visual impact, architectural styles and lighting.

During the subdivision process the City can influence how two different developments mesh together. After that we have little control over a single family lot when it comes to building a home.

- “Complete neighborhoods” include private and public nonresidential uses for the convenience and safety of the neighborhood residents. These uses should be permitted within residential areas. Such facilities shall be compatible with surrounding developments, and their appearance should enhance the area.

Non-residential uses within residential zones are all conditional uses; allowing for a more subjective view of what is compatible and what is not. It also allows additional conditions to make uses more compatible.

- Multi-modal access should be provided internally and to adjacent new and existing neighborhood developments.

Multi-modal forms of transportation such as streets, sidewalks, bike lanes, long board lanes, hover car lanes, gondolas, & time machines are considered and provided where appropriate. Streets, sidewalks and their connections to other developments are always required.

- Where alleys are available, garages or parking areas in neighborhoods should be accessed from alleys instead of driveways connecting to public streets.

The new code has removed the advantage of alley access by requiring the same 20 foot setback as with public street access. This has the effect of discouraging alley access; especially on existing homes. Newer developments however tend to design this way and staff does encourage it.

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- Residential units should be permitted above or as an incidental use in conjunction with certain commercial and industrial uses as a way to improve compatibility between uses and zones.

Residential units are permitted above and up to 30% on the same floor in commercial zones but not industrial zones.

- A range of housing types, including housing for the elderly, disabled, developmentally challenged and low income citizens of the community should be dispersed throughout those residential neighborhoods which are close to schools, services, parks, shopping and employment centers rather than concentrating these dwellings in just a few areas.

This is allowed but it is not really a function of the City to site specific uses. Agencies such as HUD (Housing and Urban Development) or Non-profits such as Housing Works should be the ones managing and coordinating this type of effort. The City could assist any way it deemed appropriate.

- A range of lot sizes should be dispersed throughout the community to provide space for a full spectrum of housing types.

The City attempts to accomplish this through minimum lot sizes and minimum densities in each zone and somewhat through UGB expansions.

- Higher density developments should be in close proximity to schools, services, parks, shopping, employment centers, and public transit.

This would be the goal and should be considered when higher density developments are applied for. Apartment complexes are currently the highest form of density in Prineville.

- Smaller lot sizes may be appropriate and should be encouraged with flexible Planned Unit Development (PUD) ordinances allowing a mix of lot sizes.

A mix of lot sizes not required but generally suggested ;-) for approval of a PUD.

- It is necessary to allow residential areas near the urban growth boundary to develop in a more efficient manner. A clustered approach or PUD style of development will provide a buffer between the rural resource lands and the urban area. This technique can blend the uses and soften the edge between agriculture and urban residential densities.

Clustering is one technique that can be used to help compatibility issues discussed in Goal #4.

- The City and County have agreed that no development can occur in the unincorporated residential areas until compatibility and transition issues are resolved by use of community planning and/or master planning techniques. Such techniques ensure proper development of the urban area and help protect existing neighborhood qualities and livability. New developments in existing residential neighborhoods (especially those not contiguous to the incorporated City) may provide for less density. New developments on larger parcels, not within established neighborhoods, are anticipated to develop a mixture of higher densities and other non-residential uses to support the development of new "complete neighborhoods."

This is true for lots less than 2 acres based on the State definition of urban development. Subdividing greater than 2 acres would still be allowed but would not be a good use of urban lands (see Breese Development). This type of development really makes it difficult for the property to ever annex into the City and thereby defeating the purpose of bringing it into the UGB.

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- Areas developed or designated for multi-family development should be compatible with adjoining land uses and not detract from the character of existing residential areas.

The entire R2 and R4 zones can have multi-family development. It is a function of the review process and public notice that determines what is compatible or what conditions will make it compatible.

- The location of most multi-family housing will be best suited near the City core, major transportation corridors, schools, services, parks, shopping, employment centers, and transit corridors.

From a developers stand point this would help sell or rent units but the R2 zone is wide spread and may not always fit the mold. The R5 zone was designed to provide this type of high density development.

- The Prineville community demands a quality living experience for all residents and multi-family developments. Thus, site plans for multi-family developments or attached single-family housing are required to provide for adequate yard space for residents and play space for children which have distinct area and definite shape, appropriate for the proposed use, and are not just the residue left after buildings are designed and placed on the land.

Our multi-family code requires at least 2500 sq. ft. of recreational space plus 50 sq. ft./unit. Attached single family housing is generally done through a cluster development where the Commission chooses what is appropriate.

Programs:

The City shall:

1. Modify the land use regulations to improve compatibility standards between uses in the development of "complete neighborhoods" and redevelopment in existing neighborhoods.

Other than the mixed use zone and how uses are reviewed in each zone; I don't recall any specific language added to the new code for compatibility. Compatibility issues are generally obvious and can be managed through the review process with public comment. A lot of it has to do with lessons learned; such as the Iron horse subdivision not aligning with the old Three Springs subdivision.

2. Modify the land use regulations to require multi-modal access in new and redeveloping neighborhoods as appropriate.

Sidewalks are always required when Design review is triggered, bike lanes are required on collector or arterial streets and connection between subdivisions are also required.

3. Modify the land use regulations to permit a range of housing types and flexible PUD standards that encourage more efficient use of land.

The code currently allows a wide range of housing types and flexible PUD standards; however, street standards within PUDs have become stricter in recent years.

4. The City shall develop transition zoning overlay regulations and implementation ordinances to assist in reducing the potential negative impacts associated with urban development and lower density areas.

The City has only done this within the mixed use zone. Within other zones it is done subjectively on a case by case basis with public involvement.

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Goal # 5: Promote quality affordable housing and recognize that lack of affordable housing is an economic issue negatively affecting the community

Affordable Housing Values and Policies

- Affordable housing should be available for all income levels in the community. This issue affects all citizens.

This is a common goal throughout the Nation though it generally requires some kind of government subsidy.

- It is necessary for the public health, safety, and economic values of the community to improve awareness of affordable housing problems and to encourage affordable housing for all income levels.

The idea behind this is that if you give people or help provide people with basic needs such as housing; people are less likely to commit crimes. Our code does not preclude affordable housing to a point. Create a multi-family complex out of old single wide mobile homes for example would be affordable but not allowed. Again these types of housing issues are generally managed through government programs. The City can promote awareness but there isn't much more we can do within the land use code without the City providing a subsidy or variances to standards that may have a negative effect themselves.

- A lack of particular housing choices create traffic congestion as people commute from one community to another, increase costs for businesses related to employee travel time, employee absences, unnecessary street expansions and parking demand, reduced mobility for certain disadvantaged groups, and unnecessary community subsidy to remedy these and other impacts.

This can be true, though it may not be an issue at this time.

- The profit margin on affordable housing projects is very thin. Barriers to affordable housing will need to be removed from local regulations and land use processes to enable property owners and developers to pursue affordable housing projects.

It is a common theme that regulations are always a barrier and that if removed everything would work smoothly. The City's regulations are there for a reason, eliminating the recreational space required for a multi-family development would allow more units but at what cost to the families living there and the surrounding properties. The City is open to removing barriers if they are truly barriers but not to the detriment of the community.

- The City will be experiencing the same types of demographic forces that currently impact Bend, Redmond, and other communities in Oregon. For example, the population will age and the baby-boomer generation will retire. Households will become smaller. To prepare for this eventuality Prineville must provide for a variety of housing types. The variety will help meet affordability demand, and it will help meet new housing demand in general. Since there will be more single head of households, people will desire units that are smaller and those that will require less maintenance and can be located within walking distances of shopping, houses of worship, parks/recreation, schools, and medical facilities. This dictates development of more compact housing forms and innovations in how structures are designed and arranged to suit a variety of needs.

With the new land use code Prineville has opened up many more development possibilities with the high density R5 zone, Mixed use zone, accessory dwellings and flag lots to name a few.

- The City and County should encourage subsidized housing to be located at a variety of locations in close proximity to support services and/or near transit.

The government providing the subsidy will also be looking for such services.

- Residential zones and other neighborhoods should offer a wide variety of compatible housing types and densities.

The City does allow many types of housing and densities.

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Programs:

The City shall:

1. Participate with Housing Works(formerly Central Oregon Regional Housing Authority), COCAAN and/or other public or private non-profit organizations in the development of a regional housing plan to address issues and to establish programs which address housing affordability, density, home ownership, neighborhoods and location. Such plans should provide for a detailed management program to assign respective implementation roles and responsibilities to those governmental bodies operating in the planning area and having interests in carrying out the goal.

The City can participate if asked; however, other than provide money I am not sure what we would do as a City to provide land and build affordable homes

2. Provide funding for affordable housing when feasible and with community consensus.

This is an option for the Council.

3. Modify the development review process to expedite affordable housing proposals and reduce development and operating costs when such proposals are in accordance with zoning ordinances and with provisions of comprehensive plans.

The City's process is not lengthy nor is it overly expensive. We could move these projects up if there were multiple projects head of it but this is generally not a problem even in 2005-2006 when we were doing 4 projects every Commission meeting. If the project is in compliance with the zoning code and Comprehensive plan it should be a breeze.

4. Determine that SDC payments and other development deposits, fees and taxes for affordable housing projects will be deferred until title transfer or final occupancy of the structure. Additional methods and devices for reducing development barriers should be examined and, after consideration of the impact on lower income households, include, but not be limited to: (1) tax incentives and disincentives; (2) building and construction code revision; (3) zoning and land use controls; (4) subsidies and loans; (5) fee and less-than-fee acquisition techniques; (6) enforcement of local health and safety codes; and (7) coordination of the development of urban facilities and services to disperse low income housing throughout the planning area.

Building, zoning, enforcement and deferred SDC payments have been examined, the other bullets require subsidy.

5. Examine any needed changes to local regulations to create incentives for increasing population densities in urban areas taking into consideration (1) key facilities, (2) the economic, environmental, social and energy consequences of the proposed densities and (3) the optimal use of existing urban land particularly in sections containing significant amounts of unsound substandard structures. This may include the promotion and development of institutional and financial mechanisms to provide for affordable housing and the investigation of available federal, state and local programs and private options for financing affordable and special needs housing.

The best incentive is demand. If people want it, it will get built. The City needs to be ready for social and economic shifts. The availability of a mixed use zone and high density zone will provide opportunities for increasing population densities in urban areas.

6. Monitor the stability of existing affordable housing options to determine their sustainability and usefulness.

The government subsidized ones are nice, the free market ones are aging and have higher crime rates.

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7. Encourage and support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in the community.

The City doesn't discourage them, but I don't know if we support them. It is more of a County function at this point.

8. Preserve existing affordable housing through adoption of land use regulations that promote affordable housing and examine alternatives for providing services, including transit.

See above responses to this topic.

9. Create an inventory of city-owned land that can be set aside for housing development this may include the development of organizational capability to coordinate such efforts.

The City has an inventory of land but none are suitable for housing.

10. Develop a density bonus program in which developers may receive "credit" in additional units (beyond what zoning allows) if units available and affordable to households under 80% of median income are integrated into new projects.

The City does allow density bonuses for planned unit developments and when certain amenities are provided in cluster developments and multi-family developments. The bonus generally produces smaller attached homes that by nature are more affordable. The City does not have a specific percentage to income threshold. The problem with this is control. Even if the City could control the first sale how do we prevent the new owner from flipping it for a profit? Non-Profits such as housing Works and Habitat for humanity are better suited for this.

11. Modify the development regulations to allow housing above retail in the town center/downtown.

This is allowed.

12. Develop workforce housing standards and implementation programs.

This idea was intended for industrial lands on top of the grade. Something the County adamantly opposes.

13. Build understanding and support for affordable housing by instituting a public information program and community forums.

Sounds like a perfect project for a non-profit.

Goal # 6: Recognize that addressing the housing needs of the community is essential to the successful future of Prineville as desirable place to live, work, shop, and play.

Housing Management Strategy Values and Policies

- Strategies to improve the type and range of housing choices in the community must be based upon careful examination of demographic data, trends, and local demands.

If the City want to develop strategies to improve the type and range of housing then those strategies should be based on something.

- Certain development regulations and techniques can influence the market-driven nature of housing development.

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There are techniques that can influence the market. From a regulatory stand point the City would have to become very strict, loose regulation just allow the market to do its thing. Another successful technique is offering money. There is nothing like a good subsidy to get someone to build something that is needed that otherwise would not have been built.

- The recent Census data is one of many resources necessary to examine for understanding local and regional demographics.

The ten year Census is a great resource of information.

- The vitality of the City depends not just on the health of one aspect of housing but preferably by taking a systemic approach to growth and development, preservation and continuity.

The goal is to provide an even balance of high, middle and low income housing.

- The greatest housing needs include a more diverse base of affordable rental opportunities signified by range of rent and housing type, particularly smaller sized structures such as duplexes and triplexes. However, the ability to take advantage of low interest rates has moved many people into homeownership where they are paying more than 30% of income on mortgages.

We now know the result of those mortgages! Today interest rates are even lower and there is a glut of homes on the market due to foreclosures and the fact that the nation is over built. When people imagine low income housing many see small affordable single family homes. The objective is not affordable home ownership it is **affordable housing** and rentals are a big part of that.

- The community needs affordable single-family homes. Some potential homebuyers are being priced out of the market due to insufficient income and escalating real estate prices. For renters, the census data and other information suggests that there is a high demand for units serving people under 80% of median income. It also appears there is adequate supply of apartment units affordable to people at median income or less, and yet many households are paying more than 30% of household income for housing.

Times have changed, this is no longer applicable.

- There is a need for temporary shelters or transitional housing opportunities for people with special needs, including but not limited to, households experiencing domestic violence issues, or youth homelessness.

This may be more of a problem than we realize. There have been attempts to set up shelters by the County and non-profits as well as the church community. The City has no knowledge of an official shelter.

- The population projections anticipate more than 16,000 people will live in the UGB in the year 2024. This means that the community will need to provide more living units for new households where families will number 2.50 persons per household. Thus, over the 20-year period the community is expected to grow at 3-5 % per year on average.

Projection are always difficult but with the boom and bust the City could see another uptick that would bring us to the 3-5% average in the next 12 years. Currently we have adequate land for housing within the UGB.

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Programs:

The City shall:

1. Examine the most recent sources of data to determine housing needs and monitor demographic trends.

The 2010 census data is available as well as other government sources if the City deems this important enough to allocate time too.

2. Promote an awareness of housing issues and provide regulatory solutions. This may include changes to development regulations and increased flexibility for those who desire to build affordable housing units.

The City has changed development regulations and is open to suggestions from those who desire to build affordable housing.

3. Provide flexible regulations as appropriate for those entities that propose to build temporary shelters and transitional housing opportunities.

The City has been very flexible in this area, allowing temporary shelters without review.

4. Monitor and evaluate the population projections as they are amended from time to time. The City shall also inventory all new development and prepare a report of all new activity and housing unit creation, demolitions and expansion.

Portland State University does yearly population projections that we can appeal. The City does track existing development and development potential as well as housing units and additions. A more accurate report can be produced by Building Department as they track actual construction and not just approvals.

5. Budget funds for staffing to support a sustainable housing program.

The City may budget funds to provide an incentive for a certain housing type but I don't see budgeting for staff to run a housing program.