

1001 Crimson Court
Talent, OR 97540
January 26, 2017

Talent Planning Commission
RE: Public Input to the Housing Element Discussion

Dear Members of the Commission:

We have been homeowners in Talent residents since 2010. We value the small town atmosphere, its cultural amenities and its proximity to Ashland. We take a deep interest in the future of our town. We attended the Planning Commission public meeting and also submitted extensive comments on the questionnaires.

I would like to highlight some issues, which we feel would be beneficial, and also to urge prompt action. We do agree that planning ahead is urgent and essential as Talent becomes "built out" and new infill replaces older housing stock. It is also important to think regionally, especially with our location directly beside Ashland, which is struggling with housing affordability and availability. Talent can benefit from this.

1. Prompt rezoning from commercial to residential will provide more property to be developed for housing. I especially would like to see Talent Avenue zoned residential and not interfacing with light manufacturing.
2. Immediate acquisition/annexation of additional lands available for residential.
3. Proposed density of 4,400 lots in market rate development too small. Propose 5,000 sq. ft. a better number.
4. Consider incentives and better use to change the swath of existing manufactured home zoned areas. Switching out to stick built homes and market rate developments that contain some affordable housing/ bonus density can upgrade living conditions. Better rental housing could be provided.
5. The arts are a major draw to the area and could be more so. Consider an artist's live-work space that would create affordable housing and be a commercial draw. In the region where we lived in California, there are both owner-occupied artist's live-work spaces and rental developments. There are excellent successful models to study.
6. Emphasize a vibrant downtown with restaurants, galleries and theatre rather than trying to draw more manufacturing.

Thank you for your work and for your consideration.
Sincerely,
Nancy Lynn

DATE: January 4, 2017
TO: Talent HNA Citizen Advisory Committee
CC: Zac Moody
FROM: Beth Goodman
SUBJECT: DRAFT: TALENT HOUSING POLICIES AND STRATEGIES

The City of Talent contracted ECONorthwest to develop 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 revised Housing policies for Talent based on the City's [existing Comprehensive Plan Housing policies](#) (note in policies doc which policies brought forward) and discussions with the Citizen Advisory Committee (CAC) at the meeting on August 10, 2016, August 31, 2016, October 4, 2016, November 1, 2016, and December 6, 2016.

Appendix A provides a summary of the implementation schedule. The implementation period is intended to provide a sense of priority and indicates when work on each strategy will begin. It may take longer to implement some strategies and the schedule presented in this memorandum.

Appendix B provides a list of strategies for managing residential land. Many of these policies are commonly used by cities and Talent already uses many of these policies. The purpose of this appendix is to [provide the CAC with information about potential policies that could be implemented](#) (items from Appendix B that are not adopted by council removed from document to prevent future users from inferring an intention to implement) in Talent to address the City's deficit of residential land and to address housing affordability problems.

Revised Housing Policies

POLICY 1: Land Availability: Plan [to for \(pick one\)](#) a 20-year supply of suitable land for Talent's housing needs within the existing urban growth boundary to the extent possible. [\(cite statutory requirement for better public understanding\)](#)

Objective 1.1: Identify opportunities to address the residential land deficits identified in the Housing Needs Analysis. [\(cite relevant hna by page or table for ease of use\)](#)

Implementation Strategy 1.1a: Develop a [true Medium Density Plan Designation and Zone that allows 5 to 10 dwelling units per gross acre and single-family detached and townhouses](#). (True is subjective, too open to interpretation for a legal document and a guide future users. Five to Ten is too wide a range, developers will always go with highest. Pick a minimum and a maximum in a smaller range. Mixing single family and attached is not an idea currently accepted by Talent residents. Do public outreach first, to reach consensus required for it to be acceptable.)

Implementation Steps: (1) Work with **Planning Commission (and stakeholders)** to develop this Plan Designation and to develop a zone to correspond to this Plan Designation, (2) work with **Planning Commission (and stakeholders)** to identify land to include in this Designation and zone, and (3) adopt changes to the Comprehensive Plan and zoning ordinance to implement these changes through a **public process (public process first and throughout)**.

When: **within 1 year** (name year)

Partners: City staff and Planning Commission , **public safety officers, public, stakeholders**

Implementation Strategy 1.1b: Identify low-density residential land that **should** (*should is subjective and not appropriate for legal document and guide to future users, perhaps use candidate land or geographically appropriate land or just say will*) be redesignated for medium-density or high-density residential uses. (First step is determination of criteria for change, for example: is it near transportation or retail services)

Implementation Steps: (1) Work with **Planning Commission and stakeholders** to identify land that **should be** (*should is subjective, perhaps use candidate land or geographically appropriate land or just say will*) redesignated for **these (increased density) uses** and (2) adopt changes to the Comprehensive Plan and zoning ordinance to implement these changes through a **public process. (public process first and throughout)**

When: **1 to 2 years** (name years)

Partners: City staff and Planning Commission, **public safety officers, public, stakeholders**

Implementation Strategy 1.1c: Identify commercial and industrial land that **should** (*should is subjective and not appropriate for legal document or helpful to future users, perhaps use candidate land or geographically appropriate land or just say will*) be redesignated for low-, medium-, or high-density residential uses.

Implementation Steps: (1) Work with Planning Commission, (**public safety officers, public, stakeholders**) to identify land that **should** (*should is subjective and not appropriate for legal document or helpful to future users, perhaps use candidate land or geographically appropriate land or just say will*) be redesignated for **these uses (residential)** and (2) adopt changes to the Comprehensive Plan and zoning ordinance to implement these changes through a **public process. (public process first and throughout)**

When: 1 to 2 years (name years)

Partners: City staff and Planning Commission public safety officers, public, stakeholders

Objective 1.2: Revise and implement the **Talent Railroad District** (A “Railroad District” is commonly understood to be a place that is or was the site of railroad activities. It's not too late to recommend changing the name to something that accurately describes it.) Master Plan to make this land available for development. The Master Plan envisions development of housing, mixed-use residential, and public facilities such as streets necessary to service development of the District. (cite relevant hna by page or table for ease of use and to support why it is this high on the to do list. Councilor Pederson pointed out at one of the CAC meetings that it is not supportable.)

Implementation Strategy 1.2a: **Revise the Master Plan** (RR Masterplan was a huge effort with more than 30 stakeholders and a charette. It is an adopted plan. *Revising* it doesn't seem possible because the supporting facts have not changed. The slopes are the same, the rr crossing complications haven't changed.) to fit with Talent's **revised housing policies** (policies are data driven) and to ensure that development plans proposed in the (Railroad) Master Plan are both efficient and support development of infrastructure by the developers of the area. (Development is driven by developers, not taxpayers)

Implementation Steps: Work with Planning Commission to revise the Master Plan based on Talent's revised housing policies.

When: 1 to 3 years (name years)

Partners: City staff and Planning Commission, public safety officers, public, stakeholders, City Council

Implementation Strategy 1.2b: Plan for infrastructure development in the (Railroad) Master Plan area by **securing permission to secure necessary rail crossings** (this represents a huge time investment by the city. Best left to people it would benefit) to allow for infrastructure development.

Implementation Steps: **Work with ODOT, landowners, and other stakeholders to secure permission for a rail crossing.** (This needs detail. The current RRMP says the same thing. Railroad Company isn't mentioned, they might have a say...)

When: 1 to 3 years

Partners: City staff, City staff, and ODOT, (railroad, public, public safety, public works, CERT.)

Implementation Strategy 1.2c: Develop plans to pay for infrastructure in the (Railroad) Master Plan area through methods such as developing **public-private**

partnerships (what does that look like?) with landowners in the area and planning for backbone infrastructure development (are we talking bonds? General fund? Where is money coming from?) in the City's Capital Improvement Plan (CIP).

Implementation Steps: (1) Develop public-private partnerships and development agreements for backbone infrastructure development and (2) coordinate with the City's Capital Improvement Plan.
(redundant)

When: 3 to 5 years (name years)

Partners: City staff and City staff (and city staff? budget committee, public)

Objective 1.3: Address applicable requirements of the Regional Problem Solving (RPS) when making decisions about changes to the Comprehensive Plan map and Zoning map.

Implementation Strategy 1.3a: This is an on-going strategy (if it's ongoing it's not a strategy is part of the process) that the City will continue to perform as it makes changes to the Comprehensive Plan map and Zoning map.

Implementation Steps: Continue addressing RPS requirements.

When: On-going

Partners: City staff (if there aren't any other stakeholders, it's not part of this plan)

(Does this belong in this document?)

Implementation Strategy 1.3b: Modify Talent's existing zoning districts and standards to meet the requirements of the RPS plan.

Implementation Steps: (1) Identify revisions needed to Talent's zoning code to meet requirements of the RPS plan and (2) develop and adopt revisions through a public process.

When: 1 to 2 years

Partners: City staff and Planning Commission (city council and public)

(Please explain. Why is this part of policy?)

Objective 1.4: Work with the Regional Problem Solving Policy Committee (appropriate review authority) to revise plans for Talent's urban reserve areas to fit with the residential needs identified in the Talent Housing Needs Analysis, through actions such as re-examining the distribution of residential, commercial, and industrial lands with Talent's adopted Urban Reserves.

Implementation Strategy 1.4a: City staff should work with the RPS Policy Committee

(inconsistent writing style, use full name once followed by acronym then acronym on further references) or appropriate review authority to revise plans for Talent's urban reserve areas.

Implementation Steps: Coordinate with the RPS Policy Committee or appropriate review authority to revise plans for Talent's urban reserve areas

When: within 1 year

Partners: City staff and RPS Policy Committee (or appropriate review authority)

(If these are steps that are required of staff only why part of this doc? No public involvement component in RPS work?)

Implementation Strategy 1.4b: City staff should (note above) work with (communicate with) landowners in Talent's urban reserves to understand (discover, determine or find out) landowners' (their) preferences for development and understand (determine) how (or if) these (their) preferences fit into Talent's housing needs, as identified in the Housing Needs Analysis. (cite page or table)

Implementation Steps: Continue to discuss landowner's preferences for development in urban reserve areas

When: Ongoing

Partners: City staff (a charette of stakeholders may further consensus building)

Objective 1.5: If the City cannot accommodate the forecast for housing growth within the urban growth boundary, evaluate expansion of the urban growth boundary to accommodate housing needs. (seems like this objective is higher priority, 1.2 at least since RRD is fraught with obstacles outside of the control of the city)

Implementation Strategy 1.5a: Once the City has completed evaluation of land use efficiency measures in Objective 1.1 and 3.1, staff (which staff?) should (will) determine(s) whether there is a need to expand the urban growth boundary and articulate what kind of land (what zoning type(s) is (are) needed. If there is a need for an urban growth boundary expansion, the City (council? Staff?) should (will) initiate the analysis necessary to support such an expansion.

Implementation Steps: Evaluate need to expand the UGB based on increases in capacity resulting from policy changes in Objective 1.1.

When: 1 to 3 years (name years)

Partners: City staff (in a vacuum?)

(This strategy further describes 1.1 and belongs closer to it in this

document)

Objective 1.6: Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth. (This seems like community development dept. task that doesn't affect city land use policies and doesn't belong in this document.)

Implementation Strategy 1.6.a: Develop and implement a system to monitor the supply of residential land. This includes monitoring residential development (through permits) as well as land consumption (e.g. development on vacant, or redevelopable lands).

Implementation Steps: (1) Develop a monitoring system for land development based on development applications, starting with the inventory of buildable lands completed for the 2016 housing needs analysis. (2) Update the inventory of buildable lands on an annual basis.

When: 1 to 2 years (name years)

Partners: City staff

(This seems like community development dept. task that doesn't affect city land use policies and doesn't belong in this document.)

POLICY 2: Opportunity for Development of a Range of Housing Types: Provide opportunities for development of a range of housing types that are affordable to households at all income levels as described in the **Talent Housing Needs Analysis** (cite page/table). These housing types include (but are not limited to): single-family detached housing, accessory dwellings, cottage housing, manufactured housing, townhouses, duplexes, and apartments. (which of these housing types are not currently available? Which type does hna say we are most deficient, and in what order? City page/table shouldn't subsidized housing be mentioned here?)

HUD sets a Median Family Income (MFI) for each county in the nation based on information from the U.S. Census' American Community Survey. The MFI is meant to provide information about the income of an average family. **In 2016, Jackson County's MFI was \$53,000.** (Data not up to date or specific to Talent. Jackson County is full spectrum. US Census 2015 median income for Talent is \$36,528.)

Objective 2.1: Provide opportunity for development of housing affordable to low-income households, including government-assisted housing. HUD defines low-income households as households with less than 60% of MFI (about \$32,000 in 2016). (\$21,916.80 . 30 percent monthly is \$547)

Implementation Strategy 2.1a: Partner with the Jackson County Housing Authority to support development of new housing projects in Talent, **especially when the City's support** (financial support?) can help the Housing Authority

acquire funds to develop affordable housing.

Implementation Steps: Actively engage in discussions with Jackson County Housing Authority about supporting development of affordable housing projects in Talent and how the City can support these developments. (There are other non profit housing developers)

When: Ongoing (specific years)

Partners: City staff and Jackson County Housing Authority (Talent Urban Renewal Agency and there are other non profit low income housing developers)

Implementation Strategy 2.1b: Partner 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.

Implementation Steps: Actively engage in discussions with Jackson County Housing Authority about supporting development of affordable housing projects in Talent and how the City can support these developments.

When: Ongoing

Partners: City staff and Jackson County Housing Authority

(how is this different from 2.1a?)

(If this is adopted without review of ADU ord. The P.C. will be compelled to recommend changes which may not be needed.)

Implementation Strategy 2.1c: Evaluate policies (isn't that what we're doing? Does this really mean evaluate ordinances? How is current ADU ord. deficient?) to encourage the development of accessory dwelling units ("granny flats") on existing and proposed lots to provide a source of affordable housing, such as standardizing the development standards rather than requiring a hearings to process development applications for an **accessory dwelling unit** (use acronym) **or** (and?) **developing** (reduce? Adjust? Scale?) **Systems Development Charges (SDC)** for accessory dwelling units that scale with the size of the unit.

Implementation Steps: (1) Work with Planning Commission to develop standards and streamline the process for **developing** accessory dwelling units in Talent and (2) adopt the revised policies through a public process.

When: within 1 year (name year)

Partners: City staff and Planning Commission, public safety, public works, transit district

Objective 2.2: Provide opportunity (ies) for development of housing affordable to

moderate and higher-income households. HUD defines moderate and higher-income as households with incomes between 60% and 120% of MFI (about \$32,000 to \$64,000 (\$64,000 is not high income That's \$1600 monthly @30% which is close to what most 2/2 houses rent for in Talent) in 2016). (city page/table in HNA that shows shortages)

Objective 2.2 will be implemented through implementing Policy 1, Policy 3, and Policy 4. (Not specific enough)

Objective 2.3: Provide opportunity for development of housing affordable to higher-income as households with incomes above 120% of MFI (\$64,000 and above in 2016). (cite page/table HNA that shows this need)

Implementation Strategy 2.3a: Provide opportunity for development of a wide-range of single-family detached housing, including single-family detached on larger lots (e.g., 8,000 square feet lots). (This is the opposite of infill and contradicts Policy implementation 1.1b)

Implementation Steps: (1) Work with Planning Commission to identify changes to the zoning code or rezoning land to allow for larger-lot housing.

When: 3 to 5 years (name years)

Partners: City staff and Planning Commission, (public safety, public works, all stakeholders)

Objective 2.4: Support renovation and redevelopment of existing housing in Talent.

Implementation Strategy 2.4a: Develop a process to identify housing that has been abandoned or not occupied for a long-term period.

Implementation Steps: (1) Work with existing sources of information to identify abandoned or unoccupied housing and (2) maintain a list of abandoned or unoccupied housing. (is this a problem worthy of staff time? Is there a crime component? Already have nuisance ords)

When: On-going

Partners: City staff (public safety?)

Implementation Strategy 2.4b: Work with the property-owner to expedite the renovation or redevelopment the (what kind?) housing.

Implementation Steps: Work with property-owners to expedite renovation or redevelopment of abandoned or unoccupied housing.

When: On-going (Is this already happening?)

Partners: City staff (urban renewal?)

(Should this be in this document?)

Implementation Strategy 2.4c: Develop an expedited building permit process for

substantial redevelopment and renovation of existing housing.

Implementation Steps: Work with Jackson County Building Inspection Services to develop the expedited building process.

When: 3 to 5 years

Partners: City staff

(If this is a problem than it is for management to solve, it is not a policy matter. The City's policy is to do it's job. If it means skipping steps for safe quality building than it's definitely against good city policy and illegal. The UBC is what it is, if it isn't being handled efficiently than management can find another vendor.)

POLICY 3: Efficient Development Patterns: The City will support and encourage residential development, infill, and redevelopment, especially in downtown (why is this qualified?), as a way to use land and existing infrastructure more efficiently and promote pedestrian-oriented commercial development in downtown. (just downtown?)

“Infill” is additional development on the vacant portion of a tax lot with existing development (i.e., putting a new residence on a 2-acre tax lot where the existing residence occupies one-half of an acre). “Redevelopment” is when an existing building is demolished and a new building is built, adding additional capacity for more housing. Redevelopment could also include substantial renovations of an existing building that increases the residential capacity of the building.

Objective 3.1: Provide a variety of housing types in Talent (remove) at densities that support maintaining densities (unclear) of 6.6 dwelling units per gross (this is confusing. If based on measurement of raw land eliminate qualifier, if not change numbers to fit raw land measurement) acre through 2035 and 7.6 dwelling units per gross acre between 2036 and 2060 in urban reserves and areas within the urban growth boundary but outside of the city limits. (Confusing. Cannot provide housing types on timeline below for 2035. This must be written in future tense or some incremental growth or something. It doesn't make sense as written)

Implementation Strategy 3.1a: Evaluate opportunities (without stated criteria this sounds arbitrary?) for allowing smaller lots in the zones in Talent’s Low Density Residential designations (spot zone? That is not accepted planning practice.) RS-7 has a minimum lot size of 6,000 square feet and RS-4 (5) has a minimum lot size of 7,000 square feet. (43560 divided by 5 is 8712)

Implementation Steps: (1) Work with Planning Commission to develop evaluate (pick one) opportunities for allowing smaller lot sizes (where?based on what criteria?) and (2) develop and adopt changes to the Comprehensive Plan and zoning ordinance to implement these changes through a public process.

When: 1 to 2 years (name year)

Partners: City staff and Planning Commission, public, public safety

Implementation Strategy 3.1b: Evaluate development of a cottage housing ordinance to allow for development of small single-family detached housing clustered on a lot, possibly with the inclusion of park or open space. (already available in multi family zone)

Implementation Steps: (1) Work with Planning Commission to develop evaluate (pick one) development of a cottage housing ordinance and (2) develop and adopt changes to the Comprehensive Plan and zoning ordinance to implement these changes through a public process.

When: 1 to 2 years (name year)

Partners: City staff and Planning Commission, (public, public safety public works, sewer district)

Implementation Strategy 3.1c: Evaluate development of a tiny house ordinance to allow for development of tiny houses clustered on a lot, possibly with the inclusion of park or open space. (Same as cottage idea)

Implementation Steps: (1) Work with Planning Commission to evaluate development of a tiny house ordinance and (2) develop and adopt changes to the Comprehensive Plan and zoning ordinance to implement these changes through a public process.

When: 2 to 3 years (name year)

Partners: City staff and Planning Commission, (public, public safety, public works, sewer district)

Implementation Strategy 3.1d: Evaluate adoption of minimum and maximum densities in the Medium Density and High Density residential designations and zones. (and low density)

Implementation Steps: (1) Work with Planning Commission to develop minimum and maximum density standards in each of the zones in the Medium and High Density residential designations and (2) changes to the Comprehensive Plan and zoning ordinance to implement these changes through a public process.

When: 1 to 2 years (name year)

Partners: City staff and Planning Commission

(Give a higher priority This can be accomplished quickly)

Objective 3.2: The City will (yay) develop policies and programs to encourage residential and mixed-use development in downtown. (Consistent with Economic Objective 2.1.)

Implementation Strategy 3.2a: Provide additional opportunities beyond what the currently provides for development of housing within the Central Business District zone in a way that also promotes business through mixed-use development.

Implementation Steps: Work with Planning Commission to identify opportunities for development of housing within the Central Business District.

When: 2 to 5 years (higher priority...two years out?) (name year)

Partners: City staff and Planning Commission

Implementation Strategy 3.2b: Evaluate developing a Downtown Overlay that supports development of three-story buildings (with a maximum of 45 feet) as a permitted use, rather than a conditional use. (This is a monumental change in the visual look of Talent. The Public information approval prior to the "Evaluation" is crucial to such a change's legitimacy.)

Implementation Steps: Work with Planning Commission to develop an Overlay that supports development of three-story buildings as a permitted use, coordinating with Economic Strategy 2.2. (cite ec 2.2)

When: 2 to 5 years (name years)

Partners: City staff and Planning Commission (public, public safety, public works)

Implementation Strategy 3.2c: Refine design standards for a new Downtown Business District (when it is established) based on the Old Town District Overlay, to encourage mixed use development and ensure a reasonable transition between one-story and three-story buildings. (prior approval by public is crucial part of implementation steps 3.2b, 3.2c)

Implementation Steps: Work with Planning Commission to develop design standards for the Downtown Business District to encourage reasonable transition between one-story and three-story buildings, coordinating with Economic Strategy 5.4d. (cite ec 5.4d)

When: 2 to 5 years (name years)

Partners: City staff and Planning Commission (public, public safety, urban renewal,)

Implementation Strategy 3.2d: Identify and plan for investments and infrastructure necessary to support redevelopment of key sites in downtown. (Consistent with Economic Strategy 2.1f.) (cite ec 2.1f)

Implementation Steps: (1) As part of the **master plans** (is that possessive or plural? What master plan?) in **Strategy 2.1e** (which says what?), identify investments necessary to implement the **master plans** (is that possessive or plural? What master plan?). (2) **Work funding** (?) for the infrastructure investments into the Capital Improvements Plan.

When: 5 to 10 years (name years)

Partners: City staff and City staff

Objective 3.3: The City will develop policies and programs to encourage residential and mixed-use development in other areas of the city.

Implementation Strategy 3.3a: Support and encourage implementation or amendment of the West Valley View Master Plan to develop or redevelop properties within the Master Plan area. (Consistent with Economic Strategy 2.1d.)

Implementation Steps: (1) Identify funding sources for developing master plans for these areas. (2) Develop scope of work and hire consultants to develop the master plans.

When: 1 to 3 years (name years, isn't this already happening?)

Partners: City staff, (Urban renewal)

Implementation Strategy 3.3b: **Evaluate** opportunities to rezone commercial land on streets that are not adjacent to Talent Avenue to meet identified residential land needs. (Consistent with Economic Strategy 2.2a.)

Implementation Steps: (1) **Identify** undeveloped commercial land in areas compatible for development of the types of housing the City has deficits of. (there is debate now about the grammar rule against ending a sentence with a preposition but I still think it sounds awkward and unfinished)

When: 1 to 2 years (name year, higher priority?)

Partners: City staff

Implementation Strategy 3.3c: Develop **policies** (ordinance) to allow ground floor residential use as a temporary use in commercial mixed-use buildings. These **policies** should include provisions such as: design standards to ensure that the ground floor in new commercial buildings is designed for commercial use and zoning districts or overlay areas (in which) these uses are allowed. (Consistent with Economic Strategy 2.2b.) (cite)

Implementation Steps: (1) Work with Planning Commission to review, identify opportunities to implement policies to (which) allow **floor ground** (ground floor) residential use as a **temporary use** (temporarily) in commercial mixed-use buildings and (2) adopt

revised design standards through a public process.

When: 2 to 3 years (name year, higher priority)

Partners: City staff and Planning Commission, (public, public safety)

POLICY 4: Zoning Flexibility: The City will support residential development through adopting a flexible zoning code that provides developers with flexibility (The criteria in the TZO is a set of rules which insure that the people who live in the city know what will be allowed in their neighborhoods, that the quality of life they pay for remains intact and so neighborhoods are safe and supported by necessary services. "Flexibility" leads to claims by builders that the rules don't apply.) , balancing the need for housing to develop consistent with density targets (achieved by zoning) in the RPS (in urban reserves and areas within the urban growth boundary but outside of the city limits, develop at an average of 6.6 dwelling units per gross acre through 2035 and 7.6 dwelling units per gross acre between 2036 and 2060) while protecting scenic and natural resources. (Where did that come from?)

Objective 4.1: Develop standards for residential development that allow for flexibility in lot size standards.

Implementation Strategy 4.1a: Revise the City's flag lot ordinance to provide consistency with other residential zones for lot setback requirements and to provide clearer standards for driveway access.

Implementation Steps: (1) Work with Planning Commission revise the flag lot ordinance and (2) Adopt revised design standards through a public process.

When: 2 to 3 years

Partners: City staff and Planning Commission

(This could have been taken care of months ago. It does not rise to the level of comp plan strategies. It is the most simple ordinance change imaginable.)

Objective 4.2: Develop standards for residential development based on the number of bedrooms.

Implementation Strategy 4.2a: Evaluate developing zoning standards in the for cottage housing, tiny houses, and multifamily housing to (unnecessary word) based upon the number of bedrooms and/or size of unit rather than the number of units to encourage inclusion of studios and one- and two-bedroom units in new residential developments. (why is this highlighted?)

Implementation Steps: (1) Work with Planning Commission develop these revised zoning standards and (2) adopt revised design standards through a public process.

When: 1 to 3 years (name years, higher priority)

Partners: City staff and Planning Commission, (public, city council)

Implementation Strategy 4.2b: Evaluate developing zoning standards in the High Density Residential (R-2), Central Business District (C-2), and Neighborhood Commercial (C-1) zoning districts to determine densities based upon the number of bedrooms and/or size of unit rather than the number of units to encourage inclusion of studios and one- and two-bedroom units in new residential developments. (why is this highlighted?) (Evaluate developing sounds like maybe will, maybe won't, but implementation steps sound like a definite will)

Implementation Steps: (1) Work with Planning Commission (to) develop these (unnecessary word) revised zoning standards and (2) adopt revised design standards through a public process.

When: 1 to 3 years (name year)

Partners: City staff and Planning Commission, (public)

Implementation Strategy 4.2c: Evaluate (evaluate or modify? Implementation steps sound like done deal) modifying multifamily parking standards based on the number of bedrooms. (would that increase or decrease?)

Implementation Steps: (1) Work with Planning Commission (to) develop these (unnecessary word) revised zoning standards and (2) adopt revised design standards through a public process.

When: 3 to 5 years (name year)

Partners: City staff and Planning Commission, (public, safety public)

Objective 4.3: Streamline the building permit review process. (Streamlining process sounds like skipping steps. If there's a problem with the contractor then it's up to management to solve. The UBC is what it is and public safety is at risk if it's ignored.)

Implementation Strategy 4.3a: Review the current process for building permit review and processing with Jackson County and make recommendations to increase the speed of the building permit review process.

Implementation Steps: (1) Work with Jackson County to revise the building permit review and processing and (2) develop agreements for changes the building permit review process.

When: 2 to 3 years (If there is a problem now, solve it now. This is not land use strategy)

Partners: City staff and Planning Commission (A city planner and citizen volunteers not involved in the licensed business of structural, electrical, and plumbing inspections are not qualified to mess with

building inspection procedures.)

Objective 4.4: Streamline the site planning criteria in the zoning ordinance to make it more efficient and clearer when a development proposal must go to Planning Commission for hearing

(It is abundantly clear. If the City Planner wants to change what is heard by the planning commission and public than say that. This does not add anything to housing needs, it just takes decisions out of the public view. If the fees are prohibitive than change the fee structure.)

Implementation Strategy 4.4a: Review the current site planning criteria in the zoning ordinance and propose changes to the ordinance.

Implementation Steps: (1) Work with Planning Commission revise site planning criteria and (2) adopt revised criteria through a public process.

When: within 1 year

Partners: City staff and Planning Commission, public, public safety, city council

(Outline rules say that if there is an a than there must be a b.)

Appendix A: Implementation Schedule

Implementation Strategy	Partners	On-going	Implementation	
			Y1	Y2
1.1a: Develop a true Medium Density Plan Designation and Zone.	CPD; PC			
1.1b: Identify LDR land that should be redesignated for MDR or HDR uses.	CPD; PC			
1.1.c: Identify C and I land that should be redesignated for LDR, MDR, or HDR	CPD; PC			
1.2a: Revise the Master Plan to fit with Talent's revised housing policies.	CPD; PC			
1.2b: Plan for infrastructure development in the Master Plan area.	CPD; PWD;			
1.2c: Develop plans to pay for infrastructure in the Master Plan area and plan for backbone infrastructure development in the City's Capital Improvement Plan (CIP).	CPD; PWD			
1.3a: On-going strategy concurrent with changes to Comprehensive Plan map and	CPD			
1.3b: Modify existing zoning districts and standards to meet the requirements of the	CPD; PC			
1.4a: City staff should work with the RPS Policy Committee to revise plans for urban	CPD;			
1.4b: City staff should work with landowners in Talent's urban reserves to understand landowners' preferences for development.	CPD			
1.5a: City staff discuss potential UGB expansion, after Objectives 1.1 and 3.1 are	CPD			
1.6a: Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth.	CPD			
2.1a: Partner with the Jackson County Housing Authority to support development of	CPD;			
2.1b: Partner with the Jackson County Housing Authority and others to expedite	CPD;			
2.1c: Evaluate policies that encourage the development of ADUs on existing and proposed lots to provide a source of affordable housing.	CPD; PC			
2.3a: Provide opportunity for development of a wide-range of single-family detached	CPD; PC			
2.4a: Develop a process to identify housing that has been abandoned or not	CPD			
2.4b: Work with the property owner to expedite the renovation or redevelopment the	CPD			
2.4c: Develop an expedited building permit process for substantial redevelopment and renovation of existing housing.	CPD			
3.1a: Evaluate opportunities for allowing smaller lots in the zones in LDR.	CPD; PC			
3.1b: Evaluate development of a cottage housing ordinance to allow for development of small SF detached housing.	CPD; PC			
3.1c: Evaluate development of a tiny house ordinance to allow for development of	CPD; PC			
3.1d: Evaluate adoption of minimum and maximum densities in the MDR and HDR	CPD; PC			
3.2a: Provide additional opportunities for development of housing within the CBD	CPD; PC			
3.2b: Evaluate developing a Downtown Overlay that supports development of three-	CPD; PC			
3.2c: Refine design standards for a new Downtown Business District based on the	CPD; PC			

Implementation Strategy	Partners	On- goin g	Imple	
			Y1	Y2
3.2d: Identify and plan for investments and infrastructure to support redevelopment	CPD;			
3.3a: Support and encourage implementation or amendment of the West Valley View Master Plan to develop or redevelop properties within the Master Plan area.	CPD			
3.3b: Evaluate opportunities to rezone commercial land on streets that are not adjacent to Talent Avenue to meet identified residential land needs.	CPD			
3.3c: Develop policies to allow ground floor residential use as a temporary use in commercial mixed-use buildings.	CPD; PC			
4.1a: Revise the City's flag lot ordinance to provide consistency with other residential zones for lot setback requirements and to provide clearer standards for	CPD; PC			
4.2a: Evaluate developing zoning standards that provide flexibility in development of cottage housing, tiny houses, and multifamily housing.	CPD; PC			
4.2b: Evaluate developing zoning standards to provide flexibility for development densities in the HDR (R-2), CBD (C-2), and NC (C-1) zoning districts.	CPD; PC			
4.2c: Evaluate modifying multifamily parking standards based on the number of	CPD; PC			
4.3a: Review the current process for building permit review and processing with	CPD; PC			
4.4a: Review the current site planning criteria in the zoning ordinance and propose	CPD; PC			
	Partner abbreviations:	CPD: City Planning Department		
		PWD: Public Works Department		
		CC: City Council		
		PC: Planning Commission		
		RPS: Regional Problem Solving		
		JCHA: Jackson County Housing		

Appendix B: Strategies to Manage Talents Residential Land

This appendix presents a menu of housing strategies (policies) commonly, and some less commonly, used to manage a City's supply of residential land. These strategies may provide ideas potential changes to housing policy in Talent. The purpose of this appendix is to provide the CAC and Planning Commission with information about potential policies that could be implemented in Talent to address the City's deficit of residential land and to address housing affordability problems.

It is common for jurisdictions to adopt combinations of strategies to manage growth and improve the efficiency and holding capacity of land uses. Such strategy groupings, however, are not necessarily cumulative in their intent or impact. Strategies that address similar issues may not be mutually reinforcing. For example, having strategies in residential zones for maximum lot size and minimum density essentially address the same issue—underbuild in residential zones. Thus, Talent **should** carefully consider their existing strategies and policies and evaluate each strategy individually and in consideration of other strategies. It is also important to consider market dynamics when evaluating land use efficiency strategies. Strategies such as density bonuses or the transfer or development rights (TDRs) may be of limited effectiveness if they encourage building types or densities that have little demand or are economically unviable.

Land Use Regulations

The following policies focus on ways in which the City can modify its current land use regulations in order to increase housing affordability and available housing stock. Policies are broken into two categories: those that affect regulatory changes and those, which increase the land available for housing.

Strategy Name	Description	Scale of Impact
Regulatory Changes		
Streamline Zoning Code and other Ordinances	Complexity of zoning, subdivision, and other ordinances can make development more difficult, time consuming, and costly. Streamlining development regulations can result in increased development. As part of the streamlining process, cities may evaluate potential barriers to affordable workforce housing and multifamily housing. Potential barriers may include: height limitations, complexity of planned unit development regulations,	Scale of Impact The level of impact on housing and housing costs will depend on the scope of zoning and other regulations.
Administrative and Procedural Reforms	Regulatory delay can be a major cost-inducing factor in development. Oregon has specific requirements for review of development applications; however, complicated projects frequently require additional analysis such as traffic impact studies, etc. A key consideration in these types of reforms is how to streamline the review process and still achieve the intended objectives of local development policies.	Scale of Impact The impact on production of housing and housing affordability will depend on the scope of the reforms and procedures.
Allow Small Residential Lots	Small residential lots are generally less than 5,000 sq. ft. This policy allows individual small lots within a subdivision or short plat. Small lots can be allowed outright in the minimum lot size and dimensions of a zone, or they could be implemented through the subdivision or planned unit development ordinances. This policy is intended to increase density and lower housing costs. Small lots limit sprawl, contribute to the more efficient use of land, and promote densities that can support transit. Small lots also provide expanded housing ownership opportunities to broader income ranges and provide additional variety to available housing types.	Scale of Impact Cities have adopted policies as small as 3,000 sq. ft. Small lots are uncommon to some areas. Small lots mixed in with other lot sizes.
Mandate Maximum Lot Sizes	This policy places an upper bound on lot size and a lower bound on density in single-family zones. For example, a residential zone with a 6,000 sq. ft. minimum lot size might have an 8,000 sq. ft. maximum lot size yielding an effective net density range between 5.4 and 7.3 dwelling units per net acre. This approach ensures minimum densities in residential zones by limiting lot size. It places bounds on building at less than maximum allowable density. Maximum lot sizes can promote appropriate urban densities, efficiently use limited land resources, and reduce sprawl development.	Scale of Impact Mandating maximum lot sizes in the most appropriate market is building higher densities than areas that do not have.
Mandate Minimum Residential Densities	This policy is typically applied in single-family residential zones and places a lower bound on density. Minimum residential densities in single-family zones are typically implemented through maximum lot sizes. In multiple-family zones they are usually expressed as a minimum number of dwelling units per net acre. Such standards are typically implemented through zoning code provisions in applicable residential zones. This policy increases land-holding capacity. Minimum densities promote developments consistent with local comprehensive plans and growth assumptions. They reduce sprawl development, eliminate underbuilding in residential areas, and make provision of services more cost effective.	Scale of Impact Increasing minimum densities ensuring clear urban form may have a small impact depending on the scope of the underbuild and standard.
Increase Allowable Residential	This approach seeks to increase holding capacity by increasing allowable density in residential zones. It gives developers the option of building to higher densities. This approach would be implemented through the local zoning or development code. This	Scale of Impact This tool can be used to increase density.

Densities	<p>strategy is most commonly applied to multifamily residential zones.</p> <p>Higher densities increase residential landholding capacity. Higher densities, where appropriate, provide more housing, a greater variety of housing options, and a more efficient use of scarce land resources. Higher densities also reduce sprawl development and make the provision of services more cost effective.</p>	density is current where a city wa density develop
Allow Clustered Residential Development	<p>Clustering allows developers to increase density on portions of a site, while preserving other areas of the site. Clustering is a tool most commonly used to preserve natural areas or avoid natural hazards during development. It uses characteristics of the site as a primary consideration in determining building footprints, access, etc. Clustering is typically processed during the site review phase of development review.</p>	Moderate. Clus density, however site that could o are not develop can be reduced
Reduce Street Width Standards	<p>This policy is intended to reduce land used for streets and slow down traffic. Street standards are typically described in development and/or subdivision ordinances. Reduced street width standards are most commonly applied on local streets in residential zones.</p> <p>Narrower streets make more land available to housing and economic-based development. Narrower streets can also reduce long-term street maintenance costs.</p>	Scale of Impact most effective in relatively wide s
Preserving Existing Housing Supply	<p>Housing preservation ordinances typically condition the demolition or replacement of certain housing types on the replacement of such housing elsewhere, fees in lieu of replacement, or payment for relocation expenses of existing tenants. Preservation of existing housing may focus on preservation of smaller, more affordable housing. Approaches include:</p> <ul style="list-style-type: none"> ● Housing preservation ordinances ● Housing replacement ordinances ● Single-room-occupancy ordinances ● Regulating demolitions 	Scale of Impact small existing h difference in the housing in Taler existing stock h smaller, more a
Inclusionary Zoning	<p>Inclusionary zoning policies tie development approval to, or provide regulatory incentives for, the provision of low- and moderate-income housing as part of a proposed development. Mandatory inclusionary zoning-requires developers to provide a certain percentage of low-income housing. Incentive-based inclusionary zoning-provides density or other types of incentives.</p> <p>Price of low-income housing passed on to purchasers of market-rate housing; inclusionary zoning impedes the "filtering" process where residents purchase new housing, freeing existing housing for lower-income residents.</p>	Scale of Impact Inclusionary zon made legal in O impact would de zoning policies

Increasing Land Available for Housing	
Redesignate or rezone land for housing	<p>The types of land rezoned for housing are vacant or partially vacant low-density residential and employment land, multifamily or mixed use. In rezoning land, it is important to choose land in a compatible location, such as a buffer between an established neighborhood and other denser uses or land adjacent to existing commercial uses. In rezoning employment land, it is best to select land with limited employment capacity (e.g., smaller parcels). Multifamily housing would be compatible (e.g., along transit corridors or in employment centers that are compatible with housing).</p> <p>This policy change increases opportunity for comparatively affordable multifamily housing and provides for a mix of residential and other compatible uses.</p>
Encourage multifamily residential development in commercial zones	<p>This tool seeks to encourage denser multifamily as part of mixed-use projects in commercial zones. It seeks to eliminate barriers to residential development in commercial or mixed-use zones. They include: eliminating non-residential uses in commercial zones (e.g., requirements for ground floor retail) or requiring minimum densities.</p> <p>This policy can increase opportunities for multifamily development on commercial or mixed-use zones and increase the density of that development.</p>
Promoting Infill Development	<p>This policy seeks to maximize the use of lands that are fully developed or underdeveloped. Make use of existing infrastructure by identifying and implementing policies that (1) improve market opportunities, and (2) encourage development in areas suitable for infill or redevelopment.</p> <p>Regulatory approaches to promote infill development include:</p> <ul style="list-style-type: none"> • Administrative streamlining • Allowing accessory dwelling units (ADUs) • Allowing small lots • Density bonuses
Transfer or Purchase of Development Rights	<p>This policy is intended to move development from sensitive areas to more appropriate areas. Development rights are transferred to “receiving zones” and can be traded. This policy can increase overall densities. This policy is implemented through a subsection of the zoning code and identifies both sending zones (zones where development is restricted) and receiving zones (zones where increased densities are allowed).</p>
Provide Density Bonuses to Developers	<p>The local government allows developers to build housing at densities higher than are usually allowed by zoning. Density bonuses are commonly used as a tool to encourage greater housing density in desirable areas when certain requirements are met. This strategy is generally implemented through provisions of the local zoning code that allow higher densities in appropriate residential zones.</p> <p>Bonus densities can also be used to encourage development of low-income or workforce affordable housing. A density bonus would allow for more housing units to be built than allowed by zoning if the proposed development includes a certain amount of affordable units.</p>
Parcel assembly	<p>Parcel assembly involves the city’s ability to purchase lands for the purpose of land aggregation or consolidation to directly address the issues related to limited multifamily lands being available in appropriate locations (e.g., for commercial services). Typical goals of parcel assembly programs are: (1) to provide sites for rental development in appropriate locations close to services and (2) to reduce the cost of developing multifamily rental development.</p> <p>Parcel assembly can lower the cost of multifamily development because the City is able to purchase land in bulk over time. Parcel assembly is more often associated with development of government-subsidized housing, where the City partners with nonprofit affordable housing developers.</p>
Community Land Trust (CLT)	<p>A Community Land Trust (CLT) creates permanent affordability by severing the value of the land and the house. The land is held in trust by a nonprofit or other entity then leased to the homeowner. The homeowner has most of the rights of homeownership, but restrictions are placed on use (e.g., owner occupancy requirements). Restrictions on resale ensure that the home remains affordable.</p> <p>CLTs may be used in conjunction with land banking programs, where the city or a nonprofit housing</p>

	<p>future site for affordable housing or other housing that meets community goals.</p> <p>A variation to the community land trust is to have the City own the property rather than the land trust income-qualifying households (such as low-income or moderate-income households) to build housing. The City would continue to own the land over the long-term but the homeowner would be able to sell the house. Re ensure that the home remains affordable.</p>
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Increase the types of housing

The following policies focus on ways in which the City can increase the types of housing available in order to increase housing affordability. Policies focus on increasing housing density or the number of residents within existing City lots.

Strategy Name	Description	Scale of Impact
Allow Duplexes, Townhomes, Row Houses, and Tri- and Quad-Plexes in single-family zones	Allowing these housing types can increase overall density of residential development and may encourage a higher percentage of multifamily housing types. This approach would be implemented through the local zoning or development code and would list these housing types as outright allowable uses in appropriate residential zones. These housing types provide additional affordable housing options and allow more residential units than would be achieved by detached homes alone.	Scale of Impact - types of housing in may provide a relatively new, relatively affordable opportunities. Talent does not allow housing as an out some zones.
Permit Accessory Dwelling Units (ADUs) in single-family zones	Communities use a variety of terms to refer to the concept of accessory dwellings: secondary residences; “granny” flats; and single-family conversions, among others. Regardless of the title, all of these terms refer to an independent dwelling unit that share, at least, a tax lot in a single-family zone. Some accessory dwelling units share parking and entrances. Some may be incorporated into the primary structure; others may be in accessory structures. Accessory dwellings can be distinguished from “shared” housing in that the unit has separate kitchen and bathroom facilities. ADUs are typically regulated as a conditional uses. Some ordinances only allow ADUs where the primary dwelling is owner-occupied.	Scale of Impact - can provide opportunity of a small number of affordable housing.
Allow small or “tiny” homes	<p>“Tiny” homes are typically dwellings that are 500 square feet or smaller. Some tiny houses are as small as 100 to 150 square feet. They include stand-alone units or very small multifamily units.</p> <p>Tiny homes can be sited in a variety of ways: locating them in RV parks (they are similar in many respects to Park Model RVs), tiny home subdivisions, or allowing them as accessory dwelling units.</p> <p>Smaller homes allow for smaller lots, increasing land use efficiency. They provide opportunities for affordable housing, especially for homeowners.</p>	Scale of Impact - impact depends on homes, where the market demand for
Allow Co-housing	<p>Co-housing is a type of intentional community that provides individual dwelling units, both attached and detached, along with shared community facilities. Members of a co-housing community agree to participate in group activities and members are typically involved in the planning and design of the co-housing project. Private homes contain all the features of conventional homes, but residents also have access to extensive common facilities, such as open space, courtyards, a playground, and a common house.</p> <p>This approach would be implemented through the local zoning or development code and would list these housing types as outright allowable uses in appropriate residential zones.</p>	Scale of Impact - housing may be a family housing development that this housing type large portion of new thereby diminishing

Programs that provide financial assistance to homeowners and renters

The following policies focus on ways in which the City and other community stakeholders can provide financial assistance to potential residents in order to increase housing affordability and accessibility for multiple income groups.

Strategy Name	Description	Scale of Impact
Home ownership programs	<p>Cities use a variety of programs to assist with homeownership</p> <ul style="list-style-type: none"> ● Homebuyer Assistance Programs. These Down Payment Assistance loans help low- or moderate-income households cover down payment and closing costs to purchase homes on the open market. These programs either give loans or grants, most frequently to first time homebuyers. ● Inclusionary Housing Program. Some cities have an Inclusionary Housing Ordinance (IH) requires that new residential development contribute at least 20% of the total units as permanently affordable housing. Options for meeting this requirement can be allow the affordable units to be located on or off site. Cities that use inclusionary housing generally have programs to ensure that housing continues to be affordable over the long-term. ● Partnerships. Cities often work with partnerships with nonprofit agencies that provide homeownership assistance. 	<p>Scale of Impact Homeownership programs are an important, limited number of households. Homeownership programs are small.</p>
Rental assistance programs	<p>Cities use a variety of programs to provide rental assistances</p> <ul style="list-style-type: none"> ● Section 8 Voucher: This assistance subsidizes the difference between 30 to 40 percent of a household’s income and the area’s Fair Market Rent (FMR). ● Rental assistance programs. These programs offer a range of services, such as assistance with security deposits. ● Rent Control. Rent control regulations control the level and increases in rent, over time resulting in rents that are at or below market rates. ● Partnerships. Cities often work with partnerships with nonprofit agencies that provide rental assistance. 	<p>Scale of Impact Rental assistance programs are an important, limited number of households. However, limited funding is relative to the number of households from rental assistance.</p>
Housing Rehabilitation Programs	<p>Cities often offer home rehabilitation programs, which provide loans to low- and moderate-income households for rehabilitation projects such as making energy efficiency, code, and safety repairs. Some programs provide funding to demolish and completely reconstruct substandard housing.</p>	<p>Scale of Impact Availability means that a limited number of households will be able to benefit from housing rehabilitation.</p>

Programs that provide financial assistance to lower development or operational costs

The following policies focus on ways in which the City and other entities involved in development can provide financial assistance to lower development or operational costs in Talent in order to increase housing affordability and available housing stock. Recommendations are broken into the following categories: programs to lower the cost of development, sources of funding to pay for infrastructure to support development, and tax abatement programs that decrease operational costs by decreasing property taxes.

Strategy Name	Description	Scale of
Programs to lower the cost of development		
SDC Financing Credits	Enables developers to stretch their SDC payment over time, thereby reducing upfront costs. Alternately, credits allow developers to make necessary improvements to the site in lieu of paying SDCs. Note that the City can control its own SDCS, but often small cities manage them on behalf of other jurisdictions including the County and special districts. Funding can come from an SDC fund or general fund. In some cases there may be no financial impact. Can come in the form of student, low-income, or workforce housing.	The City may co to allow financir want to ensure spread-out and one entity.
Sole Source SDCs	Retains SDCs paid by developers within a limited geographic area that directly benefits from new development, rather than being available for use city-wide. This enables SDC-eligible improvements within the area that generates those funds to keep them for these improvements. Improvements within smaller areas can enhance the catalytic and redevelopment value of the area. This tool can also be blended with other resources such as LIDs and TIF. Funding can come from an SDC fund or general fund. In some cases there may be no financial impact. The housing can come in the form of student, low-income, or workforce housing.	
Fees or Other Dedicated Revenue	Directs user fees into an enterprise fund that provides dedicated revenue to fund specific projects. Examples of those types of funds can include parking revenue funds, stormwater/sewer funds, street funds, etc. The City could also use this program to raise private sector funds for a district parking garage wherein the City could facilitate a program allowing developers to pay fees-in-lieu or “parking credits” that developers would purchase from the City for access “entitlement” into the shared supply. The shared supply could meet initial parking need when the development comes online while also maintaining the flexibility to adjust to parking need over time as elasticity in the demand patterns develop in the district and influences like alternative modes are accounted for. Funding can come from residents, businesses, and developers. Also these fees or revenues allow for new revenue streams into the City.	
Public Land Disposition	The public sector sometimes controls land that has been acquired with resources that enable it to dispose of that land for private and/or nonprofit redevelopment. Land acquired with funding sources such as tax increment, EB5, or through federal resources such as CDBG or HUD Section 108 can be sold or leased at below market rates for various projects to help achieve redevelopment objectives. This increases development feasibility by reducing development costs and gives the public sector leverage to achieve its goals via a development agreement process with the developer. Funding can come from Tax Increment, CDBG/HUD 108, EB-5.	

Reduced Parking Requirements	<p>Allows development of housing units to with discretionary reduction of parking requirements if an applicant can demonstrate that no more parking is needed.</p> <p>Reduced parking requirements are generally used in conjunction of development of subsidized affordable housing but cities like Portland have reduced or eliminated parking requirements for market-based multifamily housing in specific circumstances.</p>	<p>Scale of Impact</p> <p>The City could improve the need for reducing parking requirements to increase housing</p>
Sources of funding to pay for infrastructure to support development		
Urban Renewal / Tax Increment Finance (TIF)	<p>Tax increment finance revenues are generated by the increase in total assessed value in an urban renewal district from the time the district is first established. As property values increase in the district, the increase in total property taxes (i.e., City, County, school portions) is used to pay off the bonds. When the bonds are paid off, the entire valuation is returned to the general property tax rolls. TIFs defer property tax accumulation by the City and County until the urban renewal district expires or pays off bonds. Over the long term (most districts are established for a period of 20 or more years), the district could produce significant revenues for capital projects. Urban renewal funds can be invested in the form of low-interest loans and/or grants for a variety of capital investments:</p> <ul style="list-style-type: none"> ● Redevelopment projects, such as mixed-use or infill housing developments ● Economic development strategies, such as capital improvement loans for small or start up businesses which can be linked to family-wage jobs ● Streetscape improvements, including new lighting, trees, and sidewalks ● Land assembly for public as well as private re-use ● Transportation enhancements, including intersection improvements ● Historic preservation projects ● Parks and open spaces 	<p>Scale of Impact</p> <p>Renewal funding allows cities to pay for infrastructure or programs that low interest loans used Urban Renewal redevelopment the Pearl District</p>
General Fund and General Obligation (GO) Bonds	<p>The city can use general fund monies on hand or can issue bonds backed by the full faith and credit of the city to pay for desired public improvements. GO Bonds require a public vote which can be time-consuming and costly. GO Bonds also raise property owner taxes.</p>	<p>Scale of Impact</p> <p>GO Bonds can be essential infrastructure funding for programs of housing development reductions or low interest programs).</p>
Linkage Fees for Non-Residential Development	<p>Linkage fees are a type of impact fee based on the source of the impact. In this case, the fee is based on the impact of commercial and industrial development creating additional housing demand. New nonresidential development generates jobs, which triggers housing needs for their workers. Commercial and/or industrial developers are charged fees, usually assessed per square foot, which then are used to build new housing units. A community-wide analysis is usually performed to estimate the type and amount of jobs and wages that are expected to be generated by new development.</p>	
Local Improvement District (LID)	<p>This tool is a special assessment district where property owners are assessed a fee to pay for capital improvements, such as streetscape enhancements, underground utilities, or shared open space. LIDs must be supported by a majority of affected property owners and setting up fair LID payments for various property owners, who are located different distances from the improvement can be challenging. However, if successful it succeeds in organizing property owners around a common goal. It also allows property owners to make payments over time to bring about improvements quickly that benefit them individually. LIDs can also be bundled with other resources, such as TIFs.</p>	
Community Development Block Grants (Federal Program,	<p>Community Development Block Grants (CDBG) provide communities with resources to address a range of community development needs, including infrastructure improvements, housing and commercial rehab loans and grants, as well as other benefits targeted to low- and moderate-income persons. Funds can be applied relatively flexibly. This program has been run since 1974, and is seen as being fairly reliable, but securing loans/grants for</p>	

Locally Administered)	<p>individual projects can be competitive.</p> <p>Some drawbacks to CDBG funds include:</p> <ul style="list-style-type: none"> • Administration and projects must meet federal guidelines such as Davis Bacon construction requirements. • Amount of federal funding for CDBG has been diminishing over the past few years. • CDBG program is not in the control of the City. 	
Section 108 (Federal Program, Locally Administered)	<p>HUD Section 108 increases the capacity of block grants to assist with economic development projects by enabling a community to borrow up to five times its annual CDBG allocation. These funds can be fairly flexible in their application. The program has been in operation since 1974 and has gained reliability. It enables a larger amount of very low interest-rate-subordinate funding for eligible projects. As with CDBGs, the process of securing the loan can be competitive.</p>	<p>Scale of Impact</p> <p>funds could be used for development of affordable housing but would only cover a small portion of the need.</p>
Housing Trust Funds	<p>Housing trust funds are designed locally so they take advantage of unique opportunities and address specific needs that exist within a community. Housing trust funds support virtually any housing activity that serves the targeted beneficiaries and would typically fund new construction and rehabilitation, as well as community land trusts and first time homeowners.</p> <p>This tool is often used in cities with inclusionary zoning ordinances, which generates fees to fund development of the housing trust fund. Successfully implementing this tool requires a dedicated funding source.</p>	
<p>Tax abatement programs that decrease operational costs by decreasing property taxes</p>		
Vertical Housing Tax Abatement (State of Oregon enabled, locally adopted)	<p>Subsidizes "mixed-use" projects to encourage dense development or redevelopment by providing a partial property tax exemption on increased property value for qualified developments. The exemption varies in accordance with the number of residential floors on a mixed-use project with a maximum property tax exemption of 80% over 10 years. An additional property tax exemption on the land may be given if some or all of the residential housing is for low-income persons (80% of area is median income or below). The proposed zone must meet at least one of the following criteria:</p> <ul style="list-style-type: none"> • Completely within the core area of an urban center. • Entirely within half-mile radius of existing/planned light rail station. • Entirely within one-quarter mile of fixed-route transit service (including a bus line). • Contains property for which land-use comprehensive plan and implementing ordinances effectively allow "mixed-use" with residential. <p>State program webpage.</p>	<p>Scale of Impact</p> <p>The design of the program will impact many developers which will affect the market.</p>
Multiple-Unit Limited Tax Exemption Program (Locally Enabled and Managed)	<p>Multi-unit projects receive a ten-year property tax exemption on structural improvements to the property as long as program requirements are met. There is no ground floor active use requirement for this tool. The City of Portland's program, for example, limits the number of exemptions approved annually, requires developers to apply through a competitive process, and encourages projects to provide greater public benefits to the community. This program is enabled by the state, but managed by the local jurisdiction.</p>	<p>Scale of Impact</p> <p>The design of the program will impact many developers which will affect the market.</p>



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January 25, 2017

Talent Planning Commission
City of Talent
110 East Main Street
Talent, OR 97540

via email to zmoody@cityoftalent.org

Re: CPA 2016-002, Housing Needs Analysis update

Dear Commissioners:

Please place these comments in the record of the proposed update to the City of Talent's Housing Needs Analysis (HNA), file CPA 2016-002. 1000 Friends of Oregon is a nonprofit, charitable organization dedicated to working with Oregonians to enhance our quality of life by building livable urban and rural communities, protecting family farms and forests, and conserving natural and scenic areas.

We support your efforts to plan for Talent's future and appreciate the hard work that has gone into the proposal now before you. We commend the city for its foresight and vision in crafting a comprehensive strategy for providing affordable, diverse housing opportunities. We especially appreciate the city's willingness to explore new ideas such as cottage clusters, tiny houses, and mixed use development. These strategies will allow Talent to expand its supply of affordable housing without the need for expensive new infrastructure, and will also provide new options for aging in place, multi-generational living, and live-work arrangements.

We also appreciate the city's commitment to honor its density obligations under the RPS Regional Plan, as expressed by proposed Objective 3.1:

“Objective 3.1: Provide a variety of housing types in Talent at densities that support maintaining densities of 6.6 dwelling units per gross acre through 2035 and 7.6 dwelling units per gross acre between 2036 and 2060 in urban reserves and areas within the urban growth boundary but outside of the city limits.”

However, we are not sure we understand the HNA's conclusion that Talent has a deficit of 309 units of low density residential, because this is based on an assumed gross density of only 4 units per acre. As shown by the below Exhibit 3 from page x of the HNA, this 309-unit deficit translates to 77 acres of additional LDR land need.

Exhibit 3. Comparison of capacity of existing residential land with demand for new dwelling units and land deficit, Talent UGB, 2017-2037

Source: Calculations by ECONorthwest, Exhibit 60
 Note: DU is dwelling unit.

Plan Designation	Dwelling Units Capacity of Buildable Land	Needed Dwelling Units (2017-2037)	Surplus or Deficit of Dwelling Units	Gross Density (du/acre)	Land Deficit (Gross Acres)
Low Density	428	737	-309	4.0	-77
Low Density (RL-CL)	152	324	-172	4.0	-43
Low Density (RL-UGB)	276	413	-137	4.0	-34
Medium Density (RM)*	38	166	-128	7.7	-17
High Density (RH)	164	286	-122	13.7	-9
Commercial	0	83	-83	13.7	-6
Total	630	1,272	-642		

As noted by the accompanying text, an assumption of 4 units per gross acre is substantially below the 6.6 units per acre required by the city’s RPS commitments:

“The forecast for land need result in a density of 4.0 dwelling units per gross acre for land in RL-UGB, which is within the UGB but outside of the city limits. This does not meet Talent’s committed density of 6.6 dwelling units per gross acre through 2035. The recommendations in this section include suggestions to meet this target.”

It appears that this dissonance will be reconciled in future planning efforts to identify efficiency strategies. In addition, we assume that re-designation of the city’s employment land surplus will be also considered to address any residential shortfall that may remain after the efficiency strategies have been implemented, prior to considering an urban growth boundary expansion. If our understanding is correct, we can support this two-step approach.

Thank you for this opportunity to provide comments; we look forward to participating in the next steps of your planning process.

Sincerely,

Mia Nelson
 Urban Specialist
 1000 Friends of Oregon
 P.O. Box 51252
 Eugene, OR 97405
 541.520.3763

From: [Jennifer Manson](#)
To: [Zac Moody](#)
Subject: Re: NOTICE OF PLANNING COMMISSION PUBLIC HEARING
Date: Friday, January 20, 2017 4:03:52 PM

Great. Translation please ? What is this really about and why should I go ? I'm trying to be more involved but would like to know in plain English what this is really all about. Thank you.
Unity Manson

Sent from my iPhone

On Jan 20, 2017, at 11:55 AM, Zac Moody <ZMoody@cityoftalent.org> wrote:

<image003.jpg>

<!--[if !vml]--><!--[endif]--> **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Talent Planning Commission will hold a public hearing on **Thursday, January 26, 2017 at 6:30 p.m.** in the Talent Town Hall located at 206 East Main Street, Talent, Oregon. The purpose of the public hearing is for the:
Consideration of Text Amendments to the Talent Comprehensive Plan, Element G. As proposed, Element G of the Comprehensive Plan would be repealed and replaced with an updated Element G which includes, goals, objectives and implementation strategies as well as the Housing Needs Analysis as an appendix. The proposed amendments are consistent with Oregon's Statewide Planning Goal 10, Housing and OAR 660-000 (0000-0040). File: CPA 2016-002. Applicant: City of Talent.

Please use the link below to access all documents associated with this request:

<http://www.cityoftalent.org/Page.asp?NavID=117>

Oregon law and Section 8-3M.160 of the Talent Zoning Code provide the procedures for City sponsored legislative actions. Testimony, arguments, and evidence must be directed toward the approval criteria, or other criteria in the Ordinance which the person believes apply to the application. Failure to raise an issue at the hearing, in person or by letter, or failure to provide sufficient specificity to afford the hearing body an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue. A copy of the rules (Talent Zoning Code, Section 8-3M.160) governing conduct of the hearing and submission of evidence and testimony at the hearing may be inspected at the Community Development Department at no cost any time prior to the hearing and can be provided at reasonable cost.

A SIGN UP SHEET WILL BE PROVIDED AT THE HEARING AND WHEN YOUR NAME IS CALLED YOU MAY GIVE YOUR ORAL TESTIMONY. ORAL TESTIMONY ON THIS HEARING SHALL BE LIMITED TO FIVE MINUTES PER PERSON. ADDITIONAL TESTIMONY (BEYOND THE FIVE MINUTE LIMIT) MAY BE SUBMITTED IN WRITING.

NOTICE TO MORTGAGE, LIENHOLDER, VENDOR, OR SELLER: THE TALENT CITY CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER. A copy of the proposed amendments, all documents and evidence relied upon for the amendments and applicable criteria is available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the record will be available for inspection seven days prior to the hearing. Failure to specify which ordinance criteria an objection is based on precludes your right of appeal to LUBA on that criterion. Additional information is available by contacting Zac Moody at the City of Talent Community Development Department, 110 E. Main

Street, Talent, Oregon 97540 or by phone at 541-535-7401 or by email at zmoody@cityoftalent.org.

Zac Moody

Community Development Director
City of Talent
110 E. Main Street
Talent, Oregon 97540

Office: 541-535-7401
www.cityoftalent.org

City of Talent
PO Box 445
110 East Main St.
Talent, OR 97540

www.CityofTalent.org

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[Talent, Oregon](#)

From: Zac Moody
To: ["Mari Valencia"](#)
Subject: RE: Request City of Talent Staff Report
Date: Monday, January 23, 2017 11:09:00 AM
Attachments: [CPA 2016-002 Final Order.pdf](#)
[CPA 2016-002 Staff Report.pdf](#)
[image001.png](#)

Mari,

Attached is a copy of the staff report for the proposed changes to the City's Housing Element. I have also included a link to the City's website where all of the documents associated with this proposed amendment are located. Please feel free to respond back with questions prior to the hearing and I can attempt to have a response prior to the meeting on January 26, 2017.

<http://www.cityoftalent.org/Page.asp?NavID=117>

Thanks,

Zac

Zac Moody
Community Development Director
City of Talent
110 E. Main Street
Talent, Oregon 97540

Office: 541-535-7401
www.cityoftalent.org

From: Mari Valencia [mailto:mari.valencia@coganowens.com]
Sent: Monday, January 23, 2017 11:07 AM
To: Zac Moody <ZMoody@cityoftalent.org>
Subject: Request City of Talent Staff Report

Good morning, Zac,

Mari here with Cogan Owens Greene, a planning consulting firm, based out of Portland, Oregon. My firm has partnered with the Fair Housing Council of Oregon to ensure inclusive communities throughout the state. We are tasked to review all summaries of proposed amendments posted to DLCD's website. In review, we came across a proposed amendment from your jurisdiction – exact summary listed below. We are interested in reviewing the staff report and supporting documents prior to the first evidentiary hearing. Can you email me a copy of those documents for our review? Also, can you confirm the public hearing date...I have 1/26/2017 noted.

Please let me know if you have any questions. Thanks! -Mari

Proposed amendment:

Amend the Comprehensive Plan and Zoning Maps from Light Industrial to Residential High Density for 4.37 acres located at 38S 1W 26AD TL 00500.

MARI VALENCIA, Community Engagement Associate

P 503.445.0934 | F 503.225.0224

Work Schedule: Monday – Friday 9AM – 1PM

Cogan Owens Greene, LLC

Celebrating 40 years of engaging people to create and sustain great communities.

812 SW Washington Street, Suite 600 | Portland, Oregon 97205 | www.coganowens.com



From: [Tom Lowell](#)
To: [Zac Moody](#)
Subject: Public Comment on Text Amendment
Date: Sunday, January 22, 2017 6:05:22 PM

Public Comment on Text Amendment

I do not feel that the current method of evaluating the availability of residential development land has any relationship to reality. In other words, the plan shows land as being available for residential development, which isn't. Better metrics might include real world indicators such as:

1. Number of actual residential lots available for sale.
2. Number of actual vacant residential lots available for development.
3. Average cost of available residential lots.
4. Average cost of a new house.

Pricing is the most reliable metric in evaluating the results of Land Use Planning, especially in an essentially low income town such as Talent. Where is the affordability index? Do the real world consequences of the current failed system have a way of being evaluated? Or is Land Use Planning simply an ideological, theoretical pursuit divorced from reality?

Current implementation is a failure in terms of providing land for residential development, which is required by land use planning goals.

Land adjacent to city limits which are practical for development should be brought into the city limits immediately in order to satisfy the demand for residential lots. Counting lands in the railroad district that are currently not available for development, because of significant access issues, as develop able is fundamentally dishonest. .

Land Use Planning based upon pretending land is develop able when it is not, makes a farce out of "Land Use Planning."

Sincerely,

Tom Lowell
owner 199 West Rapp Road
7340 Adams Road
Talent, OR 97504



Dear Chair Hazel, Commissioners, and City Council Members,
Re: Talent's Housing Needs Assessment

Jackson County is suffering from a rising need for workforce housing and low available inventory, and in many ways the City of Talent has been hardest hit in terms of available inventory deficits, average rental costs, and percentage of households that are cost burdened or severely cost burdened. We urge the commission and the council to implement strategies focused on addressing the needs of groups most severely impacted according to the recently completed Talent Housing Needs Assessment: renters and households earning less than \$25,000 per year.

Over the past 12 months, rental affordability in the Medford metropolitan area, which includes Talent, has worsened at a faster rate than any other area in the country, according to Zillow data. As a result we are seeing veterans' emergency housing vouchers and section 8 vouchers returned because there is not enough housing available. In fact, the Housing Authority of Jackson County's has a list with 4,000 people on it waiting for affordable housing units to become available.

The impact on working families can be seen in recently released data from the Oregon Department of Education which show student homelessness is at an all-time high, with Jackson County ranking 2nd in the state for number of homeless students. Nearly 1 in 10 Phoenix-Talent School District students experienced homelessness in the 2015-2016 school year. The average person or family would have to work 72 hours a week on average to afford a 2 bedroom apartment, and with no-cause evictions and rent prices on the rise, families who can't keep up are literally left in the cold.

As a community-based organization that has worked on housing issues in the Rogue Valley for over a decade, we are very concerned about the impact that lack of affordable housing is having on Talent residents, families who have been displaced from Talent, and on the wider city as a community.

According to the Talent Housing Needs Assessment, about half of Talent households are cost burdened, spending more than 30% of their household income on housing costs. This is the highest rate of any city in Jackson County and is 15% higher than the average rate for Jackson County at 35%. Cost burdened households in Talent are more likely to be renters than homeowners, and are more likely to be low income (less than \$25,000 per year) to moderate income (\$25,000 - \$50,000 per year) households. The study points out that 65% all of Talent households living on less than \$25,000 per year are cost burdened, and nearly 1 in 3 of these households are severely cost burdened, spending more than 50% of their household income on housing costs.

The findings in the needs assessment reflect the same broad concerns that are emerging in results from a door-to-door community affordable housing survey we are conducting in Talent, Ashland, Phoenix, and Medford. Of the 150 community surveys we've collected so far, 66% of respondents

had at least one rent increase in the last year, 2/3 are cost burdened, and 1/3 are severely cost burdened.

The larger issue that isn't captured in data showing rates of cost burdened households is what it means for families in our community who are paying more than 30%, or over 50%, of household income on housing. We have found in talking with local renters over the last 6 months that 1 in 3 struggle to pay the full amount on basic utilities such as electric, gas, water, and garbage due to high housing costs. In addition, nearly half (46.55%) cannot always afford to pay full rent on time or they have to choose between paying full rent and being able to afford groceries (42.24%). This is causing high levels of stress and anxiety, as well as cascading financial difficulties for these families that impact their ability to stay in their homes and communities and to keep their kids in the same school district.

The city can address these issues by implementing the following recommendations from Talent's Housing Element and based on Talent's Housing Needs Assessment:

Re-designation, Re-zoning, and Infilling to increase higher density residential

- All the strategies under Housing Element Objective 1 do a good job of ensuring we are maximizing the land we currently have before expanding the urban growth boundary. All efforts to in-build and increase housing density within the city before expanding help to prevent urban sprawl and should be encouraged.

Include Policy Strategies from Appendix B: Inclusionary Zoning and Developer Incentives

- The finalized plan should prioritize the use of inclusionary zoning and developer incentives, as described in Appendix B of the Housing Element, and which increase the City's ability to require affordable housing as part of some kinds of new development while removing some cost barriers and providing incentives for building new affordable housing units in Talent.

Prioritize multifamily housing, rental housing

- The Talent Housing Needs Assessment shows that a core issue is a shortage of available housing units. Of particular concern is a 606-unit deficit of affordable housing for households making less than \$25,000 per year. Objectives 2.2 and 2.3 in the Housing Element provide for the development of moderate and high income housing in Talent and therefore do not align with data from the Housing Needs Assessment that show the biggest needs for new housing are affordable rental units and housing for households that make less than \$25,000 a year. **The city should focus on strategies that support the creation of multifamily housing and affordable rental housing, particularly for households making less than \$25,000 per year.**

Thank you for your dedication to addressing the affordable housing needs of the City of Talent on behalf of its residents.

Michelle Glass



Regional Director, Unite Oregon

From: [la so](#)
To: [Zac Moody](#)
Subject: Housing analysis thoughts
Date: Saturday, December 24, 2016 10:38:27 PM

I wanted to make sure parks are considered in city expansion. Parks are an important part of communities and while the Chuck Roberts park is large, it doesn't serve the whole community. I would hate to see huge houses on tiny lots shoehorned into available spaces without accounting for decent parks. A play structure is only useful to families with children of a certain age, so a play structure in a tiny patch of grass is not the kind of park I am talking about. Green spaces are important, walking trails through those green spaces are important, and access to walking trails should be taken into account when planning neighborhoods (with appropriate easements to reach trails).

For that matter, I would love to see more walking trails in Talent. I was surprised when, moving here from Ashland, I discovered there are almost no walking trails. Some of the few available cross private property (such as the upper canal trail) and are barb-wired off.

Further, the lack of sidewalks is a problem in parts of Talent, south Talent particularly. Talent seems so eager to spend millions of dollars on ill-advised "road diets" before making sure people can walk safely along its residential roads. The focus is misplaced.

I just don't want to see Talent overcrowded with not enough green space to support the population. Please make sure these spaces are considered in your development plans.

--Rachel

P.S. I am also dismayed that several of our restaurant spaces have been converted to non-restaurant use (Avalon - Snap fitness, Mystic Pizza - another pot store). Amenties also need to be considered in expansion.

From: [Debi Rappaport](#)
To: [Zac Moody](#)
Cc: [Mayor Stricker](#); [Tom Corrigan](#)
Subject: Housing Needs Analysis Comment Form
Date: Monday, December 19, 2016 5:46:00 PM
Attachments: [page1image17032.png](#)
[page1image17200.png](#)
[page1image17360.png](#)
[page1image17520.png](#)
[page1image17680.png](#)
[page1image17840.png](#)
[page1image18000.png](#)
[page1image18160.png](#)
[page1image18320.png](#)

Unable to attend this open house, but wanted to submit this as per the Jan. 19th, 2017 return by date. Attempted to fill this out on line and submit to email given but function was not available to do so. I copy and pasted this info in my email and filled out as below.

As noted below, parking is a main concern for our little town and it has been brought up a few times before with no attention given.

COMMENT FORM

HOUSING NEEDS ANALYSIS OPEN HOUSE DECEMBER 15, 2016

We welcome your comments on the Talent's Proposed Housing Needs Analysis. Please fill out this form and leave it in the comment box tonight -or- return by January 19, 2017; by email (zmoody@cityoftalent.org), fax (541-535-7421), or mail (City of Talent Community Development / PO Box 445 Talent, OR 97540).

1. Does the proposed Housing Needs Analysis meet the needs of the community? See the purpose and need statements for details (choose only one)

- meets all of the community's needs
 meets most of the community's needs. Missing: meets a few of the community's needs.
Missing: meets none of the community's needs. Missing: neutral/unknown

Based on the Housing Needs Analysis display boards and maps, please answer the following questions:

2. Do you agree with the proposed findings of the Housing Needs Analysis?

- strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree
Comments (use back for more space): _____

3. Do you agree the Buildable Lands Inventory accurately describes the City's current available land?

- strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree
Comments (use back for more

space):_____

4. The implementation schedule suggests many of the proposed policies would be completed within the first 3 years of the document's approval. Do you agree with that timeline?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree
Comments (use back for more space):_____

5. Do you agree Talent should allow smaller parcels to accommodate future growth?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree
Comments (use back for more space):_____

6. Are you concerned about Talent's current/future housing and rental prices?

concerned neutral/unknown not concerned
Comments (use back for more space):_____



OVER

7. Talent is proposing a mix of housing to accommodate all types of housing needs. As proposed, the allocation of dwelling types is: 65% Single Family Detached, 10% Single Family Attached and 25% Multi-Family Dwelling. Do you agree?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree
Comments (use back for more space):_____

8. One way to accommodate growth is higher density. Do you agree Talent should create more high density zones?

strongly agree somewhat agree neutral/unknown somewhat disagree strongly disagree
Comments (use back for more space):_____

9. Are there any other comments or thoughts you would like to provide? Why has the land near fire house 5 and Colver and Foss areas not being addressed in these future needs?

No where is there a TRAFFIC impact analysis.

Or a PARKING needs analysis.

The traffic and parking needs are most concerning. Does the City have a vision on how to accommodate for the influx of needed parking spaces, as well as smooth flowing traffic?

Do not want our sweet town to turn into a parking lot, especially in the nice community areas around town.

NOTE: I understood from some attendees that this was not what they had expected, they were disappointed.

Thank you for being part of this project! See below to provide optional event feedback.

How did you hear about this meeting? Mail Tribune Utility Bill City Website Talent News & Review Word-of-mouth Other

How did the event go? Well/worth my time Neutral/unknown Poorly/not worth my time

How could future events be improved?

Please leave this completed form in the comment box tonight -or- return by January 19, 2017; by email (zmood@cityoftalent.org), fax (541-535-7421), or mail (City of Talent Community Development / PO Box 445 Talent, OR 97540).

Debi Rappaport
203 Gibson St.
Talent, OR

From: [Mark Knox](#)
To: [Zac Moody](#)
Cc: ["Mark Knox"](#)
Subject: RE: Housing Needs Analysis CAC Meeting #5 - December 6, 2016 @ 6PM
Date: Wednesday, November 30, 2016 1:31:26 PM

Hey Zac,

I obviously haven't had the time to thoroughly review the attached, but in my brief scanning, I noticed Ashland wasn't used as a comparable to any of the housing data. I think it should be included as it's trends and demographics have a huge impact on Talent. Maybe this is too obvious, but in reality, I think Talent's housing matters are more burdened by Ashland than Phoenix. Can the consultant provide a brief addendum to those tables?

Second, Implementation Strategy 3.2c, I get it, but there's a lot of.... single story "s#t".... that shouldn't dictate the *upward* direction of the City. I know this is an issue that will get addressed with the design standards, but I think there should be some language within the strategy/policy to rely upon that tempers which single-story buildings will be transitioned from. Maybe the key wording to be added could be something like:

Implementation Strategy 3.2c: Refine design standards for a new Downtown Business District (when it is established) based on the Old Town District Overlay, to encourage mixed use development and ensure a reasonable transition between one-story "historically significant buildings, based on the City's Historic Resource Inventory, and three-story buildings.

Lastly, I recently have had a meeting w/ multiple City Council members here in Ashland, as well as the Planning staff, whom have agreed there are current policies and regulations that are a direct impediment to providing affordable housing. The primary issue caused by the affordable housing program where they required affordable housing to be provided to address the MFI as noted in their Housing Element and Zoning Codes which in turn has caused severe headaches years later for not only the development community, but the administrative staff and the end buyer. Shortly put, developers are discouraged by complex regulations and follow-up commitments, administrative staff time increases and in Ashland's case, they had to hire a full-time Housing Officer, and the end user (buyer) is stuck with deed restrictions where they can't sell their unit unless "they" find a qualified buyer who meets the MFI and agree to take on the deed restriction. It's incredibly complex... In my opinion, some flexible language could be added to the policies that recognize affordable housing can be obtained without specifically targeting incomes, but instead targets house size (square footages, number of bedrooms, minimum densities, etc.). I inserted Objective 2.2 below and added some language to this regard. If for example, an established base density of 12 units per acre is required within a zone and there is a requirement the minimum density is 80% or 90% of the base density (9.6 units or 10.8), the developer would then be required to plan and develop his/her project with smaller units and thus more affordable units. Does this make sense?

Objective 2.2: Provide opportunity for development of housing affordable to moderate and higher-income households. HUD defines moderate and higher income as households with

incomes between 60% and 120% of MFI (about \$32,000 to \$64,000 in 2016). This can be achieved by a combination of strategies. First, a strategy could be to exceed target densities through minimum density standards. Denser developments by definition provide smaller dwelling units that are more sustainable and more affordable; typically selling below the median price in a given market. Second, a strategy could be a City managed fund to assist families with down payment subsidies. Third, a strategy to create vertical housing tax credit zones to incentivize development of sustainable and affordable housing. Finally, the City could establish partnerships with organizations such as the Jackson County Housing Authority for the development of subsidized rental or ownership housing. In general, the burden of subsidizing affordable housing should not be solely placed on developers or neighboring owners as is often the case with affordable housing requirements intended to benefit specific households that fall within certain income levels which can often discourage development by making it economically unfeasible.

-

Thanks – I'll likely attend the two meeting(s) noted. Everything looks great and I think you and the consultant has done an excellent job btw. See you soon. – Mark

From: Zac Moody [mailto:ZMoody@cityoftalent.org]
Sent: Wednesday, November 30, 2016 9:14 AM
To: Zac Moody
Subject: Housing Needs Analysis CAC Meeting #5 - December 6, 2016 @ 6PM

CAC Members,

Just a reminder that our fifth and final Housing Needs Analysis (HNA) CAC meeting will be Tuesday, December 6, 2016 at 6PM at **City Hall (Large Conference Room)**. During this meeting we will be looking for a recommendation. Attached is a copy of the agenda for the meeting along with the Final Draft of the HNA, Policies and Buildable Lands Inventory. At the end of the attached packet is a summary presentation. This presentation will be expanded on and available to the public beginning on December 6, 2016 with the hopes of obtaining as much public feedback as possible.

Again, I have invited a group of neighbors from Autumn Ridge subdivision to this meeting as they were very involved in the Conceptual Planning for TA5 and a lot of their concerns were around what types of housing would be allowed in those areas. Although we won't be discussing those issues at this time, I wanted to have an opportunity to be part of the process.

During the past two Planning Commission meetings, Staff has been able to provide updates on the HNA and discuss draft policies, but there hasn't been enough time to thoroughly discuss any concerns. So with that said, Planning Commission will hold an additional Study Session during the December 22, 2016 PC meeting. This means that we will be looking at a Public Hearing on January 26, 2017 at 6:30PM. I encourage all CAC members to attend the public hearing if possible.

If you have specific concerns or questions in regards to any of the final draft documents, please email me as soon as possible so that either Beth or myself can appropriately respond. Providing staff and the consultant time to obtain answers to your questions prior to the meeting will help to ensure the process keeps moving forward.