

# Talent Housing Needs Analysis

## Citizen Advisory Committee

### Meeting #1: Agenda

Talent Town Hall

Wednesday, August 10, 2016 @ 6PM

1. Introductions (5 minutes)
2. Overview of the HNA (20 minutes)
  - Presentation by ECONorthwest
  - Role of the CAC
  - What outcomes to CAC members desire from this study?
3. Preliminary results of the HNA (30 minutes)
4. Discussion of existing Comprehensive Plan Policies (50 minutes)
  - Questions for discussion
    - Are there opportunities for changes or additions to Talent's housing policies?
    - Are there opportunities for changes or additions to the objectives for each of Talent's housing policies?
5. Public comment (10 minutes)
6. Next steps (5 minutes)

DATE: August 10, 2016  
TO: Talent HNA: Community Advisory Committee  
CC: Zac Moody  
FROM: Beth Goodman  
SUBJECT: EXISTING HOUSING POLICIES

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The City of Talent contracted ECONorthwest to develop an a housing needs analysis (HNA). The HNA will determine whether the City has enough land to accommodate 20-years of population and housing growth. The HNA will provide the basis for an update to the City’s Comprehensive Plan Housing Element, as well as development of an action plan to implement the Housing policies.

This memorandum presents a draft of Talent’s existing Housing policies from the Comprehensive Plan. These policies will be revised based on discussions with the Community Advisory Committee. During the August 10<sup>th</sup> meeting, we hope to begin to answer the following questions:

- Are there opportunities for changes or additions to Talent’s housing policies?
- Are there opportunities for changes or additions to the objectives for each of Talent’s housing policies?

## Talent’s Existing Housing Policies

The following is a list of policy goals, objectives, and implementation strategies. Each objective and strategy pertains to a specific policy goal to achieve safe and livable housing in Talent. This Comprehensive Plan element addresses Department of Land Conservation and Development’s land use planning Goal 10 – Housing. Originally adopted in 1980, the City of Talent is updating its Comprehensive Plan as part of a periodic review process that began in 1995. Each section contains findings to support the individual policy goals. Primarily, the findings are based upon the results of the above buildable land inventory and housing needs analysis.

### **POLICY 1: PROVIDE FOR ALL OF TALENT’S HOUSING NEEDS FOR THE TWENTY YEAR PLANNING PERIOD WITHIN THE EXISTING URBAN GROWTH BOUNDARY.**

Objective 1.1: Provide for increased residential use within the C-2 zoning district in a way that also promotes business, as described in Policy 4.

Objective 1.2: Plan new development, such as streets and other necessary facilities and services in the area west of the railroad in a way that will minimize public costs for growth beyond the twenty-year planning horizon.

### **Implementation Strategies**

1.2.1 In the process of developing a Master Plan for the area west of the railroad, (as called for in the Public Facilities and Services, Element F) expect that the

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addition of some of the residentially zoned land adjacent to the UGB might be in the City's best interest to be able to provide safe and efficient access to the area, and consider the minimum Urban Growth Boundary amendment necessary to accommodate the safe and efficient development of that area.

1.2.2 In the process of developing a new Urban Growth Boundary Agreement with the County negotiate a new process to consider urban redevelopment design for all County properties in the UGB, especially when any land division or residential development is approved by the County.

1.2.3 Retain most of the "Area of Future Residential Growth" established in the 1981 Comprehensive Plan as the functional equivalent of an Urban Reserve, which shall comprise those lands north of the northernmost Talent Irrigation District ditch located south of Rapp Road, and the exception area (residential) lands along Rapp Lane and Theo Drive no further south than the second irrigation lateral south of Rapp Road.

1.2.4 The Regional Problem Solving (RPS) process is the first region wide technical analysis of land use planning to include Talent. RPS looks at potential lands for development and urbanization in a 50-year horizon, instead of a typical 20-year period. The City should consider the findings and recommendations of this process when planning for all housing types in the 20 and 50 year planning cycle, which also maximizes the efficiency of existing public facilities.

**POLICY 2: BALANCE THE MIX OF HOUSING TYPES IN THE CITY BY MAINTAINING OPPORTUNITIES FOR THE DEVELOPMENT OF HIGHER VALUE HOUSING.**

Objective 2.1: Provide for the development of higher value housing.

**Implementation Strategies**

2.1.1 Maintain 8,000 square foot minimum lot sizes in those areas that are currently zoned Residential - 8,000 (R 1-8).

2.1.2 Consider 10,000 square foot lot sizes for new development west of the railroad to create a higher value residential area, accommodate the slope, and mitigate the visual, traffic, and other environmental impacts of development in that area.

**POLICY 3: MAINTAIN AND IMPROVE LOW AND MODERATE INCOME HOUSING OPPORTUNITIES IN THE CITY WHILE RECOGNIZING THAT TALENT, CURRENTLY AND IN THE PAST, HAS PROVIDED ITS FAIR SHARE OF SUCH HOUSING WHEN CONSIDERED ON A COUNTY-WIDE BASIS.**

Objective 3.1: Continue to provide safe and livable housing for working families, single-earner households, retired people, and students while improving the quality and value of local housing stock.

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## Implementation Strategies

3.1.1 Consider a creative approach to density in the High Density Residential (R-2), Central Business District (C-2), and Neighborhood Commercial (C-1) zoning districts to allow developers to determine densities based upon the number of bedrooms rather than the number of units to encourage inclusion of studios and one- and two-bedroom units in new residential developments.

3.1.2 Use code enforcement oversight to protect the health and welfare of tenants in mobile home parks, rental properties, and apartment complexes, as needed.

3.1.3 Cooperate with the Jackson County Housing Authority and other social service organizations to expedite new housing projects when their programs have funds committed to such projects, or when the City's support in principle can help them to acquire such funds.

3.1.4 Consider a fast track approval process for substantial redevelopment and renovation of existing housing stock.

3.1.5 Encourage the development of accessory dwelling units ("granny flats") on existing and proposed lots to provide a source of affordable housing for relatives, students, and young couples, which is a market driven strategy.

### **POLICY 4: DEVELOP A CENTRAL DOWNTOWN AREA THAT PROMOTES MIXED USE, TRANSIT-ORIENTED DEVELOPMENT THAT IS DESIGNED TO INCREASE HOUSING CHOICES.**

Readers: Please note that I left the following findings in from the existing Comp Plan because they are relevant to the on-going discussions.

**FINDINGS:** In 1999 an ad hoc citizen committee worked for six months on a conceptual plan for a new Downtown Redevelopment Plan to promote mixed-use, transit-oriented development. Using a consensus process lead by Architect Donald Genasci, the group agreed to several key principles:

- . 1) The new downtown development district shall result in a traditional downtown area that includes residential uses above and behind commercial uses.
- . 2) The new district would comprise the existing C-2 zoning district and parts of the existing C-3 district north and west of Wagner Creek, and possibly extended south along the highway to the intersection of Rapp Road and Highway 99, and east along Valley View Road to Bear Creek.
- . 3) West of Highway 99, generally, design standards shall be implemented that create compatibility of new development with the historic architecture of the area, and the

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Architectural Review Committee shall be involved in the design review process.

- . 4) East of the highway, and to the west where modern architecture already dominates, new design standards shall permit more contemporary architecture, but still require traditional, pedestrian-oriented storefronts, with parking and service areas located out of sight of the public right-of-way.
- . 5) Where adjacent properties are used predominantly for residential uses, new commercial uses shall be built at a scale and with architectural details that are visually compatible with nearby residential uses. For a large, mixed-use development, it is recommended that the commercial uses be oriented to collectors and arterials and residential uses be oriented to local streets currently in residential use.
- . 6) Street connections to the highway shall be extensions of existing or planned streets west of the highway to provide connectivity for vehicles and pedestrians, and to minimize new points of entry to the highway. Streets in other parts of the downtown district shall also be extensions of existing streets to the fullest extent practicable.
- . 7) Require that the ground floor of new buildings oriented to commercial streets be designed and constructed in a way that will allow easy conversion to commercial use, regardless of the intended use of the space at the time of construction.
- . 8) Consider a zone change in the new “Highway” district to implement the “vision” of the Downtown Plan.

Objective 4.1: Provide a variety of housing types in Talent, especially in the downtown area, at densities that support maintaining a compact town form.

### **Implementation Strategies**

4.1.1 Develop design standards for a new “Old Town”/Central Business District Commercial (C-2) “overlay” that will encourage mixed use development and include design standards for transit-oriented, mixed-use development.

4.1.2 Develop new design standards for the Highway District that allows more contemporary architecture, but stresses the importance of appropriate scale, bulk, and context with the “Old Town,” and creates a pedestrian-oriented environment, which is accessible for existing and future residents and businesses in the downtown.

4.1.3 Apply a creative approach to density in the Central Business District (C-2) commercial zoning designation to allow densities based upon the number of

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bedrooms to encourage inclusion of studios and one- and two-bedroom units in new residential developments, and/or only limit densities based upon adopted design standards applicable to lot coverage, height, and bulk.

4.1.4 Flexible spaces are more appropriate given unforeseen market conditions and facilitate the interchange between small business and residential uses. Permit residential uses on the ground floor of new buildings if the space is designed in a way that can easily be converted to commercial use when needed, by including such design features as high minimum ceiling height, street-oriented construction that includes or would permit future installation of display windows, and other features suitable for the size and type of structure proposed.

4.1.5 Encourage applicants to use the PUD application as a strategy to include a variety and mix of housing types in larger developments, which creates a new neighborhood, and not just a new “subdivision.”

**POLICY 5: ENCOURAGE CREATIVE DESIGN FOR RESIDENTIAL DEVELOPMENT THAT BALANCES THE NEED TO OPTIMIZE INFILL WHILE PROTECTING SCENIC AND NATURAL RESOURCES.**

Objective 5.1: Promote an attitude toward the land that encourages developers to design projects with consideration of the natural features of the land as amenities rather than as obstacles.

**Implementation Strategies**

5.1.1 Adopt a new Planned Unit Development ordinance, which establishes a new review process for PUD applications as similar as possible to subdivision review to remove constraints, such as time and money obstacles, to facilitate creative project design.

5.1.2 Continue to promote the Planned Unit Development process to maintain maximum allowable densities and site design on a gross area basis where protection of a natural, historical, or cultural resource can be accomplished.

5.1.3 Encourage the inclusion of dedicated public or managed private park areas, both passive and active, within new neighborhoods by allowing units to be clustered to maintain optimal densities. (Element B: Parks, Recreation, and Open Space)