

FINAL REVISIONS TO TABLE FIVE – HOUSING MEASURES – CLEAN COPY

Table 5: Measures to Accommodate Housing Needs

Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:			
Item	Current Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
1	Allows accessory dwelling units, but missing one or more of desired attributes	<ul style="list-style-type: none"> • Allows accessory dwelling units: • No off-street parking requirement • Any type of structure • No ownership restriction • Allowed in any zoning district that allows detached units 	High
2	No minimum density standards	Minimum density standard at least 70 percent of maximum density for all residential zoning districts. Optional exemptions for constrained lands as defined in OAR 660-38-0070 and for lands that are being partitioned as defined by ORS 92.010(7).	High
3	Single-family detached homes allowed in medium density zoning district (as defined by residential need path standards)	No more than 25 percent of residences in development application in medium density zoning district may be single-family detached homes, unless the detached home is on a lot less than or equal to 3,000 square feet. Optional exemptions for lands that are being partitioned as defined by ORS 92.010(7).	High
4	Off-street parking requirements of one space per multi-family dwelling or greater for multi-family housing with four or more units	Change parking requirements to maximum of no more than one space per multi-family dwelling for multi-family housing with four or more units and no more than .75 spaces per multi-family dwelling for multi-family housing with four or more units within ¼ mile of high frequency transit service (defined as transit service with weekday peak hour service headway of 20 minutes or less). Allow provision of on-street parking spaces to meet off- street parking requirements. Allow reductions below one space per multi-family dwelling for developments that provide spaces for car-share vehicles or free transit passes to residents.	High

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Item	Current Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
5	No density bonus for affordable housing	Establish density bonus for affordable housing of at least 20 percent with no additional development review standards vs. development applications that do not include a density bonus. The affordable housing units shall constitute at least 20 percent of the overall dwelling units in the development application granted the density bonus. The affordable housing units must be reserved as affordable housing for a minimum of 50 years. Affordable housing is defined as housing that is reserved for households with a maximum household income of 80 percent of a city's mean household income. The percentage threshold for the household affordable housing reservation may also be less than 80 percent of a city's mean household income.	High
6	Current land use/zoning designations	Rezone from low density to medium or high density: City UGB 10,000 to 25,000: at least 10 acres: City UGB 25,000 to 50,000: at least 25 acres: City UGB > 50,000: at least 50 acres	High
7	Does not allow duplexes in single-family residential zoning districts	Permit duplexes on any lot in single-family residential zoning districts with no additional development review standards vs. single-family detached residences and no higher minimum lot size for a duplex than is required for a single-family detached residence.	High
8	Current public street standards	Reduction in public street right of way width standard by at least two feet.	High
9	Does not allow residences in some commercial zoning districts	Allow residences above the first floor and behind commercial uses on additional commercially-zoned lands, with no off-street parking requirement greater than one space per residence, with provisions for additional parking reductions for shared commercial and residential uses and in areas with approved parking management districts. UGB population 10,000 to 25,000: at least 20 acres UGB population 25,000 to 50,000: at least 50 acres UGB population > 50,000: at least 100 acres	High

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Item	Current Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
10	Systems Development Charges reductions or waivers	Adopt provisions that eliminate systems development charges for affordable housing units, or reduce systems development charges for such units by a minimum of 75 percent of the total systems development charges assessed to similar units that are not reserved for affordable housing. The affordable housing units must be reserved as affordable housing for a minimum of 50 years. Affordable housing is defined as housing that is reserved for households with a maximum household income of 80 percent of a city's mean household income. The percentage threshold for the household affordable housing reservation may also be less than 80 percent of a city's mean household income.	High
11	Does not authorize property tax exemptions for low income housing development pursuant to ORS 307.515 to 307.537	Authorizes property tax exemptions for low income housing development pursuant to ORS 307.515 to 307.535 under both the criteria set forth in ORS 307.517 and the criteria set forth in ORS 307.518, for all zoning districts within the city that permit multiple-family dwellings, with no additional development review standards vs. equivalent residential development that does not receive the exemption.	High
12	Does not authorize property tax exemptions for non-profit corporation low-income housing development pursuant to ORS 307.540 to 307.548.	Authorizes property tax exemptions for non-profit corporation low-income housing development pursuant to ORS 307.540 to 307.548, with no additional development review standards vs. equivalent residential development that does not receive the exemption.	High
13	Does not authorize property tax exemptions for multiple- unit housing pursuant to ORS 307.600 to 307.637	Authorizes property tax exemptions for multiple-unit housing pursuant to ORS 307.600 to 307.637, with no additional restrictions on location of such exemptions above those set in the statutes, and with required benefits pursuant to ORS 307.618 that are clear and objective and do not have the effect of discouraging the use of the property tax exemption by otherwise qualifying developments through the imposition of unreasonable cost or delay.	High

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Item	Current Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
14	Allows accessory dwelling units, but missing one or more of desired attributes	<ul style="list-style-type: none"> • Allows two accessory dwelling units, either no structure restrictions or one unit must be in the same structure as the primary dwelling or attached to the primary dwelling • No off-street parking requirement • Any type of structure • No ownership restriction • Allowed in any zoning district that allows detached units 	High
15	Does not have provision imposing a construction excise tax consistent with the provisions of ORS 320.192 and ORS 320.195.	Adopts a construction excise tax, consistent with the provisions of ORS 320.192 and 320.195, between one-half and one percent of the permit valuation for residential construction permits.	High
16	Off-street parking requirements greater than one space per multi-family dwelling for multi-family housing with four or more units	Change parking requirements to maximum of one space per multi-family dwelling for multi-family housing with four or more units.	Low
17	No minimum density standards	Minimum density standards at least 50 percent of maximum density for all residential zoning districts. Optional exemptions for constrained lands as defined in OAR 660-38-0070 and for lands that are being partitioned as defined by ORS 92.010(7).	Low
18	Minimum density standard less than 70 percent of maximum density	Raise minimum density standards to at least 70 percent of maximum density for all residential zoning districts. Optional exemptions for constrained lands as defined in OAR 660-038-0070 and for lands that are being partitioned as defined by ORS 92.010(7).	Low
19	Current land use/zoning designations	Rezone from low density to medium or high density: City UGB 10,000 to 25,000: 5 to 10 acres City UGB 25,000 to 50,000: 10 to 25 acres City UGB > 50,000: 20 to 50 acres.	Low
20	Density bonus for affordable housing less than 20 percent or with additional development review restrictions vs. standard housing	Increase density bonus for affordable housing to at least 20 percent with no additional development review standards vs. standard housing	Low

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Item	Current Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
21	Current land use/zoning designations	Reduce minimum lot size for single-family residential zoning districts by at least one-quarter of the current minimum: City UGB 10,000-25,000: at least 25 acres City UGB 25,000-50,000: at least 50 acres City UGB >50,000: at least 100 acres	Low
22	Does not allow residences in some commercial zoning districts	Allow residences above the first floor and behind commercial uses on additional commercially-zoned lands, with no off-street parking requirement greater than one space per residence. UGB population 10,000 to 25,000: 10 to 20 acres UGB population 25,000 to 50,000: 20 to 50 acres UGB population > 50,000: at least 40 to 100 acres	Low
23	Does not have a cottage housing code provision	Adopts a cottage housing code provision authorizing at least 14 du/ac.	Low
24	Does not allow duplexes in single-family residential zoning districts	Permit duplexes on corner lots in single-family residential zoning districts with no additional development review restrictions vs. single-family detached residence and no higher minimum lot size for a duplex than is required for a single-family detached residence. .	Low
25	Off-street parking requirements for detached single-family units, attached single-family units, duplexes, or triplexes greater than one space per unit.	Reduce parking requirements for detached single-family units, attached single-family units, duplexes, and triplexes to no greater than one space per unit.	Low
26	No systems development charge deferrals	Adopt provisions that defer payment of systems development charges for affordable housing units to the date of occupancy of the unit. The affordable housing units must be reserved as affordable housing for a minimum of 50 years. Affordable housing is defined as housing that is reserved for households with a maximum household income of 80 percent of a city's mean household income. The percentage threshold for the household affordable housing reservation may also be less than 80 percent of a city's mean household income.	Low

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UGB:			
Item	Current Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
27	Does not authorize property tax exemptions for single-unit housing in distressed areas pursuant to ORS 307.651 to 307.687	Authorizes property tax exemptions for single-unit housing pursuant to ORS 307.651 to 307.687, with design standards pursuant to ORS 307.657(3) that are clear and objective and do not have the effect of discouraging the use of the property tax exemption by otherwise qualifying developments through the imposition of unreasonable cost or delay.	Low
28	Does not authorize freeze in property tax assessment valuation for rehabilitated residential property pursuant to ORS 308.450 to 308.481	Authorizes freeze in property tax assessment valuation for rehabilitated residential property pursuant to ORS 308.450 to 308.481. The boundaries of the area that qualifies for the assessment freeze shall be between 10 percent and 20 percent of the city's total land area. The city shall promulgate standards and guidelines for review of applications under the program pursuant to ORS 308.456(3) that are clear and objective and do not have the effect of discouraging use of the program by otherwise qualifying rehabilitations through the imposition of unreasonable cost and delay.	Low
29	Single-family homes allowed in high density zoning district (as defined by residential need path standards)	New single-family homes not allowed in high density zoning district	Low
30	Does not allow attached-single family residences in a single-family residential district with a minimum lot size 5,000 square feet or less	Permit attached single-family residences in a single-family residential district with a minimum lot size of 3,000 square feet or less.	Low
31	No maximum lot size for single-family detached dwellings in zoning districts that permit attached and multi-family housing	Maximum lot size for single-family detached dwellings in zoning districts that permit attached and multi-family housing of 5,000 square feet. Optional exemption for lands that are being partitioned as defined by ORS 92.010(7).	Low
32	Does not have provision requiring inclusionary zoning consistent with ORS 197.309	Adopts inclusionary zoning provision consistent with ORS 197.309, requiring 10% or greater of units to be affordable.	High

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33	Does not have provision requiring inclusionary zoning consistent with ORS 197.309	Adopts inclusionary zoning provision consistent with ORS 197.309, requiring less than 10% of units to be affordable.	Low
34	Does not have a vertical housing development zone approved by Housing and Community Services Department under the provisions of ORS 307.841 to 307.867	Adopts a vertical housing development zone approved by Housing and Community Services Department under the provisions of ORS 307.841 to 307.867.	High
35	Allows accessory dwelling units	Eliminates at least one of the following provisions of existing accessory dwelling unit standards: <ul style="list-style-type: none"> • Eliminates all off-street parking requirements • Eliminates any owner-occupancy requirements • Eliminates any requirements relating to location of ADU entryway and eliminates any setback or height restrictions greater than those for the primary dwelling • Eliminates design standards except for those imposed as a designated historic structure or district adopted pursuant to Statewide Planning Goal 5 	Low
36	Imposes systems development charges for accessory dwelling units	Reduces systems development charges for accessory dwelling units by at least 25% from current levels	Low
37	Does not have provision imposing a construction excise tax consistent the provisions of ORS 320.192 and 320.195	Adopts a construction excise tax, consistent with the provisions of ORS 320.192 and 320.195, of less than one-half percent of the permit valuation for residential construction permits.	Low
38	Currently collects a construction excise tax, consistent with the provisions of ORS 320.192 and 320.195, of less than one-half percent of the permit valuation for residential construction permits.	Adopts a construction excise tax, consistent with the provisions of ORS 320.192 and 320.195, between one-half and one percent of the permit valuation for residential construction permits.	Low