

BEND COLLABORATIVE HOUSING WORKGROUP

MIDDLE MARKET HOUSING POLICY RECOMMENDATIONS

JULY 2017

TOOL 1: Align Comprehensive Plan and Zoning Map

Recommendation

Prioritize bringing the current zoning map and the new comprehensive plan map into alignment, rezoning areas as planned, reducing developers' costs for initiating new projects and allowing more housing supply to be created in the near-term.

TOOL 2: Create mixed-use urban transportation corridors

Recommendation

Create a network of streets throughout the city that are zoned as mixed-urban that create transitional corridors around higher density arterials and generate more housing in the near term.

TOOL 3: Incentivize Area Planning

Recommendation

Offer higher priority of staff time and resources for planning/annexation to expansion areas where landowners propose plans to provide meaningful amounts of affordable and middle market housing stock.

TOOL 4: Prioritize transportation spending that leads to middle housing

Recommendation

When evaluating transportation spending, provide greater weight to options that lead to the creation of middle market housing. For instance, in a weighted ranking exercise, increase the value of housing creation so it becomes a higher priority outcome.

TOOL 5: Rework system development charge policies

Recommendation

Two changes should be considered to the City's system development charges methodology and policies.

1. Defer SDCs or offer long-term loans for single-family homes provided in the 125% AMI (Area Median Income) level or below,
2. Offer tiered SDCs based on lot size, square-footage or number of bedrooms—with smaller homes paying lower charges—creating a true incentive to build smaller units and increase housing supply.

TOOL 6: Allow parking districts and reduce parking requirements

Recommendation

Allow parking districts and opt-in reductions of parking requirements as an incentive for certain infill units such as Accessory Dwelling Units (ADUs) or multiplexes to lower housing production costs and increase development feasibility.

TOOL 7: Allow vertical housing tax exemption

Recommendation

Create zones for use of this incentive, which offers a tiered-system waiving property taxes up to 80 percent for 10 years based on the number of floors of residential housing built above commercial use. Exemption could be linked to AMI, and second homes could be disallowed.

TOOL 8: New urban renewal areas

Recommendation

Conduct a study to test the feasibility of additional urban renewal areas in the Central Business District and Korpine, with particular focus on 1) whether the City can accommodate the short-term foregone revenue, and, 2) what types of projects would most effectively increase housing supply.

TOOL 9: Calculate density differently

Recommendation

Currently density is measured lot by lot, rather than an average density in a zone. This discourages infill of missing middle housing types that could be built if more flexibility existed in how density was measured. By calculating density by a radius additional units could be built and the average number of homes in a particular zone maintained.

TOOL 10: Allow fourplexes in the standard residential zone

Recommendation

Currently these units are not allowed in the standard residential (RS) zone. But floor area ratios and other tools could be used to keep scale appropriate to the neighborhood and it would increase supply without significantly changing the look and feel of a residential neighborhood.

TOOL 11: Link open space requirements to nearby parks

Recommendation

Reduce open space requirements when there is nearby access to parks and trails. This incentive could be linked to Area Medium Incomes of less than 125 percent or multifamily developments.

TOOL 12: Increase allowable lot coverage for multifamily housing

Recommendation

The City is currently considering increasing allowable lot coverage from 40 to 50 percent for multifamily units. Increasing this further to 60 percent will help increase supply and affordability.

(Copied and pasted tool description and recommendation in order to create a one page document. See report (Bend Collaborative Housing Workgroup – Middle Market Housing Policy Recommendations, July 2017) for all full narrative.)