


HOUSING STRATEGIES

BOARD OF COUNTY COMMISSIONERS

AUGUST 28, 2019

AMERICA'S HOUSING CRISIS

(HUFFPOST 6/19/18)

1. Low cost housing is disappearing from the market—torn down or converted.
 2. Not building enough homes—before the recession we built around 1.1 million; best year since we built 849,000.
 3. Cities are unaffordable—median home prices in most western metros are 5x income
 4. Racial disparities are getting worse—cost burdens worse among low income and minorities.
 5. High housing costs shift money from the young to the old.
 6. **Policies at every level are making it worse.**
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BOARD OF COMMISSIONERS - 2019

- Scheduled Housing Workshop
- Directed Counsel to draft a housing tax incentive ordinance
- Commissioner Boice researching Housing Coordinator feasibility and funding
- Commissioner Paasch exploring Veterans housing options and funding
- Commissioner Gold networking with Tolowa on example projects
- Emergency Housing Declaration: Res. No. 2019-40, August 14, 2019

SHORT TERM GOALS

HURRY!
HURRY!
HURRY!

COUNTY PROPERTIES

- Market properties to get them developed and on the tax roll. Requires assistance of other departments.
- Donate urban parcels to non-profits that will create mixed use housing (moderate to LMI).
- Reduced sale price to Veteran's/advocate Veteran property tax relief to get more Veterans in secure housing/home ownership.

INFRASTRUCTURE

- Expand UGBs where feasible (Harbor).
- Partner with the City of Brookings (and others when needed) to expand sewer to unserved areas planned for development.
- Moratorium on vacation rentals.
- Provide education to the community on programs that can assist them: Fair Housing, free legal services, manufactured housing cooperatives (CASAofOregon.org), Oregon Mobile Home Rental Assistance Program (62+, 2+, or disabled), promote to developers the Agriculture Workforce Housing Tax Credit (tax credits for building housing for farm workers; includes forestry), weatherization programs, etc.

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- Impose a Residential Construction Excise Tax (2016, SB 1533) as means to fund affordable housing.
 - The tax (CET) may not exceed one percent of the permit valuation for residential construction permits issued by a city or a county (local government). The tax may be imposed on improvements to residential real property that result in a new residential structure or additional square footage in an existing residential structure, including remodeling that adds living space.
 - A CET for commercial and industrial construction is also optional under this legislation but there are no proceeds received by the State of Oregon through this local tax option.

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- CET...
 - Local government agencies implementing a Residential Construction Excise Tax are instructed to utilize 4% of all proceeds for administrative fees to recoup expenses incurred from implementation of CET.
 - The remaining proceeds are to be distributed by formula.
 - Oregon Revised Statutes direct 15% of this formula to Oregon Housing & Community Services (OHCS) for the purposes of providing down payment assistance for homeownership programs.
 - **Because funds are received through taxation at a local level, OHCS has determined it appropriate to return these dollars to the communities that implemented the program. Current OHCS homeownership programs in these communities are therefore augmented with additional down payment assistance dollars widening the scope and depth of eligible assistance for families pursuing the goal of homeownership.**


EMERGENCY PERMITTING

- Legal, habitable structure destroyed by natural disaster: Get Planning clearance/permit, and Building Safety permits, no cost, verified disaster. Permit not issued within 48 hours, assume granted.
 - Also, inform home owners of homes destroyed by wildfire of the Oregon Wildfire Damage Housing Relief Program (up to \$7,000, poverty guidelines apply), educate on wildfire protection.
 - Better education on avoiding floodplains, slide areas, wetland soils, etc.

ACCESSORY DWELLING UNITS/DLS

- Goal: House disabled, seniors, singles, small families, owner's children.
- Code currently allows 'Guest Houses', but you cannot have any kitchen facilities. Basically, you are allowed a sleeping 'cabin'. State has issues with this term, and encourages it not to be used because the 'guest houses' get converted to homes.
- Code allows 'Accessory Dwelling Units' in some, but not all, residential areas within the UGB.
- Allow ADUs in all residential zones in the UGB.
- Develop standard for 'Detached Living Spaces', which the state does allow outside of a UGB.

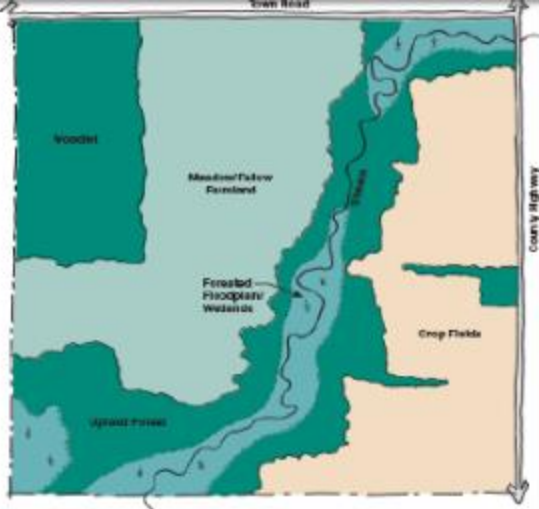
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- Cannot exceed 50% of floor area of primary if attached, 600 sq. ft. max. detached. ('Guest House' rules currently limited to 500 sq. ft.; ADU to 1200 sq. ft.).
 - Within 100' of primary; 150 if they can provide new fuel break (current code says 20').
 - No trash within 100'.
 - Originally not allowed in Resource zones; per DLCD now okay in all zones.
 - Deed restriction required, per DLCD request, and consistent with Jackson and Josephine County rules.
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CLUSTER SUBDIVISIONS

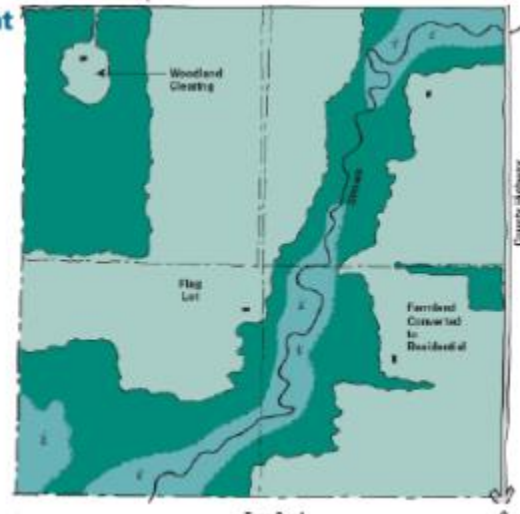
- Density based development vs. lot size (min. 2 ac.)
- Clustering vs. cookie cutter/land waste
- Open space for farming/nature
- Bonus options: every 4 pts = 1 lot

◆ Undeveloped Site – 160 Acres



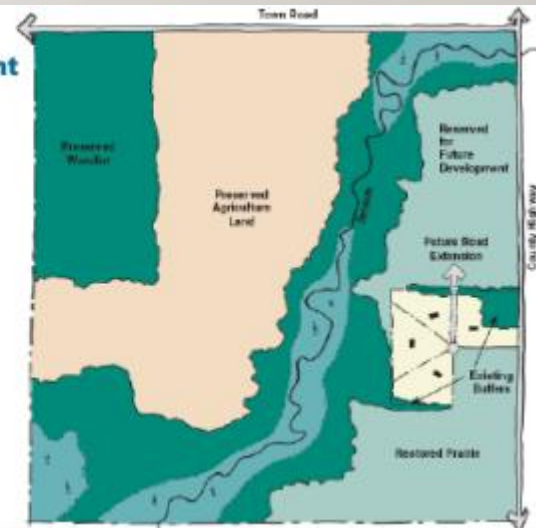
Conventional Development

- ◆ 4 homes
- ◆ Average lot size of 40 acres
- ◆ 160 acres developed
- ◆ 0 acres remaining



Conservation Development

- ◆ 4 homes
- ◆ Average lot size of 1.8 acres
- ◆ About 7 acres developed
- ◆ About 153 acres remaining



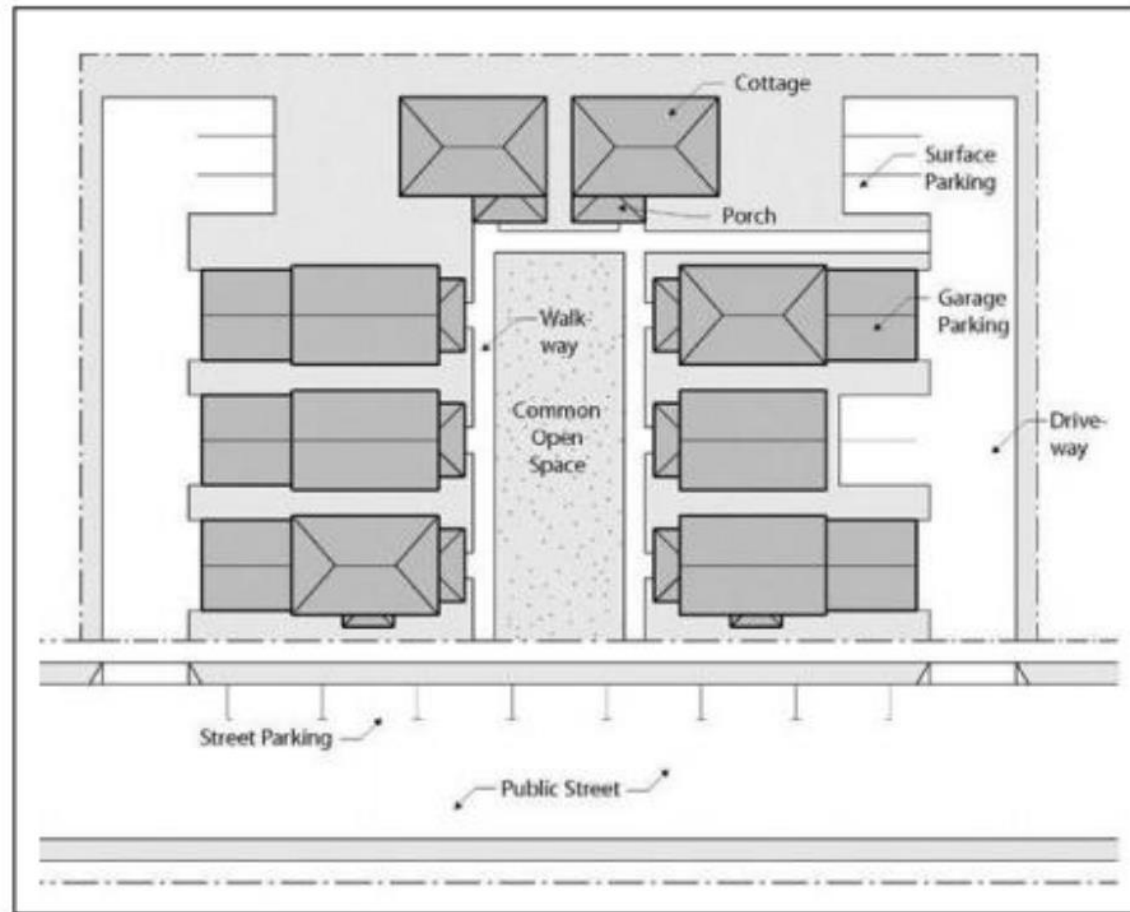
BONUS OPTIONS

- All lots not on prime farmland: 2 pts.
- No lots in floodplain: 2 pts.
- Flatter slope: 2 pts.
- No granitic soils: 2 pts.
- Shared well or septic: 4 pts.
- New road: 4 pts.
- Contiguous open space: 4 pts.

COTTAGE CLUSTERS – ‘NEIGHBORHOOD WITHIN A NEIGHBORHOOD’

- Allow in UGB.
- Differs from a PUD in that it allows smaller units at higher densities than base development. Allows development of multiple housing units on a smaller lot than required for a cluster subdivision or PUD. Ownership is either one owner, or condominium. No individual lots.
- Addresses need for smaller, diverse, and affordable housing choices.
- Max size typically approx. 1200 sq. ft.
- Preserves open space, reduces road and utility costs.

Illustrations of cottage cluster development layouts.



BOARDING HOUSES, HOSTELS, TOURIST HOMES, RETREAT CENTERS, CONFERENCE GROUNDS

- Boarding House: Add and define (currently listed only once in code, and not defined).
- Hostels: Add and define.
- Tourist Home: Add and define.
- Tourist Facility: Redefine and add (currently defined but not listed elsewhere).
- Retreat Centers/Conference Grounds: Add and define.

FARM STAYS

- Already allowed by the Planning Director, but not clear in the code.
- Amend code to clearly allow 'farm stays', and develop standards for them.

CAMPING

- Define 'Camping Stay'. Repeat state law on length of stay (state law *currently* limits camping stays in resource zones to 30 days; limits stay in RV parks, campgrounds to 14 days).
- Create rules to allow camping during construction.
- Redefine 'Trailer, Camping or Recreational Vehicle' to be consistent with state law (which in effect will authorize park models to be treated differently). Includes amending other definitions as well, such as 'Trailer or Camping Vehicle Park'.

NON-TRADITIONAL SHELTER

- Up to 5 units w/o kitchens, all sharing one kitchen.
- Non-resource zones only.
- Individual units cannot exceed 300 sq. ft.

TRANSITIONAL HOUSING CAMP

- Permitted like a campground; owner determines length of stay.
- RVs, Conex conversions, park models, tiny homes (320 sq. ft. max).
- Manager reside on-site.
- Provide restrooms, info on social services, emergency contacts.
- Store cannot sell alcohol or cannabis.
- Proof of insurance.
- Side setback 100'.

TRANSITIONAL HOUSING SHELTER

- Designate specific zones.
- Within one half mile of bus stop.
- Owner or manager on-site.
- Open max 16 consecutive hrs.
- Restrooms, social services, emergency contacts.
- Fenced, dog run.
- Security plan.
- No drug use.

'CONEX BOX'/INTERMODAL STRUCTURES



UNIQUE STRUCTURES

- Address items such as buses, cars, truck bodies, rail cars, and intermodal structures—shall not be used for storage, office space, or human occupancy unless modified to comply with the Oregon Specialty Codes, and all appropriate permits secured for such use.
- Intermodal structures such as shipping containers or other manufactured items originally designed for transport shall not be used for human occupancy unless the interior of the unit has a floor to ceiling minimum height of 8’9”. All shipping identification shall be removed from the walls of all intermodal structures, regardless if used for human occupancy, and painted with a rust prohibitive paint.

APPEAL LANGUAGE

- ‘Clean up’ the appeal language in the code to be consistent with neighboring Coos County. Allows the Board to hear appeals directly.

STAFFING ISSUES

- In FY 2011-2012 – New homes (SFR/MFD): 29
- 2012-13: 43
- 2013-14: 46
- 2014-15: 65
- 2015-16: 74
- 2016-17: 78
- 2017-18: 61
- 2018-19: 92

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LONG TERM GOALS



HOUSING COORDINATOR/PROGRAM

- Countywide
- Admin dollars/CET pay salary/Occupancy (Second Home) Tax
- Apply for HUD, CDBG, etc.
- Work with developers
- Ombudsman
- Run 'Healthy Homes Program'
- Run 'Home Buyer Education Program'

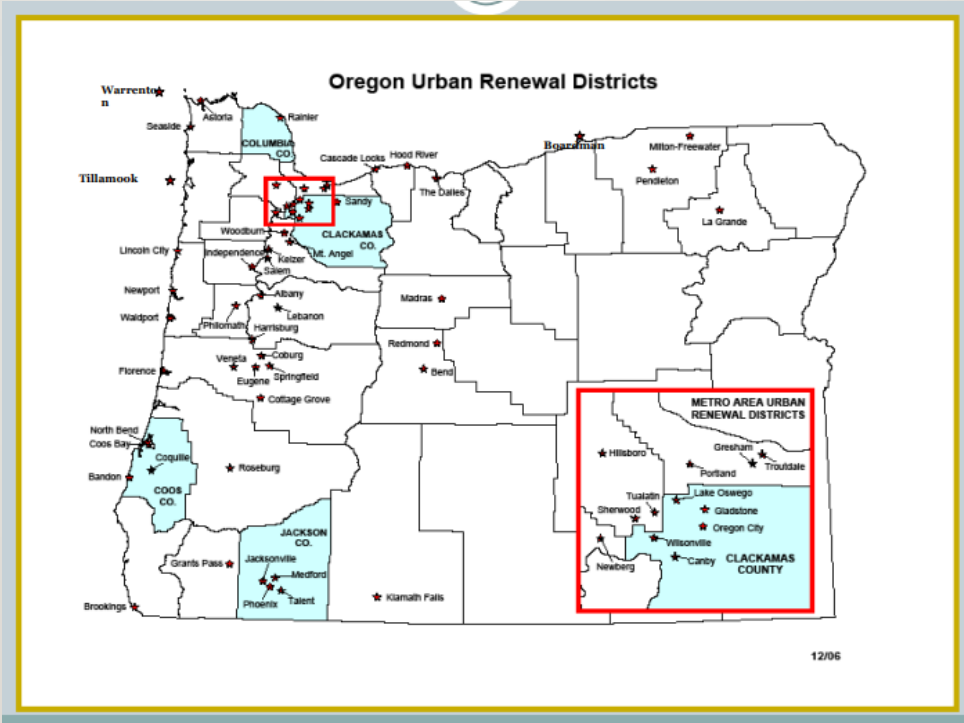
HEALTHY HOMES PROGRAM

- Goal: Replace unsafe/inadequate campers that are being used to house people on a permanent basis.
- Phase I: Replace all campers/RVs being used for human habitation that predate March 1, 1967 (original date Federal Motor Vehicle Safety standards became effective). This also takes into account 'residential trailers' (a structure for movement on a public highway that predates January 1, 1962). In Curry County there are 82 such homes.
 - Own land.
 - Owner occupied.
 - Have septic and well.
 - Legally established.
 - 0% loan not to exceed \$20,000 on a home less than 600 square feet in size. Owner to go through Home Buyer Education Program.
 - Repayable upon transfer of property.
 - Free (grant) removal.
 - Permit fees 'waived'.

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- Phase II: Replace all 'mobile homes' that were built between January 1, 1962 (date 'residential trailers' were regulated) and June 15, 1976 (date mobile home laws took effect). In Curry County there are 771 such homes.
 - Must be legally established.
 - Owner occupied.
 - Value must be under \$5,000 (437 such homes).
 - \$5000 down payment assistance grant provided the owner goes through Home Buyer Education Program.
 - Free (grant) removal of existing mobile home.
 - Permit fees 'waived'.

URBAN RENEWAL



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To begin an urban renewal area, the locality first designates the area. Once that area is designated, the county assessor allocates the increased taxes in that area to the urban renewal agency for use on projects and programs within the area. As property values rise, projects are completed by the urban renewal agency that further enhance private development and economic prosperity in the area. Once an urban renewal area has completed the projects and reached its maximum indebtedness it is terminated. The resulting increase in assessed values has increased the property tax base, thereby increasing taxes for all taxing jurisdictions.

QUESTIONS?

