

TALENT HOUSING CODE UPDATE PROJECT

Planning Commission/Advisory Committee Questions & Responses

February 5, 2020



Responses to questions received from Planning Commissioners for discussion at the February 11, 2020 meeting.

Cluster Housing (TMC 18.162, new chapter):

1. Under 18.162.030, Development Standards, C. Dimensional Standards, 1. - Please refresh my memory on how we arrived at the rather large 1,200 square feet per dwelling unit maximum?

Traditional cottage housing regulations use 800-1,000 square feet per dwelling as a maximum, but a range of 800-1,500 square feet per dwelling was considered for Talent for greater flexibility and variety of dwelling unit sizes. Best practices emerging from Milwaukie and Oregon City, informed by discussions with housing developers, indicate that some larger units are desirable within cluster developments. The median new home size in the US in 2018 was 2,386 square feet, so 1,200 square feet is half the size of a typical new dwelling. (See <https://www.census.gov/construction/chars/highlights.html>)

2. Under 18.162.030, Development Standards, C. Dimensional Standards, 3. - Because there may be 4 - 12 units per development for RLD and RMD, and 4 - 12 units per cluster for RHD, we would never have a completed cluster that had less than 4 units? Additionally, 4 - 12 manufactured homes would be acceptable as written?

Cluster developments depend on a critical mass of units arranged a common open space. Four units have typically been considered the minimum, but it could be lowered to three units if the Commission so desired. The Commission could consider the potential overlap with triplex standards and what minimum lot size would be appropriate for a three-unit cluster housing project, if they wish to pursue this option.

The cluster standards don't differentiate between site-built and manufactured or pre-fab homes, provided they meet the dimensional and design standards for cluster housing. There has been interest around the state in using pre-fab structures in cluster housing projects as a way to lower costs. See The Hiatus development in Bend, using 500-square foot pre-fab cottages: <https://tongueandgroovehomes.com>.

3. Under 18.162.030, Development Standards, C. Dimensional Standards, 4. Minimum Lot Size - Why isn't the minimum lot size for a cluster development on a single lot four times the minimum lot size for individual lots?

The idea is that a complete cluster site needs to incorporate the individual homes as well as the common amenities such as open space and parking areas. So the minimum lot size for a

complete cluster development on a single lot in the RLD zone is proposed at 15,000 square feet to include the homes, open space and parking. If individual lots for individual homes were created within that development site to allow for home ownership, the minimum lot size for each home would be 3,000 square feet as written in the 1/28/2020 draft or 2,000 square feet as proposed by staff at the 1/28/2020 meeting, leaving 3,000 or 7,000 square feet remaining for common areas, respectively.

4. Under 18.162.030, Development Standards, D. Density - Appears to contain proposed new language as well as proposed removed language. How did we come to have proposed new language and that same language proposed for removal in a draft that we have not addressed?

The housing code update continues to be a work in progress. The consultant prepared an initial draft for City consideration that allowed double the density for cluster housing in the RLD zone, based on Planning Commission/Advisory Committee feedback, best practices, and public input, on an accelerated schedule to meet the 6/30/2019 deadline from DLCD. Staff continued to work over the summer to refine the proposal, including the change you see in the 1/28/2020 version of the standards to modify the density provisions to allow the same underlying density as the RLD zone. Upon further discussion between staff and the consultant, the revised proposal to the Planning Commission/Advisory Committee is to allow double the underlying density in the RLD zone. In short, the draft standards have been produced through staff and consultant collaboration to continue to refine the draft. The key issue is what maximum density to allow in the RLD zone; staff and consultant welcome feedback from the Planning Commission/Advisory Committee on the proposal to allow double the density of the underlying RLD zone.

5. Under 18.162.030, Development Standards, G Existing dwelling unit onsite - why does the existing single-family dwelling unit not count toward average gross floor area calculations?

This is a standard provision that has been carried over from model cottage housing code and is intended to prevent comparison of apples and oranges, or rather, grapefruits and tangerines. The idea is that the existing home would be larger than the typical cluster unit, and therefore would throw off the average gross floor area calculations and require very small cluster units to offset the larger existing home.

6. What is an example of a non-subsidized cluster housing development built in the last decade that meets the criteria of "affordable"?

The Hiatus project mentioned above sells for \$249,000 per unit, which is close to meeting affordability levels for households making 80% of the Jackson County MFI (\$44,720 in 2016, based on the Talent Housing Needs Assessment). In the Housing Choices Guidebook section on cluster housing, cottage sale prices are reported between \$290,000 to \$450,000 per unit, which would not make them affordable by the same MFI metric for most County families. (See https://www.oregon.gov/lcd/Publications/Housing-Choices-Booklet_DIGITAL.pdf, pg. 17.)