



TALENT PLANNING COMMISSION
SPECIAL MEETING
STUDY SESSION AGENDA
- HELD AT COMMUNITY CENTER -
February 13, 2024 – 6:00 PM

All Planning Commission meetings are digitally recorded and will be available on the city website: www.cityoftalent.org. The meeting location is accessible to people with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, x1012. The Planning Commission reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

STUDY SESSION 6:00 PM

- 1. Call to Order/ Roll Call**
- 1. Brief Announcements from Staff**
- 2. Discussion/Exercise – Climate Friendly Equitable Community**
- 3. Adjournment**

This meeting will be held in person but can be attended via zoom by the link provided below.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82123955116>

Webinar ID: 821 2395 5116



Climate Friendly Area Process for Talent

Regulation Overview and Analysis Summary

Introductions

Who am I? What's my Experience?

- James Schireman, lifelong Resident of the Rogue Valley
- Planning Degree from California Polytechnic San Luis Obispo
- School Projects including CA's SB-9 impact on Housing Production
- Now serving as a Land Use Planner at the Rogue Valley Council of Governments, specializing in Code Updates and CFA Designation



Background

Who made the regulations and why?

Governor & Agency Actions

Largely the reforms come from the State level

Executive Order 20-04

- Signed on 10th of March 2020 by Kate Brown
- Directed 16 agencies to lower Green House Gas levels
- Included DLCD, ODOT, and ODOE
- 45% below 1990 levels by 2035
- 80% below 1990 levels by 2050

DLCD's Regulations

- Focused on the State's urbanized areas
- Adopted in July of 2022
- Included multiple types of reform:
 - Parking reductions
 - EV Charging
 - CFA Designation
- CFA Regulations: OAR's 660-012-0310 through 0320

DLCD's Rationale

Automobiles are the primary contributor to GHG. As long as development patterns prioritize and facilitate personal vehicle use, GHG levels will persist and continue to rise. CFA's provide the opportunity to create denser, mixed use, non-auto centric development





CFA Characteristics & Requirements

What does a CFA need? What Does it Look Like?

Land Use Requirements

What uses must be allowed in a CFA?

- Multifamily residential (apartments) and attached single-family (townhomes)
- Office-type uses
- Non-Auto dependent retail, services, and other commercial uses
- Childcare, schools, and other public uses, including public-serving government facilities

What makes a CFA denser than surrounding development?

- For cities of Talent's size, CFAs need to allow for a minimum of 15 dwelling units per acre
- No density maximums can be mandated
- Blocks must be no more than 5.5 acres
- New building height standards, typically a 10 to 15 feet increase from local standards

Density Requirements

City and Urbanized County Areas Population	Sizing of CFA Areas	Option 1: Minimum Residential Density	Option 1: Maximum Building Height no Less than	Option 2: Target Development Levels
5,001-9,999	At least 25 acres	15 dwelling unit/net acre	50 Feet	20 homes and jobs/net acre
10,000 – 24,999	At least 30% of housing need	15 dwelling unit/net acre	50 Feet	20 homes and jobs/net acre
25,000 – 49,999	At least 30% of housing need	20 dwelling unit/net acre	60 Feet	30 homes and jobs/net acre
50,000 – 99,999	At least 30% of housing need	25 dwelling unit/net acre	85 Feet	40 homes and jobs/net acre
100,000+	At least 30% of housing need	30 dwelling unit/net acre	85 Feet	50 homes and jobs/net acre

Transportation Requirements

How does a CFA reduce car dependency?

- Required to have high quality, pedestrian, bicycle, and transit infrastructure
- RVTD routes play a key role in CFA siting, as they are the primary form of transit in the valley
- Protected bike lanes, safe crossings, and infrastructure in good repair are prioritized

Parking and Other Transportation Reforms

- No parking mandated within ½ a mile of frequent transit corridors (OAR 660-012-0440)
- Fewer and smaller parking lots lead to more housing units
- Less parking present means people more likely to consolidate trips or use other forms of travel
- Other OAR's require ODOT and other transportation agencies to plan for better infrastructure in CFA's



Example of CFA Development



Analysis Process

How did RVCOG arrive to this draft designation?

Key Takeaways

- The interstate, highway, and local street network enable both local and regional businesses in Talent, but complicate the allowed uses in each zone
- Like for like rebuild from Alameda fire has resulted in lower density homes appearing in areas planned for eventual higher density. While an area on the map can look ideal for CFA designation, the existing environment may not reflect that, despite being recently redeveloped.

Analysis Process

CFEC

Climate-Friendly & Equitable Communities

CLIMATE FRIENDLY AREA CANDIDATES MAP 1 - ZONING

Technical Memo #1
Talent, OR

- City Boundary
- Urban Growth Boundary

Zoning

- R - High Density (RHD)
- R - Medium Density (RMD)
- R - Low Density (RLD)
- R - Manufactured Home (RMH)
- C - Central Business District (CBD)
- C - Highway CBD (CBH)
- C - Highway (CH)
- C - Interchange (CI)
- C - Neighborhood (CN)
- I - Light (IL)

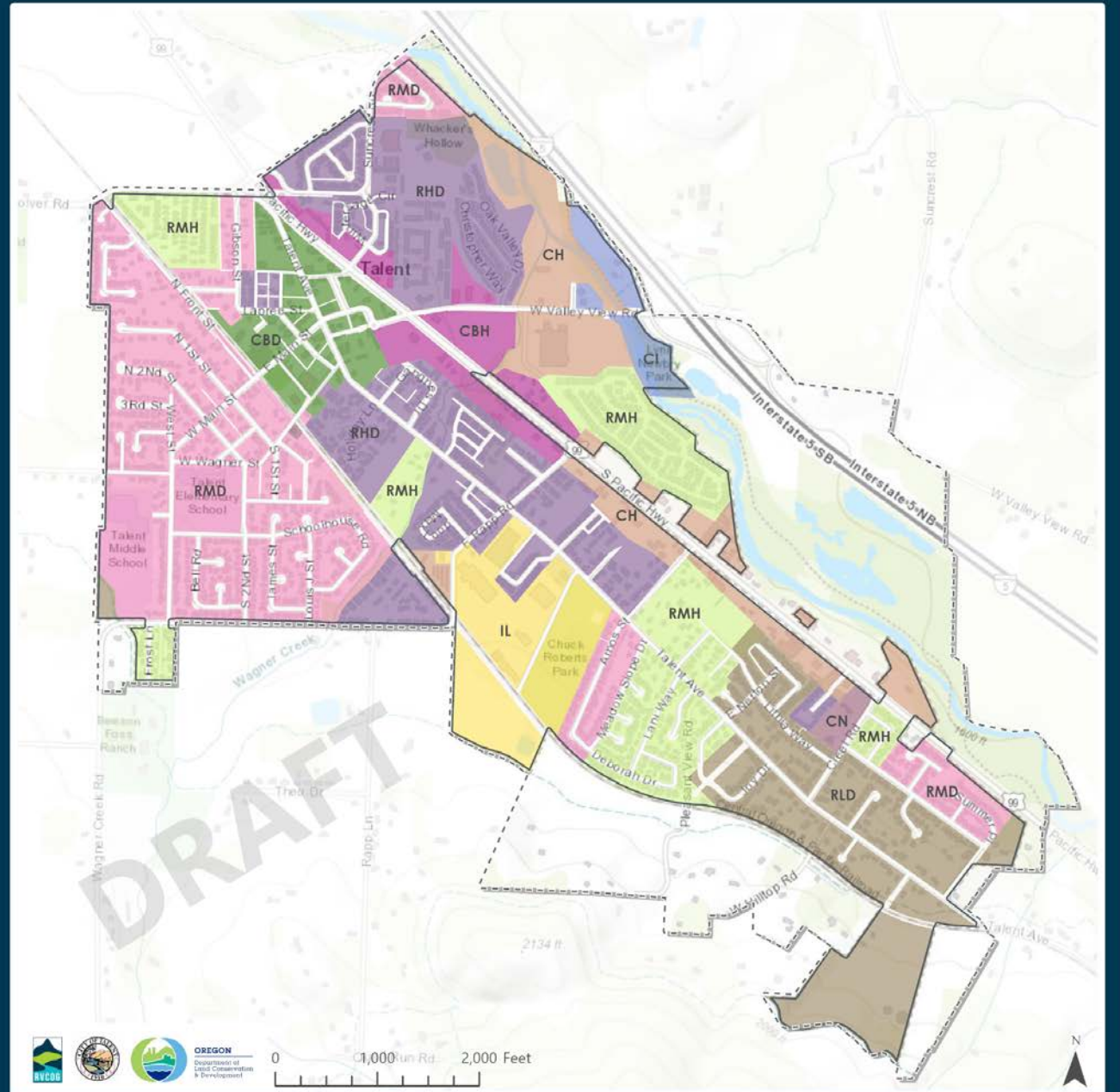


Rogue Valley
Council of Governments
155 N 1st
Central Point, OR 97502

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Data: Jackson County, BLM, State of Oregon, ODOT, ESRI, USGS, EPA, Garmin, GeoTechnologies, Inc., METI/NASA, Maxar, USDA, HERE, Esri Canada

Created: E. Memmott, RVCOG, 2023



Zoning Conduciveness

Y - Yes, Permitted Outright C - Conditional M - Mixed N - Not Permitted N/A - Not Applicable	Scoring Matrix Y = 2 C/M = 1 N = 0 40 ft = 1 30 ft = 0	Residential				Commercial					Industrial
		Low Density	Medium Density	Manufactured Home	High Density	Neighborhood	Central Business District	Highway CBD	Highway	Interchange	Light
		RLD	RMD	RMH	RHD	CN	CBD	CBH	CH	CI	IL
Single Use		Y	Y	Y	Y	Y	C	C	C	C	C
Mixed Use		N	N	N	M	Y	Y	Y	Y	Y	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses		M	M	N	C	M	M	M	M	N	M
Gov. Facilities, Parks, Open Space, Other Similar		Y	Y	Y	Y	Y	Y	Y	M	Y	Y
Maximum Block Length		Y	Y	Y	Y	N	Y	N	N	N	N
Density Minimum (15 Dwelling Units/Acre)		N	N	M	Y	N	N	N	N	N	N
Density Maximums Prohibited		N	N	N	Y	N	N	N	N	N	N
Maximum Building Height (>= 50ft)		C	C	C	C	C	C	N	C	C	C
Maximum Building Height		30	30	30	40	30	40	40	30	30	N/A
Score		8	8	9	14	8	10	5	6	6	7

Key Takeaways

- The more green a zone is, the more it naturally aligns with the required uses for CFA's
- Best zones are High Density Residential, and CBD
- Phase 2 of the study allows for city to adjust zones as needed to meet the regulations



Climate-Friendly & Equitable Communities

CLIMATE FRIENDLY AREA CANDIDATES MAP 2 - ZONING ANALYSIS

Technical Memo #1
Talent, OR

- City Boundary
- Urban Growth Boundary

Scale

- Most CFA Compliant
- Least CFA Compliant

Zoning

- R - High Density (RHD)
- C - Central Business District (CBD)
- I - Light (IL)
- R - Medium Density (RMD)
- R - Low Density (RLD)
- R - Manufactured Home (RMH)
- C - Neighborhood (CN)
- C - Highway (CH)
- C - Interchange (CI)
- C - Highway CBD (CBH)

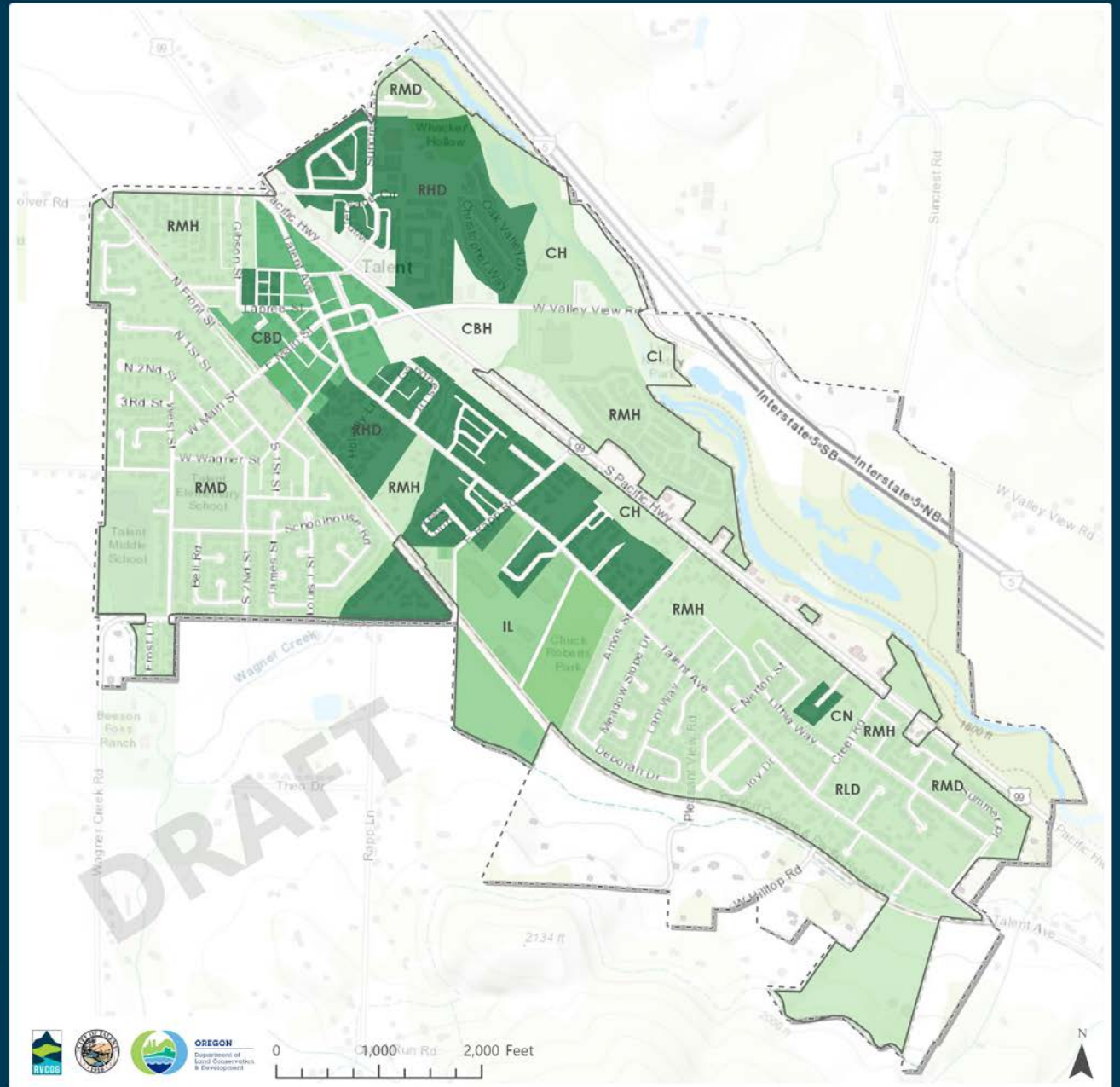


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Created: E. Memmott, RVCOG, 2023



Key Takeaways

- While Highway CBD (CBH) didn't score well in the table, the Gateway Project demonstrates a unique mixed-use opportunity.
- Adjacency to HWY 99, Downtown Talent, and proximity to exit 21 mean this will be a high visibility development for Talent
- Access to RVTD is prevalent throughout all of Talent, and the CFA captures the existing Route 10 as well as the planned Route 7

Analysis Process

CFEC

Climate-Friendly & Equitable Communities

CLIMATE FRIENDLY AREA CANDIDATES MAP 3 - RESULTS

Technical Memo #1
Talent, OR

- Conceptual CFA
- ▭ City Boundary
- ▭ Urban Growth Boundary
- ⋯ Old Town Historic District
- ⊖ RVTD Route/Stop
- Bus Route Quarter-Mile Buffer
- Bicycle Infrastructure

Selected Zoning

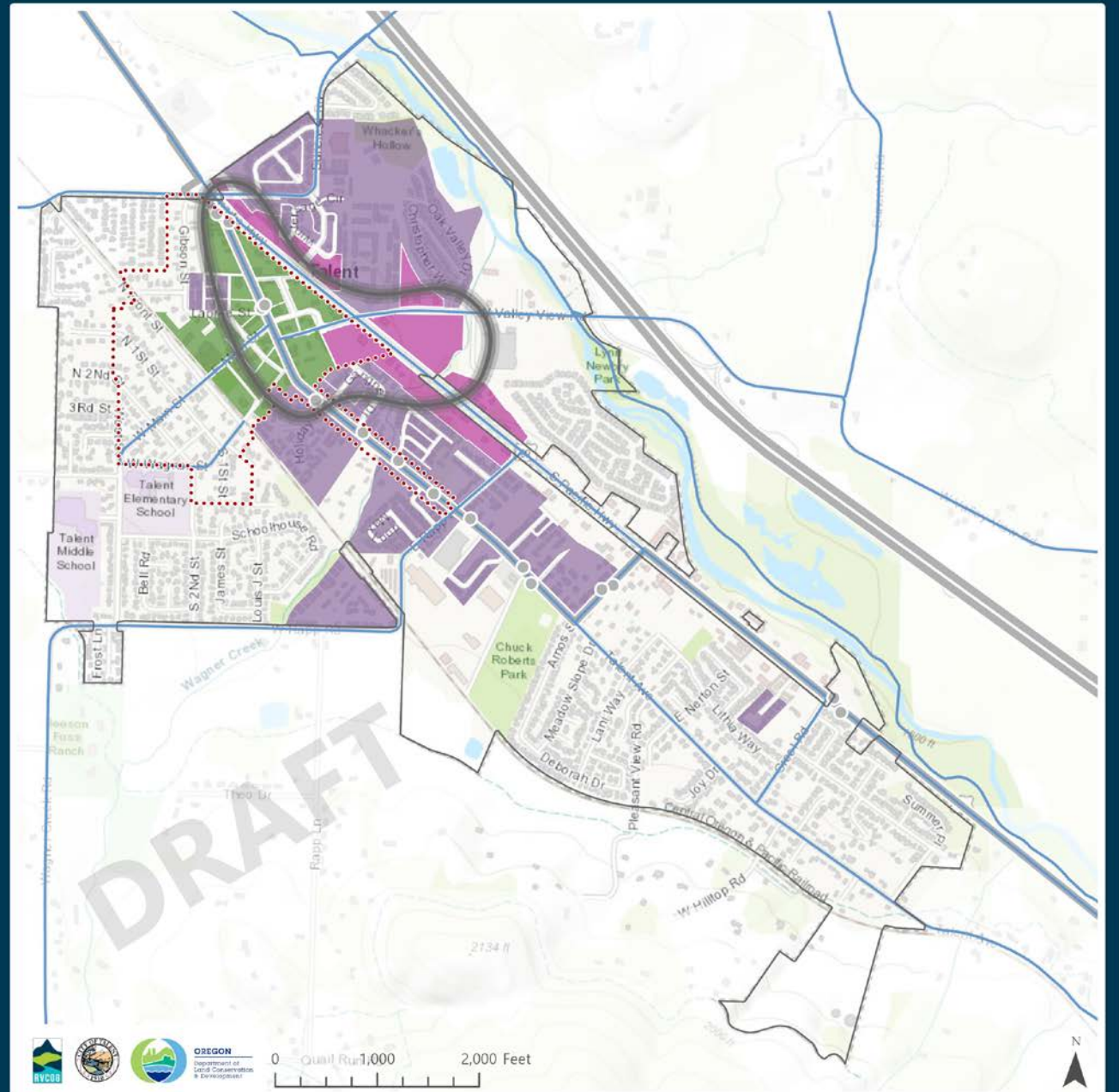
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Changes to Expect

Overall, the CFA regulations hope to enable the potential for denser mixed use development. Just because the maximum building height is raised to 50 feet doesn't mean every building will be that tall. Moreover, while CFA's may allow leased apartments, market forces may encourage developers to place townhomes that can be sold for ownership.

Overall, because the rulemaking could not account for economic viability or development feasibility, a CFA's likeliness to manifest hinges upon developer actions and the housing market. While we hope this study enables a wider variety of housing options in talent, it may take some time for a CFA to really take shape.



Any Questions?

Next steps, alternatives, concerns?

THANK YOU!

James Schireman

RVCOG – Associate Land Use Planner

Email

Jschireman@Rvcog.org



Technical Memorandum #1

Technical Memorandum 1

Date: February 8, 2023
To: Oregon DLCD, City of Talent
From: Rogue Valley Council of Governments
Project: Climate Friendly Area Study, Phase 1
Subject: Candidate Climate Friendly Area Identification

Introduction

Rogue Valley Council of Governments, in collaboration with the City of Talent and the project consultant 3J, is conducting a study of potential Climate Friendly Areas (CFA) in accordance with the Climate Friendly and Equitable Communities (CFEC) rulemaking (OAR 660-012-0310), which was initiated by the Land Conservation and Development Commission (LCDC) in response to Governor Brown's Executive Order 20-04 directing state agencies to take urgent action to meet Oregon's climate pollution reduction targets. The rules encourage climate-friendly development where residents, workers, and visitors can meet most of their daily needs without having to drive. They contain a mix and supply of housing, jobs, businesses, and services. A CFA also supports alternative modes of transit by being in close proximity to high quality pedestrian, bicycle, and transit infrastructure.

Phase 1 of this project is the CFA study which identifies candidate CFAs and analyzes what zones are most aligned to the CFEC rules, and what adjustments would be required.

Phase 2 will encompass the adoption of any necessary changes and the incorporation of a climate-friendly comprehensive plan element. Cities may use CFA areas from the study or any other qualifying area.

Goals

The purpose of this memo is to identify candidate CFA areas that meet the size and locational criteria required by OAR 660-012-0310(1). Relevant zoning codes will be reviewed and suggestions will be made regarding any changes that are necessary to bring zoning codes into compliance with CFEC rules. It is the intention of the project management team that the candidate CFA selection prioritize community context, reflecting the most feasible zoning code changes, little to no infrastructure investment, and alignment with citizen interests. The City of Talent may move forward with the identified CFA area(s) into Phase 2, or they can use what they learned from the study to choose a new area or areas for adoption.

Methodology

This methodology was adapted from the Climate Friendly Area Methods Guide provided by the DLCD. This memo will cover Steps 2 through 5 of the Methods Guide in a modified form shown below. Step 1 was the Community Engagement Plan drafted by the consultant, 3J.



Step 2 Evaluate Existing Code

An initial review of Talent’s Zoning Code was performed to highlight zones that are currently CFA eligible or can be made eligible with only small changes. Each zone was evaluated against each land use criterion, listed below, and noted for being in compliance, not in compliance, in compliance with conditional review, or for having a portion of a grouped criterion in compliance. A reference zoning map is provided on page 5.

Step 3 – Locate Candidate CFAs

Every potential CFA area must follow the rules stated in OAR 660-012-0310 to be properly located and sized. These administrative rules are universal for all CFAs regarding locational criteria, although CFAs in cities with populations over 10,000 must accommodate 30% of current and projected housing needs. Talent will not need to account for housing needs because its PSU certified population is less than 10,000, but City staff will provide guidance on the best locations to serve the community and fulfill CFEC goals.

According to OAR 660-012-0320(2), CFAs:

- Must be able to support development consistent with the land use requirements of OAR 660-012-0320.
- Must be located in existing or planned urban centers (including downtowns, neighborhood centers, transit-served corridors, or similar districts).
- Must be served by (or planned to be served by) high quality pedestrian, bicycle, and transit services.
- May not be located in areas where development is prohibited.
- May be located outside city limits but within a UGB following OAR 660-012-0310 (e).
- Must have a minimum width of 750 feet, including internal rights of way that may be unzoned.

Using GIS, a quarter mile/10 minute-walkshed buffer was created around Rogue Valley Transit District bus lines to highlight well-served areas. A quarter mile was chosen because Talent is a small jurisdiction and the typical half mile buffer would not have been useful in identifying the best served neighborhoods as it would cover most of the city.



A quarter-mile buffer was created around bicycle facilities, but it was not used because it overlapped much of the bus line buffer. A ten-minute walkshed was viewed as less important for bicycle facilities given the nature of the travel mode. Instead, bicycle facilities were considered as a way to help validate any areas the analysis highlighted that were farther away from the city center and other facilities than other considered CFA target areas.

GIS data for sidewalks in Talent is not currently available, but a visual review was done using Google Earth to evaluate the general quality of the pedestrian network in candidate areas.

Address points were used to visually identify housing clusters. Better housing data that includes housing types and building footprints may improve the final CFA analysis.

Step 4 – Size CFAs Appropriately

An online calculator (omnicalculator.com) was used to obtain the appropriate radius of a 25-acre circle (588.8 feet) to create a reference buffer in GIS. Once priority CFA-appropriate sites were identified, adjacent tax lots were added to the Candidate CFA until GIS reported it to be at least 25 acres.

Step 5 –Identify Zoning Changes

Those zones that are featured in the candidate CFAs were evaluated in more depth to determine the specific changes that are needed to bring them into compliance with CFEC rules. The purpose of the initial zoning code evaluation was to identify those zones that are the most CFA-ready as a way to ensure that CFA-related changes occur where they will fit well within the existing built environment, and simplify the City's process of updating zoning codes.



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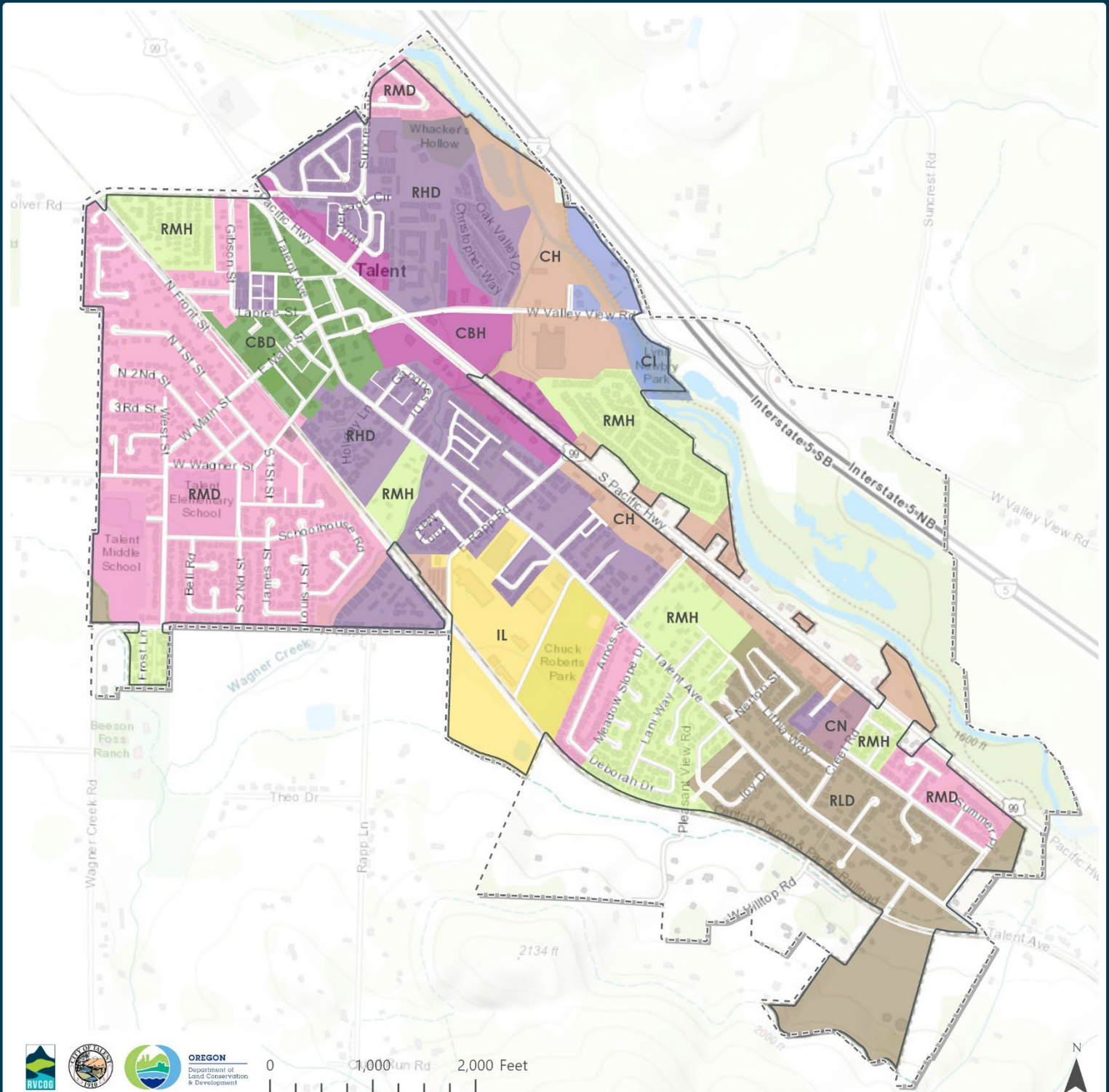
CLIMATE FRIENDLY AREA CANDIDATES


Technical Memo #1
Talent, OR

-  City Boundary
-  Urban Growth Boundary

Zoning

-  R - High Density (RHD)
-  R - Medium Density (RMD)
-  R - Low Density (RLD)
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Created: E. Memmott, RVCOC, 2023



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Analysis

Staff from the City of Talent prioritize Option A: Prescriptive Standards (OAR 660-012-0320(8)) for meeting land use requirements because the city does not have any employment areas that are likely to meet the jobs per acre (20) requirement of Option B: Outcome-Oriented Standards. This means that for Talent, the CFA needs to be at least 25 acres and have 15 dwelling units per acre and building height maximums not less than 50 feet (Table 1).

Table 1. Prescriptive Standards

Population	Minimum Residential Density	Max Building Height
5,001-24,999	15 dwelling units/net acre	No less than 50 ft
25,000-49,999	20 dwelling units/net acre	No less than 60 ft
50,000 or more	25 dwelling units/net acre	No less than 85 ft

City Guidance

City staff suggested during PMT Meeting #1 that the downtown area could be a strong potential CFA location, but creating higher residential densities almost anywhere in the city would create infrastructure challenges.

During PMT Meeting #2 we clarified the most appropriate parts of downtown and other adjacent priority areas. Much of downtown was avoided because of the “Old Town” Design Review District (OT) where 50 ft building heights would be entirely out of character for the area. The parts of the downtown that have been included in the draft CFA are within the OT district, but they don’t feature any historic buildings and a zoning overlay granting exemptions to some of the Design Review District’s rules is expected to be a tenable solution with Council. Other sites adjacent to the downtown area were added to the list of priority lots due to their vacancy or overall development potential.

City staff have also highlighted the strength of feelings within the community that residential areas should retain their low-density character. Most of the residential areas within the city limits are already developed, including multifamily apartment complexes adjacent to the downtown, and staff think that developers may not have enough incentive to redevelop these areas. Therefore, they have prioritized several large lots near downtown that are ripe for new development as a way to ensure these code changes have a meaningful impact on the built environment.

Zoning Code Review

Existing zoning codes were compared to the CFA requirements to identify those zones that are most closely aligned with CFEC rules. Shown in Table 2, zones were scored for each criterion with 2 points for being in compliance, 1 point for conditional or mixed compliance, and 1 point for 40-foot building height maximums to distinguish those zones from the other zones that have 30-foot maximums. Green cells are those in compliance. Yellow cells are those that have partial or conditional compliance or are closest to the 50-foot building height maximum and overall are closer to compliance than other options. While theoretically any zone in the city can be adjusted to be made CFEC-compliant, zones that feature less natural compliance are not prioritized as they would take more legislative changes and result in a discordant built environment relative to what is currently in place.



Table 2. Zoning Code Analysis

Y - Yes, Permitted Outright C - Conditional M - Mixed N - Not Permitted N/A - Not Applicable	Scoring Matrix Y = 2 C/M = 1 N = 0 40 ft = 1 30 ft = 0	Residential				Commercial					Industrial
		Low Density	Medium Density	Manufactured Home	High Density	Neighborhood	Central Business District	Highway CBD	Highway	Interchange	Light
		RLD	RMD	RMH	RHD	CN	CBD	CBH	CH	CI	IL
Single Use		Y	Y	Y	Y	Y	C	C	C	C	C
Mixed Use		N	N	N	M	Y	Y	Y	Y	Y	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses		M	M	N	C	M	M	M	M	N	M
Gov. Facilities, Parks, Open Space, Other Similar		Y	Y	Y	Y	Y	Y	Y	M	Y	Y
Maximum Block Length		Y	Y	Y	Y	N	Y	N	N	N	N
Density Minimum (15 Dwelling Units/Acre)		N	N	M	Y	N	N	N	N	N	N
Density Maximums Prohibited		N	N	N	Y	N	N	N	N	N	N
Maximum Building Height (>= 50ft)		C	C	C	C	C	C	N	C	C	C
Maximum Building Height		30	30	30	40	30	40	40	30	30	N/A
Score		8	8	9	14	8	10	5	6	6	7



Observations from the zoning analysis:

- Single family dwelling units are only permitted outright in Residential zones
 - Although existing residential units are allowed for all zones
 - Many zones allow for 2nd story residential uses in conjunction with an office or commercial use on the ground floor
- Mixed uses are available in most Commercial zones and the RHD
- Government facilities, parks, open space, plazas, and similar public amenities are permitted outright in all zones except CN and CH
- The Maximum block length requirements as stated in §17.10.050 applies to all Residential zones and CBD
- Most zones permit a portion of the required outright permitted uses (multifamily and single family residential, office uses, non-auto dependent retail/services/commercial, childcare, schools, and other public uses), but no zones permit all of them outright
 - The fact that the Talent code incorporates different permitting processes directly into their code made this review less clear cut than examining if a use was permitted vs conditional.
- The more greens and yellows, the more CFA-ready a zone is
- RHD has by far the most qualifications for a CFA

The Zoning Analysis Map on page 11 showcases the zones that best fit the CFA requirements. No zones are currently in 100% compliance with CFEC rules, but Table 2 shows that the Residential – High Density (RHD) and Commercial – Central Business District (CBD) zones stand out as being the closest. Small changes to permitted outright uses and the building height maximum would bring RHD into compliance. The CBD zone is the primary employment district and features relatively manageable changes to comply with CFA rules.



CFA – Friendly Zones

Residential – High Density

The RHD zone meets all CFA land use requirements except for the fact it lacks 50 ft building height maximum and a portion of the outright permitted uses. In order to meet the CFEC requirements, the City of Talent would have to adjust the currently permitted outright building height maximum from 30 ft (40 ft conditional) to 50 ft and change multi-family dwellings, office uses, non-auto dependent retail/services/commercial, childcare, schools, and other public uses from conditional to permitted outright uses.

Residential - High Density (RHD)	
Single Use	Y
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	C
Gov. Facilities, Parks, Open Space, Other Similar	Y
Maximum Block Length	Y
Density Minimum (15 Dwelling Units/Acre)	Y (18)
Density Maximums Prohibited	Y
Maximum Building Height (>= 50ft)	C
Maximum Building Height	40

Commercial – Central Business District

The CBD is a focus area for several reasons. It is the city’s nexus for employment, services, and transportation. It is also more suitable than most other zones because it has a maximum block length, conditional building height maximums of 40 ft, and permits mixed uses, government facilities, parks, open space, and other similar public amenities outright. Like the RHD, the 40 ft building height maximum is a relatively small change to meet the 50 ft requirement. To meet the full CFA requirements, Talent must mandate a minimum density of at least 15 units/acre, remove the density maximum, and permit outright, single-family dwelling units, office-type uses, non-auto dependent retail, childcare, and schools.

Commercial - Central Business District (CBD)	
Single Use	C
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	M
Gov. Facilities, Parks, Open Space, Other Similar	Y
Maximum Block Length	Y
Density Minimum (15 Dwelling Units/Acre)	N
Density Maximums Prohibited	N
Maximum Building Height (>= 50ft)	C
Maximum Building Height	40



Other Zones

Highway-Commercial Business District

The CBH did not score well, but it is included here because there are areas within this zone with enough development potential that they have received strong consideration for the Candidate CFA. To bring this zone into compliance with CFA rules, it should explicitly allow single uses, including residential uses. Building height maximums need to be raised to 50 feet or more. Block lengths need to be 500 ft or less for sites smaller than 5.5 acres and 350 ft or less for sites greater than 5.5 acres. Density minimums do comply with CFA rules for residential uses, but the language should be changed to encompass all uses in general.

Single-family attached, schools, childcare, and offices uses should be permitted and multi-family residential uses should be changed to permitted outright. Retail uses will need to be expanded to include all non-auto retail, services, and commercial uses.

Highway - Central Business District	
Single Use	C
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	M
Gov. Facilities, Parks, Open Space, Other Similar	Y
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	N
Density Maximums Prohibited	N
Maximum Building Height (>= 50ft)	N
Maximum Building Height	40

Other Residential Zones (RLD, RMD, RMH)

The Low Density, Medium Density, Manufactured Home Residential zones do not meet the CFA density minimum or maximum requirements. They also do not allow mixed uses. The 30-foot building height maximum could feasibly be adjusted to 50 feet, but it is less than the 40-foot maximums of more compatible zones.

Other Commercial Zones (CN, CH, CI, IL)

The non-CBD Commercial and Industrial zones share a lot in common with each other. They allow single uses conditionally, but mixed uses are permitted outright. Most of these zones permit outright a varying assortment of the multi-family, single family-attached, office, non-auto retail/services/commercial, childcare, schools, and other public uses. The exception is the Interchange zone that does not permit any of the aforementioned uses. Most of these zones permit outright the subsection of government facilities, parks, and open spaces, but the Commercial - Neighborhood (CN) and Commercial - Highway (CH) zones only permit outright a portion of them. Most of these zones do not comply with CFEC rules regarding block length maximums and density minimums and maximums, with the exception of Industrial – Light (IL) that does meet the maximum block length standard. Most of these zones do allow a building height of 50 feet or more conditionally. Most of these zones have 30-foot building height standards, except for CBH that allows 40-foot building heights.

CLIMATE FRIENDLY AREA CANDIDATES

Technical Memo #1
Talent, OR

-  City Boundary
-  Urban Growth Boundary

Scale



Zoning

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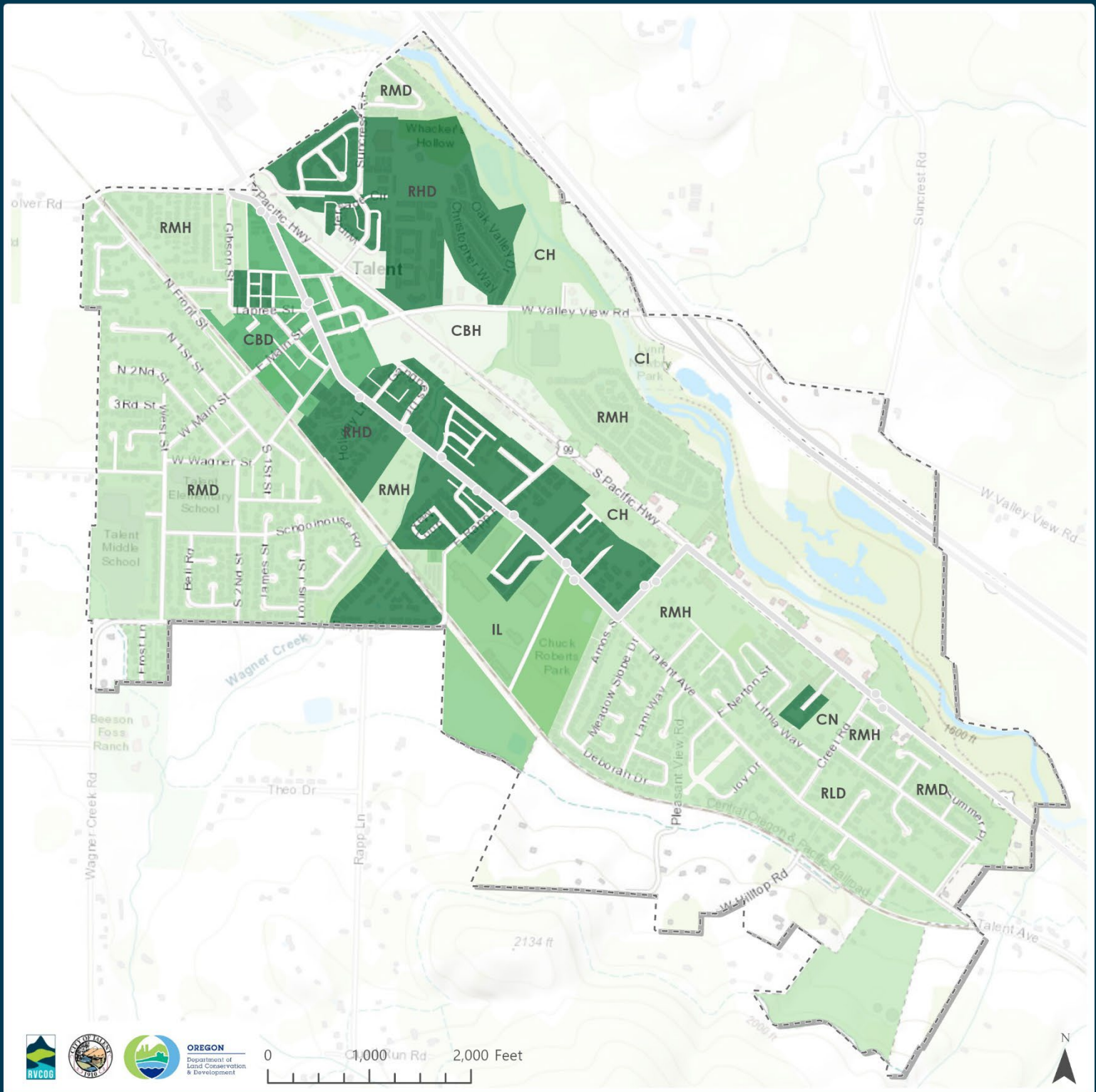


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Created: E. Memmott, RVCOG, 2023



OREGON
Department of
Land Conservation
& Development





Conclusion

Location

The Candidate CFA is in an area that supports development consistent with OAR 660-012-0320. It is within an existing urban center. It is served by high-quality bicycle, pedestrian, and transit services. It is within city limits and in an area where development is allowed. The CFA is 33 acres, 1,600 ft wide, and 1,900 ft tall.

Characteristics

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Climate-Friendly & Equitable Communities

CLIMATE FRIENDLY AREA CANDIDATES

Technical Memo #1
Talent, OR

- Conceptual CFA
- City Boundary
- Urban Growth Boundary
- Old Town Historic District
- RVTD Route/Stop
- Bus Route Quarter-Mile Buffer
- Bicycle Infrastructure

Selected Zoning

- R - High Density (RHD)
- C - Central Business District (CBD)
- C - Highway CBD (CBH)

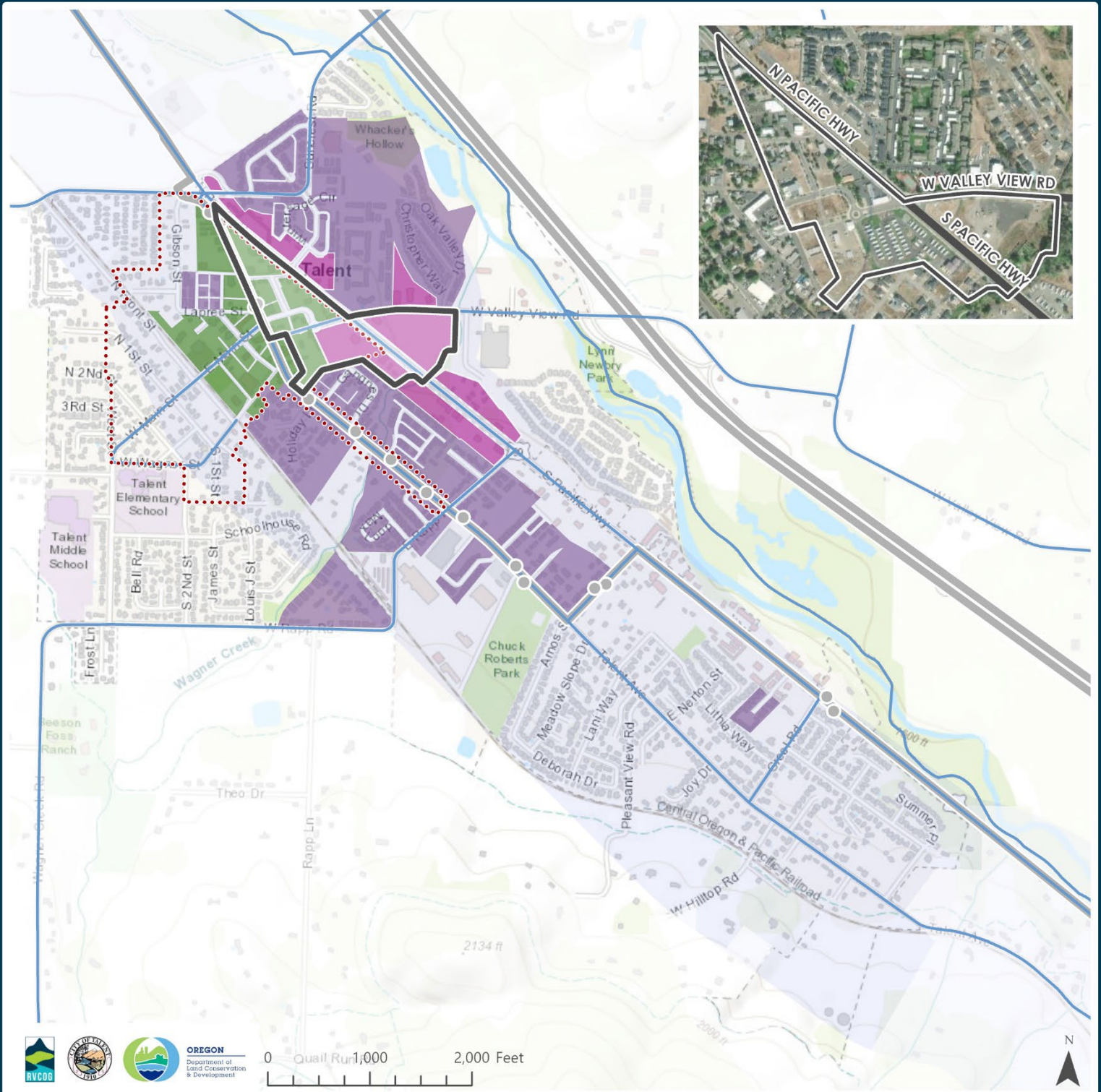


**Rogue Valley
Council of Governments**
155 N 1st
Central Point, OR 97502

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Climate Friendly Areas Study

Technical Memo #1
Talent, OR

February 8, 2023



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City of Talent Climate Friendly Area Study

*Produced by the Rogue Valley Council
of Governments, in collaboration with
the City of Talent and 3J Consulting*

2023



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Disclaimer:

The following study analyzes CFA candidates within the City of Talent, and explores paths forward and potential scenarios should the city designate a Climate Friendly Area. By no means does this study alter the current zoning, land uses, or other development regulations governed by the City of Talent.



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Chapter 1: Candidate Climate Friendly Area Identification

Introduction

Rogue Valley Council of Governments, in collaboration with the City of Talent and the project consultant 3J, is conducting a study of potential Climate Friendly Areas (CFA) in accordance with the Climate Friendly and Equitable Communities (CFEC) rulemaking (OAR 660-012-0310), which was initiated by the Land Conservation and Development Commission (LCDC) in response to Governor Brown’s Executive Order 20-04 directing state agencies to take urgent action to meet Oregon’s climate pollution reduction targets. The rules encourage climate-friendly development where residents, workers, and visitors can meet most of their daily needs without having to drive. They contain a mix and supply of housing, jobs, businesses, and services. A CFA also supports alternative modes of transit by being in close proximity to high quality pedestrian, bicycle, and transit infrastructure.

Phase 1 of this project is the CFA study which identifies candidate CFAs and analyzes what zones are most aligned to the CFEC rules, and what adjustments would be required.

Phase 2 will encompass the adoption of any necessary changes and the incorporation of a climate-friendly comprehensive plan element. Cities may use CFA areas from the study or any other qualifying area.

Goals

The purpose of this memo is to identify candidate CFA areas that meet the size and locational criteria required by OAR 660-012-0310(1). Relevant zoning codes will be reviewed and suggestions will be made regarding any changes that are necessary to bring zoning codes into compliance with CFEC rules. It is the intention of the project management team that the candidate CFA selection prioritize community context, reflecting the most feasible zoning code changes, little to no infrastructure investment, and alignment with citizen interests. The City of Talent may move forward with the identified CFA area(s) into Phase 2, or they can use what they learned from the study to choose a new area or areas for adoption.

Methodology

This methodology was adapted from the Climate Friendly Area Methods Guide provided by the DLCD. This memo will cover Steps 2 through 5 of the Methods Guide in a modified form shown below. Step 1 was the Community Engagement Plan drafted by the consultant, 3J.





Step 2 Evaluate Existing Code

An initial review of Talent’s Zoning Code was performed to highlight zones that are currently CFA eligible or can be made eligible with only small changes. Each zone was evaluated against each land use criterion, listed below, and noted for being in compliance, not in compliance, in compliance with conditional review, or for having a portion of a grouped criterion in compliance. A reference zoning map is provided on page 5.

Step 3 – Locate Candidate CFAs

Every potential CFA area must follow the rules stated in OAR 660-012-0310 to be properly located and sized. These administrative rules are universal for all CFAs regarding locational criteria, although CFAs in cities with populations over 10,000 must accommodate 30% of current and projected housing needs. Talent will not need to account for housing needs because its PSU certified population is less than 10,000, but City staff will provide guidance on the best locations to serve the community and fulfill CFEC goals.

According to OAR 660-012-0320(2), CFAs:

- Must be able to support development consistent with the land use requirements of OAR 660-012-0320.
- Must be located in existing or planned urban centers (including downtowns, neighborhood centers, transit-served corridors, or similar districts).
- Must be served by (or planned to be served by) high quality pedestrian, bicycle, and transit services.
- May not be located in areas where development is prohibited.
- May be located outside city limits but within a UGB following OAR 660-012-0310 (e).
- Must have a minimum width of 750 feet, including internal rights of way that may be unzoned.

Using GIS, a quarter mile/10 minute-walkshed buffer was created around Rogue Valley Transit District bus lines to highlight well-served areas. A quarter mile was chosen because Talent is a small jurisdiction and the typical half mile buffer would not have been useful in identifying the best served neighborhoods as it would cover most of the city.

A quarter-mile buffer was created around bicycle facilities, but it was not used because it overlapped much of the bus line buffer. A ten-minute walkshed was viewed as less important for bicycle facilities given the nature of the travel mode. Instead, bicycle facilities were considered as a way to help validate any areas the analysis highlighted that were farther away from the city center and other facilities than other considered CFA target areas.

GIS data for sidewalks in Talent is not currently available, but a visual review was done using Google Earth to evaluate the general quality of the pedestrian network in candidate areas.

Address points were used to visually identify housing clusters. Better housing data that includes housing types and building footprints may improve the final CFA analysis.



Step 4 – Size CFAs Appropriately

An online calculator (omnicalculator.com) was used to obtain the appropriate radius of a 25-acre circle (588.8 feet) to create a reference buffer in GIS. Once priority CFA-appropriate sites were identified, adjacent tax lots were added to the Candidate CFA until GIS reported it to be at least 25 acres.

Step 5 –Identify Zoning Changes

Those zones that are featured in the candidate CFAs were evaluated in more depth to determine the specific changes that are needed to bring them into compliance with CFEC rules. The purpose of the initial zoning code evaluation was to identify those zones that are the most CFA-ready as a way to ensure that CFA-related changes occur where they will fit well within the existing built environment, and simplify the City’s process of updating zoning codes.



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Analysis

Staff from the City of Talent prioritize Option A: Prescriptive Standards (OAR 660-012-0320(8) for meeting land use requirements because the city does not have any employment areas that are likely to meet the jobs per acre (20) requirement of Option B: Outcome-Oriented Standards. This means that for Talent, the CFA needs to be at least 25 acres and have 15 dwelling units per acre and building height maximums not less than 50 feet (Table 1).

Table 1. Prescriptive Standards

Population	Minimum Residential Density	Max Building Height
5,001-24,999	15 dwelling units/net acre	No less than 50 ft
25,000-49,999	20 dwelling units/net acre	No less than 60 ft
50,000 or more	25 dwelling units/net acre	No less than 85 ft

City Guidance

City staff suggested during PMT Meeting #1 that the downtown area could be a strong potential CFA location, but creating higher residential densities almost anywhere in the city would create infrastructure challenges.

During PMT Meeting #2 we clarified the most appropriate parts of downtown and other adjacent priority areas. Much of downtown was avoided because of the “Old Town” Design Review District (OT) where 50 ft building heights would be entirely out of character for the area. The parts of the downtown that have been included in the draft CFA are within the OT district, but they don’t feature any historic buildings and a zoning overlay granting exemptions to some of the Design Review District’s rules is expected to be a tenable solution with Council. Other sites adjacent to the downtown area were added to the list of priority lots due to their vacancy or overall development potential.

City staff have also highlighted the strength of feelings within the community that residential areas should retain their low-density character. Most of the residential areas within the city limits are already developed, including multifamily apartment complexes adjacent to the downtown, and staff think that developers may not have enough incentive to redevelop these areas. Therefore, they have prioritized several large lots near downtown that are ripe for new development as a way to ensure these code changes have a meaningful impact on the built environment.

Zoning Code Review

Existing zoning codes were compared to the CFA requirements to identify those zones that are most closely aligned with CFEC rules. Shown in Table 2, zones were scored for each criterion with 2 points for being in compliance, 1 point for conditional or mixed compliance, and 1 point for 40-foot building height maximums to distinguish those zones from the other zones that have 30-foot maximums. Green cells are those in compliance. Yellow cells are those that have partial or conditional compliance or are closest to the 50-foot building height maximum and overall are closer to compliance than other options. While theoretically any zone in the city can be adjusted to be made CFEC-compliant, zones that feature less natural compliance are not prioritized as they would take more legislative changes and result in a discordant built environment relative to what is currently in place.



Table 2. Zoning Code Analysis

Scoring Matrix Y - Yes, Permitted Outright C - Conditional M - Mixed N - Not Permitted N/A - Not Applicable	Residential				Commercial					Industrial
	Low Density	Medium Density	Manufactured Home	High Density	Neighborhood	Central Business District	Highway CBD	Highway	Interchange	Light
	RLD	RMD	RMH	RHD	CN	CBD	CBH	CH	CI	IL
Single Use	Y	Y	Y	Y	Y	C	C	C	C	C
Mixed Use	N	N	N	M	Y	Y	Y	Y	Y	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	M	M	N	C	M	M	M	M	N	M
Gov. Facilities, Parks, Open Space, Other Similar	Y	Y	Y	Y	Y	Y	Y	M	Y	Y
Maximum Block Length	Y	Y	Y	Y	N	Y	N	N	N	N
Density Minimum (15 Dwelling Units/Acre)	N	N	M	Y	N	N	N	N	N	N
Density Maximums Prohibited	N	N	N	Y	N	N	N	N	N	N
Maximum Building Height (>= 50ft)	C	C	C	C	C	C	N	C	C	C
Maximum Building Height	30	30	30	40	30	40	40	30	30	N/A
Score	8	8	9	14	8	10	5	6	6	7



Observations from the zoning analysis:

- Single family dwelling units are only permitted outright in Residential zones
 - Although existing residential units are allowed for all zones
 - Many zones allow for 2nd story residential uses in conjunction with an office or commercial use on the ground floor
- Mixed uses are available in most Commercial zones and the RHD
- Government facilities, parks, open space, plazas, and similar public amenities are permitted outright in all zones except CN and CH
- The Maximum block length requirements as stated in §17.10.050 applies to all Residential zones and CBD
- Most zones permit a portion of the required outright permitted uses (multifamily and single family residential, office uses, non-auto dependent retail/services/commercial, childcare, schools, and other public uses), but no zones permit all of them outright
 - The fact that the Talent code incorporates different permitting processes directly into their code made this review less clear cut than examining if a use was permitted vs conditional.
- The more greens and yellows, the more CFA-ready a zone is
- RHD has by far the most qualifications for a CFA

The Zoning Analysis Map on page 11 showcases the zones that best fit the CFA requirements. No zones are currently in 100% compliance with CFEC rules, but Table 2 shows that the Residential – High Density (RHD) and Commercial – Central Business District (CBD) zones stand out as being the closest. Small changes to permitted outright uses and the building height maximum would bring RHD into compliance. The CBD zone is the primary employment district and features relatively manageable changes to comply with CFA rules.



CFA – Friendly Zones

Residential – High Density

The RHD zone meets all CFA land use requirements except for the fact it lacks 50 ft building height maximum and a portion of the outright permitted uses. In order to meet the CFEC requirements, the City of Talent would have to adjust the currently permitted outright building height maximum from 30 ft (40 ft conditional) to 50 ft and change multi-family dwellings, office uses, non-auto dependent retail/services/commercial, childcare, schools, and other public uses from conditional to permitted outright uses.

Residential - High Density (RHD)	
Single Use	Y
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	C
Gov. Facilities, Parks, Open Space, Other Similar	Y
Maximum Block Length	Y
Density Minimum (15 Dwelling Units/Acre)	Y (18)
Density Maximums Prohibited	Y
Maximum Building Height (>= 50ft)	C
Maximum Building Height	40

Commercial – Central Business District

The CBD is a focus area for several reasons. It is the city’s nexus for employment, services, and transportation. It is also more suitable than most other zones because it has a maximum block length, conditional building height maximums of 40 ft, and permits mixed uses, government facilities, parks, open space, and other similar public amenities outright. Like the RHD, the 40 ft building height maximum is a relatively small change to meet the 50 ft requirement. To meet the full CFA requirements, Talent must mandate a minimum density of at least 15 units/acre, remove the density maximum, and permit outright, single-family dwelling units, office-type uses, non-auto dependent retail, childcare, and schools.

Commercial - Central Business District (CBD)	
Single Use	C
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	M
Gov. Facilities, Parks, Open Space, Other Similar	Y
Maximum Block Length	Y
Density Minimum (15 Dwelling Units/Acre)	N
Density Maximums Prohibited	N
Maximum Building Height (>= 50ft)	C
Maximum Building Height	40



Other Zones

Highway-Commercial Business District

The CBH did not score well, but it is included here because there are areas within this zone with enough development potential that they have received strong consideration for the Candidate CFA. To bring this zone into compliance with CFA rules, it should explicitly allow single uses, including residential uses. Building height maximums need to be raised to 50 feet or more. Block lengths need to be 500 ft or less for sites smaller than 5.5 acres and 350 ft or less for sites greater than 5.5 acres. Density minimums do comply with CFA rules for residential uses, but the language should be changed to encompass all uses in general.

Single-family attached, schools, childcare, and offices uses should be permitted and multi-family residential uses should be changed to permitted outright. Retail uses will need to be expanded to include all non-auto retail, services, and commercial uses.

Highway - Central Business District	
Single Use	C
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	M
Gov. Facilities, Parks, Open Space, Other Similar	Y
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	N
Density Maximums Prohibited	N
Maximum Building Height (>= 50ft)	N
Maximum Building Height	40

Other Residential Zones (RLD, RMD, RMH)



The Low Density, Medium Density, Manufactured Home Residential zones do not meet the CFA density minimum or maximum requirements. They also do not allow mixed uses. The 30-foot building height maximum could feasibly be adjusted to 50 feet, but it is less than the 40-foot maximums of more compatible zones.

Other Commercial Zones (CN, CH, CI, IL)

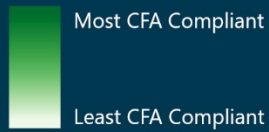
The non-CBD Commercial and Industrial zones share a lot in common with each other. They allow single uses conditionally, but mixed uses are permitted outright. Most of these zones permit outright a varying assortment of the multi-family, single family-attached, office, non-auto retail/services/commercial, childcare, schools, and other public uses. The exception is the Interchange zone that does not permit any of the aforementioned uses. Most of these zones permit outright the subsection of government facilities, parks, and open spaces, but the Commercial - Neighborhood (CN) and Commercial - Highway (CH) zones only permit outright a portion of them. Most of these zones do not comply with CFEC rules regarding block length maximums and density minimums and maximums, with the exception of Industrial – Light (IL) that does meet the maximum block length standard. Most of these zones do allow a building height of 50 feet or more conditionally. Most of these zones have 30-foot building height standards, except for CBH that allows 40-foot building heights.

CLIMATE FRIENDLY AREA CANDIDATES











Technical Memo #1
Talent, OR

-  City Boundary
-  Urban Growth Boundary

Scale



Zoning

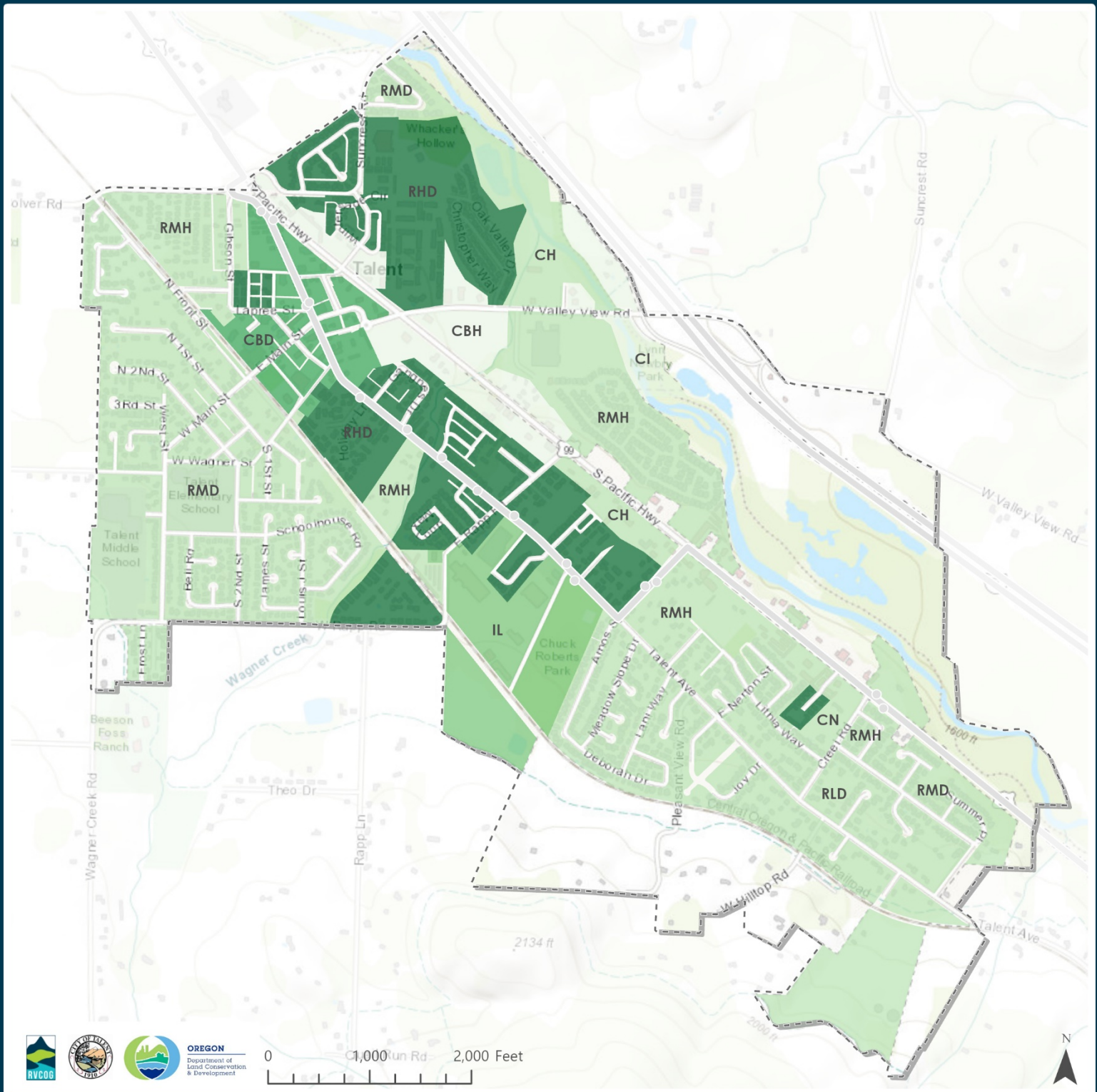
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-  C - Central Business District (CBD)
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-  C - Neighborhood (CN)
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-  C - Highway CBD (CBH)

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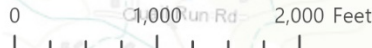
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Created: E. Memmott, RVCOG, 2023



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Conclusion

Location

The Candidate CFA is in an area that supports development consistent with OAR 660-012-0320. It is within an existing urban center. It is served by high-quality bicycle, pedestrian, and transit services. It is within city limits and in an area where development is allowed. The CFA is 33 acres, 1,600 ft wide, and 1,900 ft tall.

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





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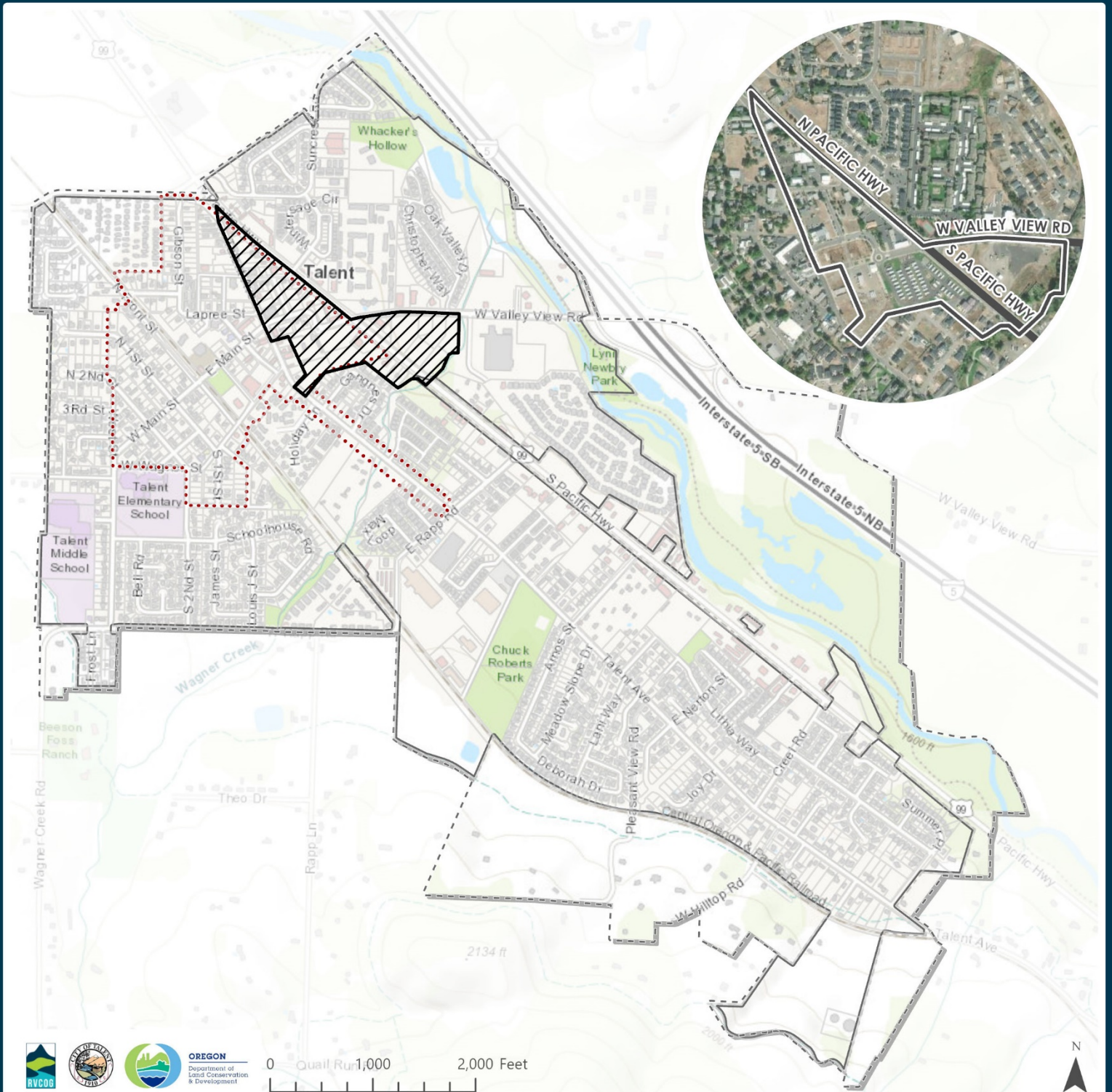
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CLIMATE FRIENDLY AREA CANDIDATES

City of Talent

Legend

-  Final Candidate Boundary
-  City Boundary
-  Urban Growth Boundary
-  Old Town Historic District
-  RVTD Route/Stop
-  Bus Route Quarter-Mile Buffer
-  Bicycle Infrastructure



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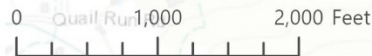
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Created: E. Memmott, RVCOG, 2023



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Chapter 2: Anti-Displacement Mitigation Strategies

CFA Redevelopment Outcomes

Due to the nature of the regulations, an area designated as a climate friendly area gains the capability to be redeveloped for a wide variety of uses and dense housing types. While these factors intend to promote nodes not reliant on personal automobile use, they also have the capability of creating modernized, attractive, and competitively priced developments which can subsequently displace protected classes. This trend, known as gentrification, can become an inherit component of a climate friendly areas if cities do not carefully analyze a CFA's location and consider proper phase 2 protections to ensure the developments remains accessible to all populations.

Anti-Displacement Map Analysis

Recognizing this potential threat, DLCD has prepared an anti-displacement guide which classifies areas by neighborhood type which are characterized by their income profile, vulnerable classes, amount of precarious housing, housing market activity, and overall neighborhood demographic change. Each area is identified through the DLCD anti-displacement map, which can be found here: [Anti-Displacement Map](#) Each neighborhood type is categorized by the following:

Affordable and Vulnerable

The tract is identified as a low-income tract, which indicates a neighborhood has lower median household income and whose residents are predominantly low-income compared to the city average. The neighborhood also includes precariously housed populations with vulnerability to gentrification and displacement. However, housing market in the neighborhood is still remained stable with no substantial activities yet. At this stage, the demographic change is not under consideration.

Early Gentrification

This type of neighborhoods represents the early phase in the gentrification. The neighborhood is designated as a low-income tract having vulnerable people and precarious housing. The tract has hot housing market, yet no considerable changes are found in demographics related to gentrification.

Active Gentrification

The neighborhoods are identified as low-income tracts with high share of vulnerable people and precarious housing. Also, the tracts are experiencing substantial changes in housing price or having relatively high housing cost found in their housing markets. They exhibit gentrification related demographic change. The latter three neighborhoods on the table are designated as high-income tracts. They have hot housing market as they have higher rent and home value with higher appreciation rates than the city average. They also do not have precarious housing anymore. However, Late Gentrification type still has vulnerable people with experiences in gentrification related demographic changes. The last two neighborhood types show the exclusive and affluent neighborhoods.



Late Gentrification

This type of neighborhoods does not have predominantly low-income households, but still have vulnerable population to gentrification. Their housing market exhibits the high housing prices with high appreciations as they have relatively low share of precarious housing. The neighborhoods experienced significant changes in demographics related to gentrification.

Becoming Exclusive

The neighborhoods are designated as high-income tracts. Their population is no longer vulnerable to gentrification. Precarious housing is not found in the neighborhoods. However, the neighborhoods are still experiencing demographic change related to gentrification with hot housing market activities.

Advanced Exclusive

The neighborhoods are identified as high-income tracts. They have no vulnerable populations and no precarious housing. Their housing market has higher home value and rent compared to the city average, while their appreciation is relatively slower than the city average. No considerable demographic change is found in the neighborhoods.

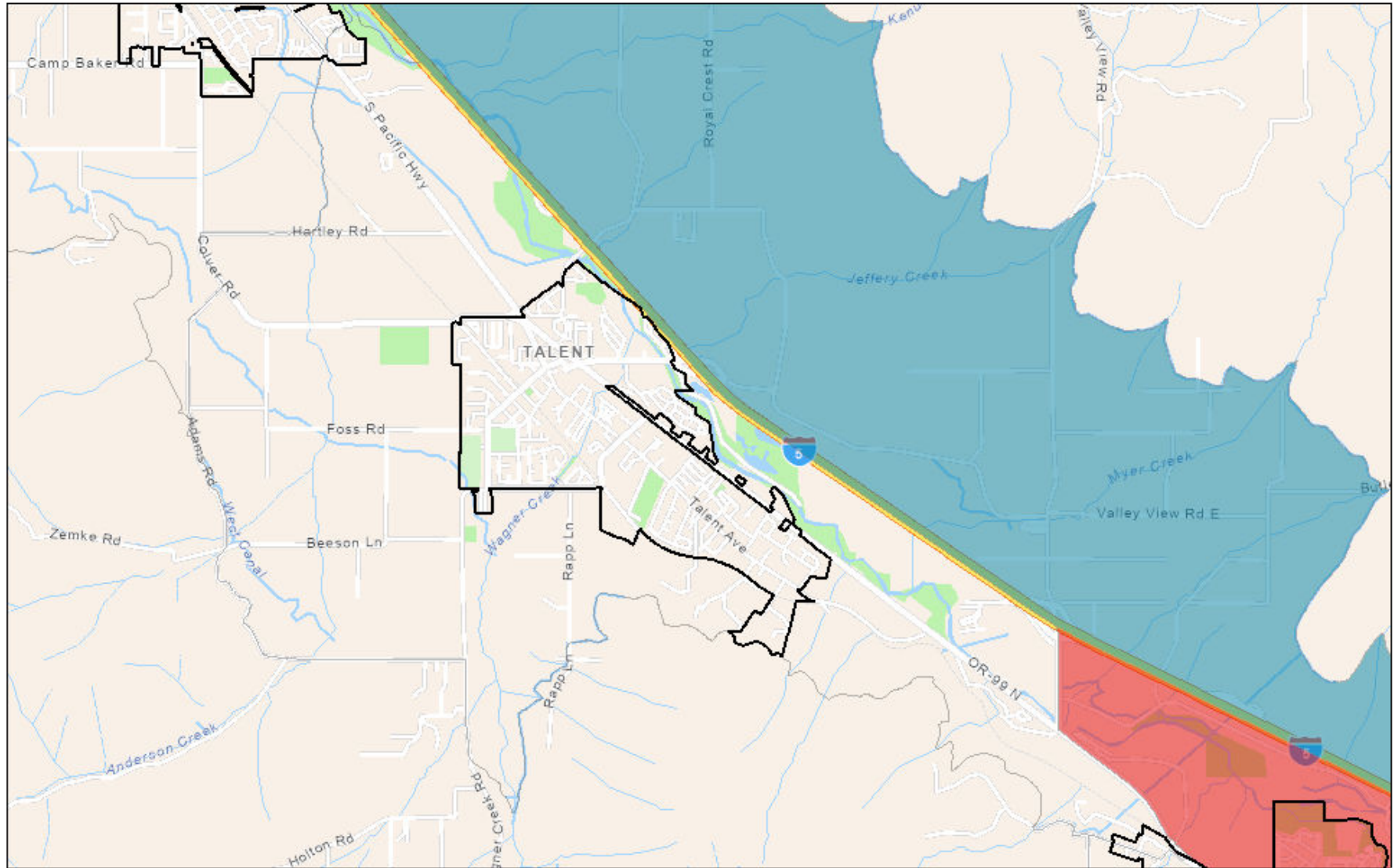
Unassigned

The unassigned tracts have not experienced any remarkable changes in demographics or housing markets. The neighborhood has been stable with unnoticeable change, yet this does not necessarily mean that there is no need for extra care compared to other neighborhoods with assigned types. This neighborhood may call attention to more care of what is actually going on the ground. Planners need to engage with the communities to make sure the neighborhood is stable while aligning with community needs and desires.

Neighborhood Types Present Within the Proposed CFA

As proposed, the candidate CFA for Talent currently lies within a census tract 17 of Jackson County, which is identified by the neighborhood type: **Unassigned**, see the following Map.

Talent Anti-Displacement Map



5/26/2023

City Limits

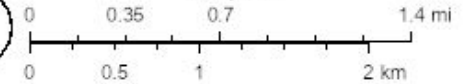
Becoming exclusive

Anti_Displacement_Typologies_2022

Late gentrification



1:55,312



County of Jackson, OR, Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS.



Suggested Strategies

Referring to DLCD's housing productions strategies, which can be found [here](#), RVCOG has identified the following strategies to ensure that a climate friendly area acts as an equitable community. Seeing as the city of Talent's proposed CFA candidate falls into an **unassigned** tract, staff selected more generalized strategies that could be applied to an array of anti-displacement neighborhood types.

Category A: Zoning and Code Changes

A03: Density or height bonuses for affordable housing.

Cities could consider introducing a height and density bonus for developments which introduce units between 30% - 120% of the average median income (AMI). RVCOG suggests using the CFA thresholds as a potential model for such bonuses, in the case of Talent potentially allowing an increased 10 feet of maximum height and additional 5 dwelling units per acre.

A14: Re-examine Mandated Ground Floor Use

Through research and code analysis, the City of Bend has determined that while lively streetscape in a dense environment is a worthy goal, mandating that ground floors be occupied by commercial uses when the surrounding market forces can't support such a use can contribute to decreased development or loss of area for dwelling units. While a CFA is intended to foster a live-work environment, the regulations also allow for zones to contain single uses. Factoring in the City of Bend's analysis, the City of Talent should consider not mandating commercial ground floor uses within their designated CFA, and could perhaps consider using it as a regulatory incentive instead.

Category B: Reduce regulatory Impediments

B10: Public Facility Planning

Factoring that some of the proposed CFA sites are largely vacant, assisting in providing public facilities could make these sites more attractive for development. Furthermore, assisting in the providing public facilities may enable the city to prioritize key connections or better plan for expansion in the future.

B07: Flexible Regulatory Concessions for Affordable Housing

Considering that cities within the 5,000-9,999 are in one of the lowest range for prescriptive CFA standards, enabling affordable housing to move into some of the upper thresholds could present a unique advantage. Furthermore, this strategy enables a CFA to evolve directly in response to its City's population growth, possibly resulting in a CFA pre-emptively meeting the next threshold's requirements.

B19: Survey Applicant on Development Program Decision-Making

User feedback can help illustrate frustrations or pitfalls in the planning process not seen by staff. Utilizing a survey as litmus test for ease of development within a CFA can serve as valuable asset not only to the CFA, but the City's Planning department as a whole.



Category C: Financial Incentives

C01: Reduce or exempt SDC's for needed housing.

SDC's are often seen as necessary yet prohibitive cost associated with new development. Affording exemptions for needed dense and affordable housing helps clear the way for development, while commercial developers seeking to capitalize on attractive areas by constructing recreational or properties can bear part of the burden.

C04: Incentivize Manufactured and Modular Housing.

Manufactured and modular housing could be a popular option in vacant CFA areas as it can be constructed for less cost and added on to as a larger population occupies the CFA. Modular housing also supports the owned rather rented housing, a notion that could ensure a CFA acts as equitable community for permanent residents and doesn't become an area merely for vacation rentals.

Category D: Financial Resources

D02: Low Income Housing Tax Credit (LIHTC).

Federal tax credits represent an external opportunity for an affordable housing development to feasibly occur within a city. Disclaiming these opportunities to developers comes at little cost to the city, and can facilitate mixed income housing that contributes to a more diverse set of demographics within a CFA.

D08: Demolition Tax

A demolition tax can ensure that new development within a CFA introduces a greater density than the existing structure or be forced to be pay a tax to fund a housing trust fund. Demolition taxes help mitigate the effects of higher density, aging housing being replaced by lower density, newer, market-rate homes, which could occur if the CFA is sited in a more historic area of a community, or the introduction of the CFA regulation introduce more affluent populations seeking close proximity to mixed uses.

D09: Construction Excise Tax

Seeing as the CFA candidate is located on partially vacant land, a construction excise tax seems to be an apt solution to ensure development of a CFA accrues funds for affordable housing projects both within the CFA and elsewhere.

Category E: Tax Exemption and Abatement.

E03: Vertical Housing Development Zone Tax Abatement

This housing production strategy authorized ORS 307.841 directly aligns with the live work environment that's meant to appear within CFA's, and is natural candidate to assist in mixed use development. The



effectiveness of this strategy could be somewhat bound by a CFA's respective height limits, but coupled with affordable housing density bonuses could be quite effective.

E04 & E05: Multiple Unit Tax Exemptions (Property and Limited taxes)

Similar to the Vertical Housing Tax Abatement, the multiple unit tax exemptions could serve as a symbiotic strategy to the type of development intended to occur within a CFA. Whether this strategy seeks to aid in overall feasibility by being a long-term exemption or aid in the initial

E10: Delayed tax Exemptions

Delayed tax exemptions can be seen as a viable strategy to allow new development recoup construction costs and establish a profitable base before falling below 80% AMI. This strategy could benefit initial developments in CFA's, and later assist them in serving a new economic bracket when the area becomes more developed.

Category F: Land, Acquisition, Lease, and Partnerships.

F17: Designated Affordable Housing Sites

Designating CFA's partly or entirely as affordable housing sites can ensure the best use of the land in the future. While price control measures may ward off developers initially, highlighting tax exemptions and streamlined planning process coupled with the relative newness of the CFA regulations may highlight these areas as feasible location for affordable housing.

F19: Affordable Housing Preservation Inventory

Identifying and inventorying areas currently hosting affordable housing enables staff to examine what contextual factors have led them to appear in their community, and also informs areas to proceed with caution when expanding the CFA.

Conclusion

City staff are encouraged to review and evaluate the list of strategies when it comes time for phase 2 zoning reform.



Climate Friendly Areas Study

City of Talent, OR

June, 2023



Rogue Valley
Council of Governments

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