PROJECT OVERVIEW

- Background
- Goals
- Project Timeline
GOAL: GREATER AFFORDABILITY

- PROBLEM: 49% of households in Talent are cost burdened, paying over 30% of their income for housing

- GOAL: To remove regulatory barriers to the development of a wide variety of housing types to better meet the City’s identified needs for housing
GOAL: ADDITIONAL HOUSING VARIETY

CURRENT HOUSING MIX

- Townhouses
- Single Family
- Multi Family

FUTURE HOUSING MIX

- Townhouses
- Single Family
- Multi Family
**GOAL: EFFICIENT USE OF LAND**

- **New construction** at higher density with more variety of homes on vacant land
- **Sensitive infill** in existing neighborhoods
- **Mixed-use residential** in existing commercial areas
RESIDENTIAL PLANNING CONTEXT

- State level requirements:
  - Clear and objective standards
  - HB 2001 for ‘missing middle’ housing
- Local community needs:
  - Smaller households
  - Older households
  - Range of income levels
ROLE FOR ZONING CODE

- Development regulations:
  - DO govern what, where, and how housing can be developed
  - DO NOT require development of specific sites or types of housing, or set prices
PROJECT TIMELINE

Housing Code Update

Draft Code Update: Jan to March 2019
PC Meeting: March 2019
Open House & PC: April 2019
Final Code Update: June 2019
Adoption: Summer 2019
1. Introduce “missing middle” types in low and medium-density zones, with corresponding development standards, including cottage cluster housing
2. Allow more variety of residential types in high-density zone
3. Allow more residential options in commercial zones
4. Provide clear and objective standards and review processes for residential development
LOW AND MEDIUM DENSITY ZONES
SINGLE FAMILY AND TOWNHOUSES
ACCESSORY DWELLING UNITS (ADUs)
DUPLEXES, TRIPLEXES, AND QUADPLEXES
COTTAGE CLUSTERS
MANUFACTURED HOMES/PARKS
POLICY CHANGES

- Realign existing single-family zones: low density, medium density, and manufactured home park
- Allow broader spectrum of missing middle uses
- Adjust dimensional standards to fit individual housing types
HIGH DENSITY ZONES
GREATER VARIETY AT SIMILAR DENSITIES

- Expand options beyond apartments to include townhouses and cottage clusters
MIXED-USE IN COMMERCIAL ZONES
VERTICAL MIXED-USE

- Increase allowed height in the CBD zone to encourage upper-story residential use
FLEXIBLE MIXED-USE

- Permit residential uses in the NC zone in vertical and horizontal mixed-use configurations
DEVELOPMENT REVIEW
DEVELOPMENT REVIEW PROCEDURES

- Develop clear and objective review standards and procedures for residential projects
  - Approval criteria
  - Type I, II staff reviews
- Retain discretionary, Type III public hearings for complex projects
OPPORTUNITY FOR PUBLIC INVOLVEMENT

Developing standards for future projects

Reviewing individual projects
NEXT STEPS

• Planning Commission Meeting (June 4)
• Adoption Process (July onward)
• Feedback to Zac Moody any time during the process