

DATE: December 19, 2019
TO: Troutdale Housing Committee
CC: Arini Wiryomartono and Chris Damgen
FROM: Beth Goodman and Margaret Raimann, ECONorthwest
SUBJECT: DRAFT: TROUTDALE HOUSING POLICIES AND ACTIONS

ECONorthwest is working with the City of Troutdale to develop a Housing Needs Analysis. The Housing Needs Analysis (HNA) will determine whether the City of Troutdale has enough land to accommodate 20 years of population and housing growth. The Housing Needs Analysis will provide the basis for an update to the City's Comprehensive Plan Housing Element, as well as the development of an action plan to implement the housing policies.

Troutdale has a long history of supporting the development of a range of housing types, as observed by its established mix of smaller lot size developments (e.g., Edgefield Estates and Morgan Meadows) among traditional subdivisions with larger lots (e.g., the Estates at Riverbend). Since the 1990s, development within the Town Center Overlay has encouraged denser development patterns and middle housing typologies.

As of late 2019, the City has about 350 multifamily and single-family attached units currently under construction or expected to be completed by 2020. This number of new units accommodates nearly half of the forecast of new units in the HNA (720 new units) for the 2020 to 2040 period. This construction nearly meets the forecast for new multifamily and single-family attached units (a total of 360 new units) over the same period. In addition, Troutdale is in preapplication review discussions with developers for an additional 280 units of multifamily housing, about 110 units of which would be income restricted.

The City of Troutdale's existing Comprehensive Plan Housing policies have not been updated since Troutdale last completed periodic review in 2011. This memorandum presents Troutdale's existing housing policies that have been up for discussion with the Housing Committee (HC) as well as the Troutdale City Council at the September, October, November, and December meetings. Our expectation is that these policies may be revised or substituted based on comments from the HC (which includes members of the City's Planning Commission) and comments from the City of Troutdale's City Council.

This memorandum discusses housing affordability. It distinguishes between three types of affordable housing: (1) housing affordable to very low-income and extremely low-income households, (2) housing affordable to low-income and middle-income households, and (3) housing affordable to high-income households. The following describes these households, based on information from the Troutdale Housing Needs Analysis.

- **Very low-income and extremely low-income households** are those who have an income of 50% or less of Multnomah County’s median family income (MFI),¹ which is an annual household income of \$43,950 for a family of four. About 32% of Troutdale’s households fit into this category. They can afford a monthly housing cost of \$1,099 or less.² Development of housing affordable to households at this income level is generally accomplished through the development of government-subsidized income-restricted housing.
- **Low-income and middle-income households** are those who have an income between 50% and 120% of Multnomah County’s MFI, or an income between \$43,950 and \$105,480 for a family of four. About 42% of Troutdale’s households fit into this category. They can afford a monthly housing cost between \$1,099 and \$2,637. The private housing market may develop housing affordable to households in this group, especially for the higher-income households in the group.
- **High-income households** are those who have an income 120% or more of Multnomah County’s MFI, or an income over \$105,480 for a family of four. About 26% of Troutdale’s households fit into this category. They can afford a monthly housing cost of \$2,637 or more. The private housing market generally develops housing affordable to households in this group.

¹ Median family income is determined by the U.S. Department of Housing and Urban Development. In 2019, the MFI of Multnomah, Washington, and Clackamas Counties was \$87,900.

² This assumes that households pay less than 30% of their gross income on housing costs, including rent or mortgage, utilities, home insurance, and property taxes.

Summary of Actions

The table below summarizes the policies and action recommendations made by the Housing Committee. The priority shown in the table is based on discussions with the Committee about the actions they think are most important to execute on soonest. Low priority actions represent actions that the Committee thinks are important but that may be executed in later years by Troutdale. The priority shown below indicates the year to start implementation of the action, assuming that “year 1” is 2020. For example, an action that would be implemented in years 1 to 3 would start to be implemented between 2021 and 2023. Where the opinions of the Housing Committee on when to start implementation were split between two time periods, note the split in opinion below.

Implementation Actions	Start Implementation...		
	HIGH	1 to 3 Years MED IUM	3 to 5 Years LOW
Policy 1: Ensure an adequate supply of land is available and serviced.			
1.1.a: Periodically review land sufficiency based on monitoring of development of land (Action 1.5.a) and with revisions to the Housing Needs Analysis (Action 1.5.b), continue to ensure that Troutdale has sufficient land to accommodate needed housing.		✓ Split	
1.2.a: Periodically review standards to determine whether they are vague, discretionary, or subjective and take necessary action to make these standards clear and objective.		✓ Split	
1.4.a: Continue to coordinate land use planning with the Capital Improvement Plan to ensure that infrastructure is available to support residential development.			✓
1.4.b: With reviews of charges and fees, ensure that they are directly attributable to an increase in system growth shall be tied to capital improvement projects that are needed to accommodate growth.		✓	
1.5.a: Continue the current practice of monitoring the supply of residential land every two years.		✓	
1.5.b: Reevaluate Troutdale’s housing needs and land sufficiency on a regular basis tied to the Metro Growth Management cycle, as part of the City’s coordination with Metro.		✓ Split	
1.5.c: Work with Metro staff on during revisions to the Urban Growth Management Plan to make policy choices in coordination with Metro that will accommodate long-term growth in Troutdale, beyond the existing UGB.		✓	
Policy 2: Provide opportunities for housing development to meet the City’s identified housing needs.			

Implementation Actions	Start Implementation...		
	HIGH	1 to 3 Years MED IUM	3 to 5 Years LOW
2.1.a: Identify changes to Troutdale’s Development Code to allow duplexes where single-family dwellings are allowed in the following zones: R-20, R-10, R-7, R-5, and R-4. Currently, duplexes are only allowed in the R-4 zone. The revisions to the development code must allow duplexes on lots with the same size (and other) standards as single-family detached units.		✓	
2.1.b: Identify areas and develop siting and design standards to allow other middle housing types, where appropriate in Troutdale, in the following zones: R-20, R-10, R-7, R-5, and R-4.		✓	
2.2.a: Continue to allow a mix of housing types as part of a Planned Development as an attractive and desirable alternative to providing only one type of housing in a subdivision, such as middle housing types.		✓	
2.2.b: Continue to allow and ensure there are opportunities for development of high-amenity housing to meet the housing needs of high-income households, including opportunities for development in the R-10 and R-20 zones.		✓	
2.2.c: Evaluate allowing of tiny houses (typically units smaller than 500 square feet) in clusters with shared central amenities (such as open space) to allow for development of small single-family detached housing clustered on a lot, possibly using a form-based code approach to regulate development of these units (Action 2.3.b).		✓ Split	
2.3.a: Evaluate opportunities for development of senior housing. In areas appropriate for senior housing, work with developers to support development of senior housing.		✓ Split	
2.4.a: Evaluate increasing building heights for multifamily buildings in the Urban Renewal Area (General Commercial zone) to allow a 55 foot tall (5 story) buildings, an increase from the existing maximum height of 45 feet (4 stories).	✓		
2.4.b: Evaluate opportunities to increase mixed-use development in commercial zones.		✓	
2.4.c: Support redevelopment within Troutdale, which may include a mixture of higher-density housing and employment uses such as retail, office, and commercial services.		✓ Split	
2.5.a: Identify policies to encourage the use of higher-quality building materials suitable for Troutdale’s climate.	✓		
Policy 3. Provide opportunities for development of housing affordable to all income levels.			

Implementation Actions	Start Implementation...		
	HIGH	1 to 3 Years MED IUM	3 to 5 Years LOW
3.1.a: Identify surplus publicly owned properties that could be used for affordable housing. Partner with the developer(s) of all types of low-income housing to develop housing affordable to households earning less than 60% of MFI.		✓	
3.1.b: Identify opportunities, if any, for development of government-subsidized low-income housing on publicly owned land. ³ If a site is identified as being appropriate for this use, consider changing the zoning of the property to the residential zone that would allow for development of the housing under consideration.		✓	
3.1.c: Encourage the location of for government-subsidized low-income housing in areas within one-quarter mile of corridors with transit lines.		✓ Split	
3.2.a: Explore opportunities to change how the City administers system development charge (SDCs), including: (1) exploring implementation of an SDC financing credit program to incentivize needed housing types; (2) consideration of development of a sliding-scale of SDC based on the size of the units, charging lower SDC for smaller units; (3) exploring implementation of a sole source system development charge program; (4) considering vesting SDC rates on submission of the completion of the development. This evaluation should consider the potential impacts of changes in SDCs for infrastructure development and should result in changes that the City can afford.		✓	
3.2.b: Consider developing of a tax exemption program to support development of affordable housing. Tax exemption programs typically provide exemptions from property taxes for 10 years and some for up to 20 years and some exemptions are given at the discretion of the city council.			✓
3.2.c: Continue the practice of providing density bonuses and provides density bonuses that supports development of affordable housing, including entry-level ownership units, on a case-by-case basis.	✓		
3.2.d: Evaluate partnering with organizations to participate in a land bank or land trust.		✓	
3.2.e: Evaluate opportunities to support and partner with employers who are interested in developing an Employer Assisted Housing program to provide grants or loans to support rehabilitation or new housing development.	✓		

³ House Bill 2003 (section 15) excludes allowing housing inventoried as a park or open space.

Implementation Actions	Start Implementation...		
	HIGH	1 to 3 Years MED IUM	3 to 5 Years LOW
3.3.a: Evaluate lowering or waiving permitting fees for rehabilitation projects. This program could address issues such as replacing roofs, fixing plumbing or electrical issues, or repairing foundations.		✓	
3.3.b: Evaluate developing a grant program or low-interest loan program to support rehabilitation projects, such as roof repairs, connecting to the sewer, electrical system problems, façade improvements, or critical home repairs. These grants could range from \$2,000 for targeted repairs to \$10,000 for larger-scale rehabilitation.	✓		
3.3.c: Evaluate developing a low-interest loan or grant program to support significant rehabilitation projects, such as roof repairs, foundation repairs, connecting the sewer, electrical system problems, façade improvements, or other major rehabilitation. These grants could range from \$10,000 for targeted repairs to \$30,000 (or more) for larger-scale rehabilitation.	✓		
3.4.a: Develop a guide to Troutdale’s housing policies to explain how the City’s housing policies work and allow for development of both government-subsidized affordable housing and naturally occurring affordable housing.			✓ Split
Policy 4. Identify funding sources to support development of infrastructure and housing affordability programs.			
4.1.a: Continue working with Home Forward on development of affordable housing funded by the Metro Bond.		✓	Split
4.2.a: Identify any possibilities to use Urban Renewal funding to support development of infrastructure necessary to support housing development in key areas of Troutdale in the Urban Renewal Area.		✓	
4.2.c: Explore other sources of revenues for funding affordable housing development, such as General Obligation Bonds, Bancroft Bonds (for infrastructure projects), or marijuana taxes.			✓ Split

Potential Housing Policies

Policies, Objectives, and Actions

Policy 1: Ensure an adequate supply of land is available and serviced. Plan for a 20 year supply (through 2040) of suitable land with urban services and the necessary services for Troutdale to meet housing needs within the existing planning area.

Objective 1.1: Ensure that there is sufficient land in each residential plan designation to meet the land needs identified in the Housing Needs Analysis.

Action 1.1.a: Periodically review land sufficiency based on monitoring of development of land (Action 1.5.a) and with revisions to the Housing Needs Analysis (Action 1.5.b), continue to ensure that Troutdale has sufficient land to accommodate needed housing.

Objective 1.2: Ensure that the Troutdale Development Code continues to use clear and objective standards for development of needed housing, setting minimum standards that do not go beyond issues that are essential for public health, safety, and welfare.

Action 1.2.a: Periodically review standards to determine whether they are vague, discretionary, or subjective and take necessary action to make these standards clear and objective.

Objective 1.3: Continue to designate residential land in close proximity to employment and shopping facilities to allow Troutdale residents easy, convenient access to job sites and shopping needs.

Objective 1.4: Continue to coordinate land use planning with the Capital Improvement Plan to ensure that infrastructure is available to support residential development.

Action 1.4.a: Continue to coordinate land use planning with the Capital Improvement Plan to ensure that infrastructure is available to support development, especially in newly urbanizing areas and areas identified as high priority for development.

Action 1.4.b: With reviews of charges and fees, ensure that they are directly attributable to an increase in system growth shall be tied to capital improvement projects that are needed to accommodate growth.

Objective 1.5: Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth.

Action 1.5.a: Continue the current practice of monitoring residential development (through permits) as well as land consumption (e.g., development on vacant or redevelopable lands), funding permitting.

Action 1.5.b: Reevaluate Troutdale’s housing needs and land sufficiency on a regular basis tied to the Metro Growth Management cycle (i.e., every six years), as part of the City’s coordination with Metro. Note: House Bill 2003 requires Metro cities to evaluate housing needs every six years.

Action 1.5.c: Work with Metro staff on during revisions to the Urban Growth Management Plan to make policy choices in coordination with Metro that will accommodate long-term growth in Troutdale, beyond the existing Urban Growth Boundary (UGB). Troutdale has few opportunities for future growth beyond the existing UGB, as the City is bordered by Rural Reserves and the Columbia River Gorge National Scenic Area to the south and east. There is a small amount of land south of Troutdale that is neither Urban nor Rural Reserve that may be the subject of future expansion in the long-term.

Policy 2: Provide opportunities for housing development to meet the City’s identified housing needs. Provide opportunities for development of a range of housing types that are affordable to households at all income levels as described in the Troutdale Housing Needs Analysis. These housing types include (but are not limited to) single-family detached housing, accessory dwellings, cottage housing, manufactured housing, townhouses, duplexes, triplexes, quadplexes, and multifamily products (including apartments).

Objective 2.1. Review the City’s Development Code to ensure compliance with the requirements of House Bill (HB) 2001, prior to the June 30, 2022. Troutdale is required to allow the development of “a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings.” Troutdale is also required to allow the development of “all middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings.” Middle housing types are: duplexes, triplexes, quadplexes, cottage clusters, and townhouses.

Action 2.1.a: Identify changes to Troutdale’s Development Code to allow duplexes where single-family dwellings are allowed (with the same development standards as single-family detached housing) in the following zones: R-20, R-10, R-7, R-5, and R-4. Currently, duplexes are only allowed in the R-4 zone.

Action 2.1.b: Identify areas and develop siting and design standards to allow other middle housing types, where appropriate in Troutdale, within the following zones: R-20, R-10, R-7, R-5, and R-4.

Objective 2.2. Allow for the possible development of a wider range of housing types within Troutdale (consistent with Objective 2.1) to meet the housing needs of all income levels in both existing neighborhoods and new residential areas.

Action 2.2a: Continue to allow a mix of housing types as part of a Planned Development, as an attractive and desirable alternative to providing only one type of housing in a subdivision (e.g., middle housing types).

Action 2.2b: Continue to allow and ensure there are opportunities for development of high-amenity housing to meet the housing needs of high-income households, including opportunities for development in the R-10 and R-20 zones.

Action 2.2.c: Evaluate allowing tiny houses (typically units smaller than 500 square feet) in clusters with shared central amenities (such as open space) to allow for development of small single-family detached housing clustered on a lot, possibly using a form-based code approach to regulate development of these units (Action 2.3.b).

Objective 2.3: Recognize the need for housing for senior citizens and other residents in the city with special needs, such as physical or other disabilities. Allow senior center and special needs complexes, or other developments that serve primarily senior citizens and those with special needs.

Action 2.3a: Evaluate opportunities for development of senior housing. In areas appropriate for senior housing, work with developers to support development of senior housing.

Objective 2.4: Allow for development of mixed-use multifamily housing in commercial zones.

Action 2.4a: Evaluate increasing building heights for multifamily buildings in the Urban Renewal Area (General Commercial zone) to allow 55-foot-tall (5 story) buildings, an increase from the existing maximum height of 45 feet (4 stories).

Action 2.4b: Evaluate opportunities to increase mixed-use development in commercial zones. For example, the Mixed Office / Housing District limits commercial uses (such as personal services, retail, and restaurants), which may make leasing the commercial space in a mixed-use building more challenging.

Action 2.4c: Support redevelopment within Troutdale, which may include a mixture of higher-density housing and employment uses such as retail, office, and commercial services. The Town Center Overlay (or another overlay with similar standards) could be applied to these areas. The actions under Objective 3.2 are examples of tools the City can use to support redevelopment.

Objective 2.5: Explore options to support development of housing with higher-quality building materials that will perform well in Troutdale's climate, with high winds, winter weather, risks of wildfire, and other conditions.

Action 2.5a: Identify policies to encourage the use of higher-quality building materials suitable for Troutdale's climate.

Policy 3. Provide opportunities for development of housing affordable to all income levels.

Provide opportunities to develop a broad range of accessible and affordable housing (affordable housing is defined as housing for which persons or families pay 30% or less of their gross income for housing, including necessary and essential utilities), including housing development for very low and low-income affordable housing and middle-income affordable housing. Development of affordable housing should be encouraged in a variety of locations across the city.

Objective 3.1: Encourage for development of [all housing types, including](#) government-subsidized low-income housing (i.e., households with an income of less than 60% MFI) through partnering with nonprofit, for-profit, and governmental developers of low-income affordable housing. Support colocation of services for low-income residents with development of government-subsidized low-income housing, such as human services, access to public transportation, or civic services.

Action 3.1.a: Identify surplus publicly owned properties that could be used for affordable housing. Partner with the developer(s) of all housing types low-income housing to develop affordable housing affordable to households earning less than 60% of MFI.

Action 3.1.b: Identify opportunities, if any, for development of government-subsidized low-income housing on publicly owned land.⁴ If a site is identified as being appropriate for this use, consider changing the zoning of the property to the residential zone that would allow for development of the housing under consideration.

Action 3.1.c: Allow for government-subsidized low-income housing in areas within one-quarter mile of corridors with transit lines.

Objective 3.2: Allow for development of all types of multifamily affordable housing, market-rate or government-subsidized affordable housing, through use of tools to lower development and operational costs or make the development process simpler or faster. Many of these tools provide an opportunity to support and leverage the funding from the Metro bond (discussed in Policy 4) for development of low-income housing.

Note: Below are tools typically used to support housing development. The City may need to specify that some of these tools should be used only for the development of housing affordable at 60% or less of MFI and some may be appropriate for market-rate multifamily housing (i.e., housing affordable to household with an income between 60% and 120% of MFI).

⁴ House Bill 2003 (section 15) requires that the property is within an urban growth boundary, is zoned for residential development or adjacent to land zoned for residential development, proposed housing meets the requirement of the underlying zone for residential development, and that at least half of the proposed development is affordable to households with incomes equal to or less than 60% of the area median income with an affordable housing covenant. This section excludes allowing housing development on land that is inventoried as a park or open space.

Action 3.2.a: Explore opportunities to change how the City administers system development charges (SDCs), including (1) exploring implementation of an SDC financing credit program to incentivize needed housing types; (2) considering development of a sliding scale of SDC based on the size of the units, charging lower SDC for smaller units; (3) exploring implementation of a sole source system development charge program; (4) considering vesting SDC rates on submission of the completion of the development. This evaluation should consider the potential impacts of changes in SDCs for infrastructure development and should result in changes that the City can afford.

Action 3.2.b: Consider developing a tax exemption program to support development of affordable housing. Tax exemption programs typically provide exemptions from property taxes for 10 years and some for up to 20 years and some exemptions are given at the discretion of the City Council. Tax exemption programs include the following:

Program	Multiple-Unit Housing (a.k.a. MUPTÉ)	Low-Income Rental Housing/Nonprofit Corporation Low-Income Housing	Tax Exemption for Newly Rehabilitated or Constructed Multiunit Rental Housing
Eligible Projects/Properties	Housing subject to a housing assistance contract with a public agency; or housing that meets City-established criteria for design elements benefitting the general public and number of units. May be new construction, addition of units, or conversion of an existing building to residential use.	New rental housing exclusively for low-income households (at or below 60% MFI); rental housing for low-income persons (at or below 60% MFI) that is owned, being purchased, and/or operated by a nonprofit; or land held for affordable housing development.	Newly rehabilitated or constructed multiunit rental housing. Rental units affordable to households with an annual income at or below 120% of MFI.
Eligible Areas	Within designated areas. City may designate core areas. Alternatively, the City can designate the entire city and limit the program to affordable housing.	Anywhere in the city	Anywhere in the city
Duration of Tax Exemption/Abatement	Exemption is for up to 10 years. For low-income housing, exemption can be extended for as long as the housing is subject to the public assistance contract.	For the low-income rental housing program, exemption lasts 20 years.	City must establish a schedule that provides longer exemptions for projects with more qualifying units, with a maximum of 10 years.
Best suited for	Encouraging multifamily housing in strategic locations or supporting development of housing affordable to households with income 80% of MFI or lower.	Reducing operating costs for regulated affordable housing affordable at 60% MFI or below.	Incentivizing market rate/moderate-income multifamily housing development citywide.

Action 3.2.c: Continue the practice of providing density bonuses that supports development of affordable housing, including entry-level ownership units, on a case-by-case basis. A density bonus allows developers to build housing at densities higher than are usually allowed by the underlying zoning in exchange for production of a certain number of affordable units. Density bonuses are commonly used as a tool to encourage greater housing density in desired areas,

provided certain requirements are met. Bonus densities can also be used to encourage development of low-income or workforce affordable housing.

Action 3.2.d: Evaluate partnering with organizations to participate in a land bank or land trust.

A land bank supports housing affordability by reducing or eliminating land or acquisition costs from a developer's total development budget. Land banks take several forms, but many are administered by a nonprofit or government entity with a mission of managing a portfolio of properties to support a public or community purpose over many years or decades. The land banking process involves key procedural steps, including (1) strategic land and property acquisition, (2) restoration of the property (e.g., clear blight, clear title), and (3) resale to a buyer. Housing that is part of a land bank is subject to property tax, unless the land bank is owned by a public (government) agency or a nonprofit, or a property tax exemption is granted by the City.

A land trust is similar to land banking in that they participate in strategic land and property acquisition and restoration of the property (e.g., clear blight, clear title). Instead of ultimately selling the property (land and buildings), the land trust holds the land in perpetuity and sells or leases the buildings. A land trust is typically a private or nonprofit organization that leases or sells the buildings (e.g., dwelling units) sited on the land but owns and manages the land permanently. A land trust can support housing affordability by leasing the dwelling units on their land to income-qualified renters. If the land trust prefers to pursue homeownership objectives, they can enact a deed covenant prior to selling the dwelling units to safeguard lasting affordability for homeowners. Housing that is part of a land trust is subject to property tax, unless a property tax exemption is granted by the City.

The City's role in a land bank or land trust may include:

- Identifying opportunities to assist with assembly of land into a single tax lot or multiple adjacent tax lots in certain cases (i.e., mixed-use development with more than one developer involved) to support development of affordable housing.
- Identifying surplus publicly owned properties that could be used for affordable housing and partner with developers of affordable housing (consistent with Actions 3.1a).

Action 3.2.e: Evaluate opportunities to support and partner with employers who are interested in developing an employer-assisted housing program to provide grants or loans to support rehabilitation or new housing development.

Objective 3.3: Support rehabilitation of existing housing in poor condition within Troutdale. If practicable, the City should develop specific criteria for the possibility of

providing rehabilitation assistance, such as: the conditions that qualify for the assistance, qualifying household income, the area where the program applies, whether it applies to rental and/or owner-occupied units, and other criteria.

Action 3.3.a: Evaluate lowering or waiving permitting fees for rehabilitation projects.

This program could address issues such as replacing roofs, fixing plumbing or electrical issues, or repairing foundations. Development of this program should include development of criteria for waiving fees, such as condition of the unit and household income.

Action 3.3.b: Evaluate developing a small grant program or low-interest loan

program to support rehabilitation projects, such as roof repairs, connecting to the sewer, electrical system problems, façade improvements, or critical home repairs. The program could include inspection of the completed rehabilitation work to ensure the work was completed to building code standards.

Action 3.3.c: Evaluate developing a low-interest loan or grant program to support

significant rehabilitation projects, such as roof repairs, foundation repairs, connecting the sewer, electrical system problems, façade improvements, or other major rehabilitation. These grants could range from \$10,000 for targeted repairs to \$30,000 (or more) for larger-scale rehabilitation. The program could include inspection of the completed rehabilitation work to ensure the work was completed to building code standards, which is part of the building permitting process. Homeowners who would be addressing code deficiencies could be given consideration in their application to participate in the program.

Objective 3.4: Develop a guide to Troutdale’s housing policies to explain how the City’s housing policies work. The guide would be a document that describes the City’s policies and programs, such as those described in this memorandum, and how they allow for affordable housing development.

Action 3.4.a: Develop a guide to describe Troutdale’s housing policies to explain how the City’s housing policies work and allow for development of both government-subsidized affordable housing and naturally occurring affordable housing.

Policy 4. Identify funding sources to support development of infrastructure and housing affordability programs. Develop funding sources to pay for the costs of implementing the affordable housing programs described in Policy 3 and infrastructure improvements in Policy 1.

Objective 4.1: Explore possible opportunities to use and leverage funds from the Metro Housing Bond to support development of affordable housing.⁵

Action 4.1.a: Continue working with Home Forward on development of affordable housing funded by the Metro Bond, consistent with Objective 3.1.

Objective 4.2: Explore possible funding sources to pay for the affordable housing programs and infrastructure development actions in this Strategy.

Action 4.2.a: Identify any possibilities to use Urban Renewal funding to support development of infrastructure necessary to support housing development in key areas of Troutdale in the Urban Renewal Area.

Action 4.2.c: Explore other sources of revenue for funding affordable housing development, such as General Obligation Bonds, Bancroft Bonds (for infrastructure projects), or marijuana taxes.

⁵ The Metro housing bond is for \$652.8 million, the majority of it will support the development of at least 3,900 new affordable units. Most of the new units will be affordable to households with an income of 60% MFI (\$48,600 for a family of four) or less. Funds from the bond measure can be used for building new affordable housing, purchasing and rehabilitating existing housing, buying land for new affordable housing, and producing affordable homeownership units.

The Metro Housing Bond allocates about \$15.9 million to Multnomah County for the construction of 111 units of housing affordable for individuals and families east of Gresham, in an area that includes Troutdale, Wood Village, and Fairview. In addition, Metro anticipates additional local funds (not necessarily funded directly by the City) from sources such as the Low-Income Housing Tax Credit (LIHTC), private resources (e.g., loans from private banks), property tax exemptions, funding from Multnomah County affordable housing funds, and resources from partner jurisdictions (e.g., fee waivers or exemptions, donated or discounted land, grants, or other resources).

Existing Comprehensive Plan Policies

Troutdale's Comprehensive Plan Housing Element begins with a summary of findings of the housing needs analysis conducted in about 2011. These findings will be replaced with findings from the current housing needs analysis.

Housing Policies

Troutdale's 30 existing comprehensive plan housing policies are broken up into nine subsections, as follows.

General

1. Residential developments shall be located in close proximity to employment and shopping facilities to allow Troutdale residents easy, convenient access to job sites and shopping needs.
2. Residential areas shall offer a wide variety of housing types in locations best suited to each type and shall be developed in a way which will not create environmental degradation.
3. Establish minimum densities for new residential developments excluding residential dwellings built in conjunction with a commercial use. Require that new development achieve at least 80% of the maximum density per net acre allowed by the zoning district.
4. Allow development of housing for residents at all income levels in the city.

Attitudes

1. Recognize that builders and developers are providing a necessary and valuable service and promote mutual cooperation with builders and developers in carrying out the Comprehensive Plan Housing Policies.
2. Commit to a workable partnership with developers in a spirit of cooperation, and develop adequate housing in a timely and efficient manner.
3. Work with builders and developers in creating a positive image of the City of Troutdale as a desirable place to live, work, and do business.

Fees and Charges

1. Ensure that fees and charges are not arbitrary, unfair or unnecessary.
2. Review fees and charges annually to determine if they are as reasonable and as fair as possible.
3. Fees and charges directly attributable to growth shall be tied to capital improvement projects that are needed to accommodate growth. Services and facilities that benefit the general public should be shared by the general public.

Ordinances and Standards

1. Recognize that the Development Code should set the minimum standards and not go beyond issues which are essential for the public health, safety, and welfare.
2. Adopt standards for zone changes and subdivision plat reviews which are clear, nonarbitrary, and objective.
3. Periodically review standards to determine whether they are vague, discretionary, or subjective and take necessary action to make these standards clear and objective.

Time

1. Recognize the increasing cost of time delays. Streamline the land development and permit issuance processes where possible to reduce unnecessary delays.
2. Schedule Planning Commission meetings twice a month, when necessary, if the developer can provide answers within that period, in order to prevent an unnecessary one-month delay.

Alternative Housing Types

1. Maintain an adequate supply of land to provide for housing types within the City's residential land use categories consistent with findings from housing needs analyses.
2. Recognize condominium ownership as a legitimate and affordable housing alternative.
3. Recognize the need for housing for senior citizens and other residents in the city with special needs, such as physical or other disabilities. Allow senior center and special needs complexes, or other developments that serve primarily senior citizens and those with special needs.
4. Recognize single-family attached homes as a legitimate and desirable alternative to single-family detached homes and allow them in areas designated for high and medium density residential development.
5. Recognize the use of "zero lot line" siting as a method of increasing the usable outdoor area of a detached single-family lot.
6. Recognize multiple-family dwellings as a legitimate and needed housing type in Troutdale and allow multiple-family developments in areas designated for such in the Comprehensive Plan.
7. Allow a mix of housing types as part of a Planned Development as an attractive and desirable alternative to providing just a single type of housing in a subdivision.
8. Allow a mix of multiple-family dwellings and professional offices, or limited commercial, in the high density residential areas and town center planning area outlined in the Comprehensive Plan.
9. Allow manufactured homes parks as an affordable alternative housing type in areas designated medium density residential.
10. Provide for manufactured home park developments under clear and objective standards.

Neighborhood Character

1. Consider the need for neighborhood identity during the subdivision review process in terms of street patterns and lot arrangement, access to major streets, and relationship to surrounding land uses.
2. Allow the establishment of neighborhood groups in order to give citizens within a neighborhood more identity with that particular neighborhood.

Housing Rehabilitation

1. Pursue methods of improving the quality of deteriorated housing stock, particularly in the downtown area, in order to upgrade the total housing stock.
2. Identify easy, low-cost incentives the City can offer to homeowners to repair and upgrade poor quality housing stock.

Housing Quality

Enforce the codes mandated by the State of Oregon for residential dwellings, recognizing that all codes are minimum codes. Encourage the construction of high quality homes appropriate to the local climate. "Quality" shall be in relationship to the structural aspects of the home and not the size, design, or type of home.

Appendix A. Housing Policy Alternatives

This appendix provides the City with information about potential policies that could be implemented in Troutdale to address the City's housing needs. Implementing some of the strategies in this appendix may be beyond Troutdale's current staff or financial resources.

This appendix provides a range of housing policy options for the City of Troutdale to consider as it addresses its housing needs. These policy options are commonly used by cities in Oregon and other states. Policy options are categorized as follows:

- Land Use Regulations
- Increase Housing Types
- Financial Assistance to Homeowners and Renters
- Lower Development or Operational Costs
- Funding Sources to Support Residential Development

The intention of this appendix is to provide a toolbox of potential policies and actions that the City can use to address strategic issues. For many of the policy tools described below, we give an approximate scale of impact. **The purpose of the scale of impact is to provide some context for whether the policy tool generally results in a little or a lot of change in the housing market.** The scale of impact depends on conditions in the City, such as other the City's other existing (or newly implemented) housing policies, the land supply, and housing market conditions. We define the scale of impact as follows:

- A **small** impact may not directly result in development of new housing or it may result in development of a small amount of new housing, such as 1% to 3% of the needed housing. In terms of housing affordability, a small impact may not improve housing affordability in and of itself. A policy with a small impact may be necessary but not sufficient to increase housing affordability.
- A **moderate** impact is likely to directly result in development of new housing, such as 3% to 5% of needed housing. In terms of housing affordability, a moderate impact may not improve housing affordability in and of itself. A policy with a moderate impact may be necessary but not sufficient to increase housing affordability.
- A **large** impact is likely to directly result in development of new housing, , such as 5% to 10% (or more) of needed housing. In terms of housing affordability, a **large** impact may improve housing affordability in and of itself. A policy with a large impact may still need to work with other policies to increase housing affordability.

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		
Administrative and Procedural Reforms	<p>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.</p> <p>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.</p>	<p>Scale of Impact - Small. The level of impact on production of housing and housing affordability will be small and will depend on the changes made to the city's procedures. Streamlining procedures may be necessary but not sufficient to increase housing production on its own.</p>
Expedited / Fast-tracked Building Permit	<p>Expedite building permits for pre-approved development types or building characteristics (e.g. green buildings).</p> <p>City of Bend offers expedited review and permitting for affordable housing. Any residential or mixed-use development that receives local, state or federal affordable housing funding is eligible to receive a written decision by the Planning Department within two weeks of the date of submittal. For projects that require more complex planning review, a decision will be written or the first public hearing will be held within six weeks of the date of submittal.</p>	<p>Scale of Impact - Small. Expedited permit processing will benefit a limited number of projects. It may be necessary but not sufficient to increase housing production on its own.</p>
Streamline Zoning Code and other Ordinances	<p>Complexity of zoning, subdivision, and other ordinances can make development more difficult, time consuming, and costly. Streamlining development regulations can result in increased development.</p> <p>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, parking requirements, and other zoning standards.</p> <p>Many of the remaining tools in this section focus on changes to the zoning code.</p>	<p>Scale of Impact - Small to moderate. The level of impact on production of housing and housing affordability will depend on the changes made to the zoning code and other ordinances.</p>

Strategy Name	Description	Scale of Impact
Allow Small Residential Lots	<p>Small residential lots are generally less than 5,000 sq. ft and sometimes closer to 2,000 sq ft. . This policy allows individual small lots within a subdivision. 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.</p> <p>This policy is intended to increase density and lower housing costs. Small-lots limit sprawl, contribute to a 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.</p> <p>Cities across Oregon allow small residential lots, including many cities in the Metro area.</p>	<p>Scale of Impact – Small to moderate. Cities have adopted minimum lot sizes as small as 2,000 sq. ft. However, it is uncommon to see entire subdivisions of lots this small. Small lots typically get mixed in with other lot sizes. This tool generally increases density and amount of single-family detached and townhouse housing in a given area, decreasing housing costs as a result of decreasing amount of land on the lot.</p>
Mandate Maximum Lot Sizes	<p>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.</p> <p>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.</p> <p>This tool is used by some cities but is used less frequently than mandating minimum lot sizes.</p>	<p>Scale of Impact—Small to moderate. Mandating maximum lot size may be most appropriate in areas where the market is building at substantially lower densities than are allowed or in cities that do not have minimum densities.</p> <p>This tool generally increases density and amount of single-family detached and townhouse housing in a given area, decreasing housing costs as a result of decreasing amount of land on the lot.</p>

Strategy Name	Description	Scale of Impact
Mandate Minimum Residential Densities	<p>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 multifamily 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.</p> <p>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.</p> <p>Mandating minimum density is generally most effective in medium and high density zones where single-family detached housing is allowed. The minimum density ensures that low-density single-family housing is not built where higher-density multifamily housing could be built.</p>	<p>Scale of Impact—Small to moderate. Increasing minimum densities and ensuring clear urban conversion plans may have a small to moderate impact depending on the observed amount of underbuild and the minimum density standard.</p> <p>For cities that allow single-family detached housing in high density zones, this policy can result in a moderate or larger impact.</p>
Increase Allowable Residential Densities	<p>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 strategy is most commonly applied to multifamily residential zones.</p> <p>For cities with maximum densities, consider removing maximum allowable densities. This change may be most relevant.</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>	<p>Scale of Impact—Small to moderate. This tool can be most effective in increasing densities where very low density is currently allowed or in areas where a city wants to encourage higher density development.</p> <p>This tool generally increases density and amount of single-family detached and townhouse housing in a given area, decreasing housing costs as a result of decreasing amount of land on the lot.</p>

Strategy Name	Description	Scale of Impact
Allow Clustered Residential Development	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.	Scale of Impact—Moderate. Clustering can increase density, however, if other areas of the site that could otherwise be developed are not developed, the scale of impact can be reduced.
Reduced Parking Requirements	<p>Jurisdictions can reduce or eliminate minimum off-street parking requirements, as well as provide flexibility in meeting parking requirements. Reducing parking requirements positively impact development of any type of housing, from single-family detached to multifamily housing.</p> <p>Reduced parking requirements are most frequently 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>City of Bend offers parking reductions for affordable housing and transit proximity. Parking for affordable housing units is 1 space per unit regardless of size, compared to 1 space per studio or 1 bedroom unit, 1.5 spaces per 2-bedroom unit, and 2 spaces per 3- or more bedroom unit for market-rate multifamily development or 2 spaces per market rate detached dwelling unit. Affordable housing units must meet the same eligibility criteria as for other City of Bend affordable housing incentives</p> <p>City of Portland offers parking exceptions for affordable housing and sites adjacent to transit. The City of Portland allows housing developments that meet the inclusionary zoning requirements to reduce parking requirements to zero if located near frequent transit service, and to exclude the affordable housing units from parking requirements for developments located further from frequent transit service. The City also allows market rate housing developments located near frequent transit service to provide little or no parking, depending on the number of units in the development.</p>	Scale of Impact—Small to moderate. The City could require the developer to prove the need and public benefit or reducing parking requirements to increase housing affordability. Reducing parking requirements can have a moderate to large impact on housing affordability if little or no parking is required.

Strategy Name	Description	Scale of Impact
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. This strategy could be applied to alleys, when required, to ensure that alleys are relatively narrow to reduce development and maintenance costs.</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>	<p>Scale of Impact—Small. This policy is most effective in cities that require relatively wide streets.</p>
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 • Manufactured home preservation • Single-room-occupancy ordinances • Regulating demolitions 	<p>Scale of Impact—Small to moderate. Preserving small existing housing can make a difference in the availability of affordable housing in a city but it is limited by the existing stock housing, especially smaller, more affordable housing. Cities with older housing stock are more likely to benefit from this policy.</p>

Strategy Name	Description	Scale of Impact
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>The 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> <p>Oregon's inclusionary zoning laws apply to structures with 20 or more multifamily units, with inclusion of units that are affordable at 80% of the median family income of the city.</p> <p>The City of Portland has implemented an inclusionary zoning program. While Portland's inclusionary zoning program is resulting in production of affordable multifamily units, there is considerable discussion and disagreement about the impact of number of multifamily units being built and potential changes in the location of units.</p>	<p>Scale of Impact—Small to moderate. Inclusionary zoning has recently been made legal in Oregon. The scale of impact would depend on the inclusionary zoning policies adopted by the city.</p>
Increasing Land Available for Housing		
Re-designate or rezone land for housing	<p>The types of land rezoned for housing are vacant or partially vacant low-density residential and employment land rezoned to multifamily or mixed use. In rezoning land, it is important to choose land in a compatible location, such as land that can be a buffer between an established neighborhood and other denser uses or land adjacent to existing commercial uses. When rezoning employment land, it is best to select land with limited employment capacity (i.e., smaller parcels) in areas where multifamily housing would be compatible (i.e., along transit corridors or in employment centers that would benefit from new housing).</p> <p>This policy change increases opportunity for comparatively affordable multifamily housing and provides opportunities for mixing residential and other compatible uses.</p> <p>Cities across Oregon frequently re-zone and re-designate land to address deficits of land for new housing.</p>	<p>Scale of Impact - Small to large. Scale of impact depends on the amount and location of land rezoned and the densities allowed on the rezoned land.</p>

Strategy Name	Description	Scale of Impact
Encourage multifamily residential development in commercial zones	<p>This tool seeks to encourage denser multifamily housing as part of mixed-use projects in commercial zones. Such policies lower or eliminate barriers to residential development in commercial or mixed-use zones. They include: eliminating requirements for non-residential uses in commercial zones (e.g., requirements for ground floor retail) or requiring minimum residential densities.</p> <p>This policy can increase opportunities for multifamily development on commercial or mixed-use zones or increase the density of that development. Cities across Oregon frequently encourage multifamily housing development in commercial zones, either as stand-alone residential buildings or as mixed-use buildings.</p>	<p>Scale of Impact – Small to moderate. Many cities already encourage multifamily housing in commercial zones. Further encouraging multifamily housing in commercial zones would likely have a small impact, as multifamily housing is allowed in many of the commercial areas where it would be desirable. Unless it is publicly subsidized, mixed-use development generally results in relatively costly housing because ground floor commercial development is relatively expensive.</p>
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 and can increase overall densities. This policy is usually implemented through a subsection of the zoning code and identifies both sending zones (zones where decreased densities are desirable) and receiving zones (zones where increased densities are allowed).</p> <p>Transfer of development rights is done less frequently in Oregon, as cities generally zone land for higher density housing where they would like it to occur. This policy is frequently used by cities outside of Oregon.</p>	<p>Scale of Impact - Small to moderate. Actual impact will depend on the extent to which the policy is used. TDRs may have little impact on overall densities since overall density is not changed; rather it is moved around. TDRs can be used to encourage higher densities in selected areas.</p>
Provide Density Bonuses to Developers	<p>The local government allows developers to build housing at densities higher than are usually allowed by the underlying zoning. Density bonuses are commonly used as a tool to encourage greater housing density in desired areas, provided certain requirements are met. This strategy is generally implemented through provisions of the local zoning code and is allowed in appropriate residential zones.</p> <p>Bonus densities can also be used to encourage development of low-income or workforce affordable housing. An affordable housing bonus would allow for</p>	<p>Scale of Impact – Small to moderate. Cities provide density bonuses on a case-by-case basis, which results in a small and sometimes moderate impact in many cities. Density bonuses can have a greater impact on housing affordability</p>

Strategy Name	Description	Scale of Impact
	<p>more housing units to be built than allowed by zoning if the proposed project provides a certain number of affordable units.</p> <p>City of Bend offers affordable housing density and height bonuses. Qualifying affordable housing projects are eligible for a 10-foot building height bonus for multifamily housing when affordable housing units are gained and for a density bonus. The density increase is based on the percentage of affordable housing units within the proposed development: if 10% of the units are affordable, the maximum density is 110% of the standard maximum density. The maximum density bonus is 50% above the base density. Qualifying projects must be affordable to households at or below 60% of the AMI for rental housing and at or below 80% of the AMI for ownership housing, and require development agreements and restrictions to ensure continued affordability.</p> <p>Ashland has four different density bonuses, one of which is for development of affordable housing at higher densities and another for energy-efficient housing. Affordable housing projects meeting eligibility requirements (including rental housing affordable to households at or below 60% of AMI or ownership housing affordable to households at or below 80% of AMI for a minimum of 30 years) receive a density bonus of two units for each affordable housing unit provided, up to a maximum of a 35% increase in density.</p> <p>Kirkland Washington offers density bonuses for duplex, triplex, and cottage homes. Cottage homes (limited to 1,500 square feet of floor area) and two- and three-unit homes (up to 1,000 square feet of floor area average per unit) are allowed at double the density of detached dwelling units in the underlying zone.</p>	<p>when the bonus increases the number of affordable units developed.</p>

Increase Housing Types

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, Cottage housing, Townhomes, Row Houses, and Tri- and Quad-Plexes in low density zones	<p>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.</p> <p>House Bill 2001 requires cities to allow these housing types in single-family zones.</p>	<p>Scale of Impact – Small to moderate. Allowing these types of housing in more zoning districts may provide relatively few number of new, relatively affordable, housing opportunities.</p>
Allow Cottage housing, Tri- and Quad-Plexes Townhomes, Row Houses, Stacked Townhomes, Cottage Courts, Duplex/Townhouse Courts, & Garden Apartments in medium density zones	<p>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.</p>	<p>Scale of Impact – Small to Large. Allowing these types of housing in more zoning districts may provide up to a large number of new, relatively affordable, housing opportunities. The scale of impact will depend, in part, on the amount of vacant or redevelopable land in medium density zones, as well as the types of housing newly allowed in the medium density zone.</p>

Strategy Name	Description	Scale of Impact
<p>Allow Stacked Townhouses, Garden Apartments and larger-scale Apartments in high density zones</p>	<p>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.</p>	<p>Scale of Impact – Small to Large. Allowing these types of housing in more zoning districts may provide up to a large number of new, relatively affordable, housing opportunities. The scale of impact will depend, in part, on the amount of vacant or redevelopable land in high density zones, as well as the types of housing newly allowed in the high density zone.</p>
<p>Allow Live-Work housing or Mixed-use housing in commercial zones</p>	<p>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.</p>	<p>Scale of Impact – Small to Large. Allowing these types of housing in more zoning districts may provide up to a large number of new, relatively affordable, housing opportunities.</p>
<p>Remove barriers to Development of Accessory Dwelling Units (ADUs) in single-family zones</p>	<p>As of July 1, 2018, ORS 197.312 requires cities to allow at least one ADU for each detached single-family dwelling in areas zoned for detached single-family dwellings.</p> <p>Jurisdictions can make development of ADUs more likely by limiting restrictive standards and procedures, such as reducing systems development charges for ADUs, reducing or eliminating parking requirements, or allowing ADUs regardless of where the primary dwelling is owner-occupied.</p>	<p>Scale of Impact - Small. Oregon law recently changed to require cities to allow ADUs.</p>

Strategy Name	Description	Scale of Impact
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> <p>Portland and Eugene allow tiny homes as temporary shelter for people experiencing homelessness.</p>	<p>Scale of Impact - Small: Scale of impact depends on regulation of tiny homes, where they are allowed, and market demand for tiny homes.</p>

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 a city in order to increase housing affordability and available housing stock.

Strategy Name	Description	Scale of Impact
Programs or policies to lower the cost of development		
Parcel assembly	<p>Parcel assembly involves the city’s ability to purchase lands for the purpose of land aggregation or site assembly. It can directly address the issues related to limited multifamily lands being available in appropriate locations (e.g., near arterials and commercial services). Typical goals of parcel assembly programs are: (1) to provide sites for rental apartments in appropriate locations close to services and (2) to reduce the cost of developing multifamily rental units</p> <p>Parcel assembly can lower the cost of multifamily development because the City is able to purchase land in strategic locations over time. Parcel assembly is often associated with development of affordable housing (affordable to households with income below 60% of MFI), where the City partners with nonprofit affordable housing developers.</p> <p>Parcel assembly can be critically important role for cities to kick start quality affordable housing and work force housing projects that can be positive catalysts too for market rate development.</p>	<p>Scale of Impact - Small to large. Parcel assembly is most likely to have an effect on a localized area, providing a few opportunities for new multifamily housing development over time.</p>

Strategy Name	Description	Scale of Impact
Land Banking	<p>Land banks support housing development by reducing or eliminating land cost from development, with the goal of increasing the affordability of housing. They can take several forms. Many are administered by a non-profit or non-governmental entity with a mission of managing a portfolio of properties to support affordable housing development over many years or decades. Ideally, a land bank is set up to manage financial and administrative resources, including strategic property disposal, for the explicit purpose of supporting affordable housing development. Cities can partner with non-profits or sometimes manage their own land banks. Cities may also donate, sell, or lease publicly-owned land for the development of affordable housing even without a formal 'land bank' organization.</p> <p>Land banks are purposed for short-term ownership of lands. Lands acquired are often vacant, blighted, or environmentally-contaminated. Land banks may also acquire lands with title defects or of which derelict structures sit. Lands are eventually transferred to a new owner for reuse and redevelopment.</p>	<p>Scale of Impact - Small to large. A land bank will have the biggest impact on production of low- and moderate-income affordable housing. Considering how difficult it is to build this type of affordable housing and the level of need for affordable housing, a land trust could increase nonprofits' capacity to build affordable housing.</p>
Land Trusts	<p>A land trust is typically a nonprofit organization that owns land and sells or leases the housing on the land to income-qualified buyers. Because the land is not included in the housing price for tenants / buyers, land trusts can achieve below-market pricing. Land trusts are most commonly used as a method for supporting affordable home ownership goals.</p> <p>Land trusts are purposed for long-term stewardship of lands and buildings. Lands / buildings acquired may have need for remediation or redevelopment. Lands / buildings may have also been acquired to preserve affordability, prevent deferred maintenance, or protect against foreclosure</p> <p>Proud Ground (Portland Metro Area) was founded in 1999 and has grown into one of the largest community land trusts in the country. The organization focuses on affordable homeownership and controls ground leases associated with 270 homes in Multnomah, Washington, Clackamas, and Clark County.</p>	<p>Scale of Impact - Small to large. A land trust will have the biggest impact on production of low- and moderate-income affordable housing. Considering how difficult it is to build this type of affordable housing and the level of need for affordable housing, a land trust could increase nonprofits' capacity to build affordable housing.</p>
Public Land Disposition	<p>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, EB-5, 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</p>	<p>Scale of Impact – Small to moderate. Depends on whether the City has surplus land that would be appropriate for future housing development.</p>

Strategy Name	Description	Scale of Impact
	<p>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, or EB-5.</p> <p>Cities across Oregon use publicly land to support affordable and market-rate of housing development. In some cases, municipalities put surplus public land into land banks or land trusts.</p> <p>Tri-Met is evaluating re-use of construction staging sites for future affordable housing and/or transit-orient development sites.</p> <p>Cottage Grove is working with the school district to discuss and plan for use of surplus school district land for future housing development.</p>	
<p>Reduced / Waived Building Permit fee, Planning fees, or SDCs</p>	<p>Programs that reduce various development fees as an incentive to induce qualifying types of development or building features. There are a number of avenues to seek reduced or waived fees. For example, stormwater improvements can be made through the Commercial Stormwater Fee Reduction. There are commonly used tools, often implemented in conjunction with development agreements or other development negotiation processes.</p> <p>City of Portland offers SDC exemptions for affordable housing. Portland’s SDC Exemption Program exempts developers of qualifying affordable housing projects from paying SDCs levied by the City of Portland for transportation, water, parks and environmental services. Eligible rental projects must serve households earning at or below 60% of the AMI for a 60-year period. Portland also offers SDC waivers for development of ADUs.</p> <p>City of McMinnville offers SDC exemptions and reduced permit fees for affordable housing. Building and planning permit fees for new or remodel housing construction projects are reduced by 50% for eligible projects and SDCs for transportation, wastewater and parks are exempted at 100%. Reductions/exemptions are prorated for mixed use or mixed-income developments. The property must be utilized for housing for low-income persons for at least 10 years or the SDCs must be paid to the city.</p>	<p>Scale of Impact - Small.</p>
<p>Scaling SDCs to Unit Size</p>	<p>Cities often charge a set SDC per dwelling unit, charging the same SDCs for large single-family detached units as for small single-family detached units or accessory dwelling units. Some cities have started scaling SDC based on the</p>	<p>Scale of Impact – Small to moderate</p>

Strategy Name	Description	Scale of Impact
	<p>size of the unit in square feet. Offering lower SDC for smaller units can encourage development of smaller units, such as small single-family detached units or cottage cluster units.</p> <p>Newport Oregon scales SDCs for water, wastewater, stormwater, and transportation. The City has a base SDC rate (per square foot) of built space. For example, a 1,000 square foot unit would be charged \$620 for water SDC (\$0.62 per square foot). A 2,000 square foot unit would be charged \$1,204 for the water SDC (\$0.62 per square foot for the first 1,700 square feet and \$0.50 for the additional 300 square feet).</p>	
SDC Financing Credits	<p>May help to offset the an SDC charge, which is a one-time fee that is issued when there is new development or a change in use.</p> <p>SDC financing 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. SDCs are granted when the project makes lasting improvements, such as improving roads, reducing number of trips, create or improve parks or recreational centers, and permanently removing water services.</p>	<p>Scale of Impact – Small to moderate. The City may consider changes in SDCs to allow financing but the City would want to ensure that the impact should be spread-out and non-negatively impact one entity.</p>
Sole Source SDCs	<p>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 Urban Renewal (Tax Increment Financing). 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.</p>	<p>Scale of Impact – Small to moderate. Depends on how the tool is implemented and whether it is used with other tools, such as LIDs or Urban Renewal.</p>
Fees or Other Dedicated Revenue	<p>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-</p>	

Strategy Name	Description	Scale of Impact
	<p>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.</p>	
Reimbursement District	<p>A Reimbursement District is a cost sharing mechanism, typically Initiated by a developer. The purpose is to provide a reimbursement method to the developer of an infrastructure improvement, through fees paid by property owners at the time the property benefits from the improvement. A developer applies to create a Reimbursement District by demonstrating benefit to properties beyond their own. In addition, the size of the improvement must be measurably greater than would otherwise be ordinarily required for the improvement</p> <p>Eligible Reimbursement District projects typically include (but are not limited to) construction or connections of a sewer, water, storm water or street improvements. Applications typically include: a fee sufficient to cover the cost of administrative review, a description of the project, properties that would be impacted, and a detailed methodology and calculation of how the estimated costs would be reimbursed by payments from benefitted properties over a specified timeframe. A report from the City Engineer is generated in review of the submitted application. After a public hearing process, the council will approve, reject or modify the proposal. The approval of a Reimbursement District results in a resolution and distribution of notice among benefitted properties before construction can begin.</p> <p>Benefitted properties must pay the Reimbursement Fee when they make a physical connection to the improvement (or in the case of a sewer project, when the benefitted property creates an impervious surface that drains into the public sewer) within the Reimbursement District Area. Reimbursement fees are collected by the City and are distributed to the developer for the duration of the Reimbursement District, which are typically 10-15 years.</p> <p>Paid by benefitted properties at the time the property benefits from the improvement, typically at connection to the sewer, water or storm drain system.</p>	Scale of Impact – Small to moderate.

Strategy Name	Description	Scale of Impact
Linkage Fees	<p>Linkage fees are charges on new development, usually commercial and / or industrial development only, that can be used to fund affordable housing. To implement them, a city must undertake a nexus study that identifies a legal connection between new jobs housed in the developments, the wages those jobs will pay, and the availability of housing affordable to those employees.</p> <ul style="list-style-type: none"> • Can be used for acquisition and rehabilitation of existing affordable units. • Can be used for new construction. 	Scale of Impact – Small to moderate.
Tax abatement programs that decrease operational costs by decreasing property taxes		
Vertical Housing Tax Abatement (Locally Enabled and Managed)	<p>The 2017 Legislature passed legislation moving the administration of Vertical Housing Program from Oregon Housing and Community Services (OHCS) to the local City and County beginning Oct 6th, 2017. OHCS no longer administers this program.</p> <p>The legislation 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 percent 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 percent of area is median income or below).</p>	Scale of Impact – Small to moderate. The design of the tax abatement program will impact whether and how many developers use the tax abatement, which will affect the scale of the impact.
Multiple-Unit Limited Tax Exemption Program (Locally Enabled and Managed)	<p>Through the multifamily tax exemption, a jurisdiction can incent diverse housing options in urban centers lacking in housing choices or workforce housing units. Through a competitive process, multi-unit projects can receive a property tax exemption for up to ten-years on structural improvements to the property. Though the state enables the program, each City has an opportunity to shape the program to achieve its goals by controlling the geography of where the exemption is available, application process and fees, program requirements, criteria (return on investment, sustainability, inclusion of community space, percentage affordable or workforce housing, etc.), and program cap. The City can select projects on a case-by-case basis through a competitive process.</p> <p>The passing of HB 2377 - Multiunit Rental Housing Tax Exemption allows cities and counties to create a property tax exemption for newly rehabilitated or newly constructed multi-unit rental housing within their boundaries depending on the</p>	Scale of Impact – Small to moderate. The design of the tax abatement program will impact whether and how many developers use the tax abatement, which will affect the scale of the impact.

Strategy Name	Description	Scale of Impact
	<p>number of units made available to low-income households, for up to 10 consecutive years. The bill was crafted to strengthen the connection to affordability by requiring cities and counties to establish a schedule in which the number of years an exemption is provided increases directly with the percentage of units rented to households with an annual income at or below 120 percent of MFI, and at monthly rates that are affordable to such households. While not specifically referenced in the measure, ORS 308.701 defines “Multi-unit rental housing” as: “(a) residential property consisting of four or more dwelling units” and; “does not include assisted living facilities.”</p> <p>All new multifamily units that are built or renovated that offer rent below 120% of AMI are potentially eligible for this tax exemption. In a city with an AMI of \$55,000 (common outside of Portland), that’s rent of \$1,650 per month or less. The tax exemption is for all taxing districts which is administered by the City. Due to this, smaller jurisdictions may have more trouble managing this program.</p> <p>Local taxing jurisdictions that agree to participate—cities, school districts, counties, etc.</p> <p>The City of Eugene offers a ten-year Multi-Unit Property Tax Exemption (MUPTe) for projects in its eastern downtown core. Eugene’s criteria for granting MUPTe include: Project must provide 5 or more units of housing (not including student housing), development must meet minimum density standards, development must comply with minimum green building requirements, a portion of construction and other contracting requirements must be through local business, the development must provide 30% of the units affordable at 100% of AMI or pay a fee of 10% of the value of the tax abatement toward supporting moderate income housing development, demonstrate that the project would not be financially feasible without the exemption by providing 10-year pro forma with and without MUPTe and comply with other criteria.</p> <p>The City of Salem’s Multi-Unit Housing Tax Incentive Program (MUHTIP) was adopted in 2012 to spur the construction of “transit supportive”⁶ multi-unit housing in the city’s downtown core. In order to qualify for the exemption,</p>	

⁶ City of Salem, “Multi Unit Housing Tax Incentive Program,” <https://www.cityofsalem.net/Pages/multi-unit-housing-tax-incentive-program.aspx>.

Strategy Name	Description	Scale of Impact
	<p>projects must consist of at least two dwelling units, be located in the city’s “core area,” and include at least one public benefit.</p>	
<p>Nonprofit Corporation Low Income Housing Tax Exemption</p> <p style="text-align: center;">and</p> <p>Low-Income Rental Housing Tax Exemption</p>	<p>Note: These are two separate tax exemptions available under statute (ORS 307.515 to 307.523 / ORS 307.540 to 307.548). They are grouped together for their similarities (but differences are noted).</p> <p>Land and improvement tax exemption used to reduce operating costs for regulated affordable housing affordable at 60% AMI or below. Requires the City to adopt standards and guidelines for applications and enforcement mechanisms.</p> <p>The low-income rental housing program exemption lasts 20 years. The nonprofit corporation low-income housing program must be applied for every year but can continue as long as the property meets the criteria. Rents must reflect the full value of the property tax abatement and City can add additional criteria.</p> <p>There is no requirement that construction must be complete prior to application. Programs both work well in tandem with other incentives, such as land banking.</p>	<p>Scale of Impact – Small to moderate. The exemption reduces operating costs, meaning it is a tool more useful to property owners of affordable housing projects. Developers, who do not own and operate their own projects, may be less inclined to use the program.</p>

Funding Sources to Support Residential Development

The following policies focus on ways to pay for the costs of implementing the affordable housing programs and infrastructure development.

Strategy Name	Description	Scale of Impact
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 startup 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>Urban renewal is a commonly used tool to support housing development in cities across Oregon.</p>	<p>Scale of Impact – Moderate to Large. Urban Renewal funding is a flexible tool that allows cities to develop essential infrastructure or provides funding for programs that lower the costs of housing development (such as SDC reductions or low interest loan programs). Portland used Urban Renewal to catalyze redevelopment across the City, including the Pearl District and South Waterfront.</p>

<p>Construction Excise Tax (CET)</p>	<p>Funds land use planning throughout the region by taxing construction permits. CET is a tax assessed on construction permits issued by local cities and counties. The tax is assessed as a percent of the value of the improvements for which a permit is sought, unless the project is exempted from the tax. In 2016, the Oregon Legislature passed Senate Bill 1533 which permits cities to adopt a construction excise tax (CET) on the value of new construction projects to raise funds for affordable housing projects. CETs may be residential only, commercial only, or residential and commercial. If the City were to adopt a CET, the tax would be up to 1% of the permit value on residential construction and an uncapped rate on commercial and industrial construction. The allowed uses for CET funding are defined by the state statute. The City may retain 4% of funds to cover administrative costs. The funds remaining must be allocated as follows, if the City uses a residential CET:</p> <ul style="list-style-type: none"> • 50% must be used for developer incentives (e.g. fee and SDC waivers, tax abatements, etc.) • 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction. • 15% flows to Oregon Housing and Community Services for homeowner programs. <p>If the City implements a CET on commercial or industrial uses, 50% of the funds must be used for allowed developer incentives and the remaining 50% are unrestricted. The rate may exceed 1% if levied on commercial or industrial uses. The City of Portland's CET went into effect in 2016. It levies a 1% CET on residential, commercial, and industrial development valued at \$100,000 or more, with all revenues going toward affordable housing. The revenues pay for production of housing at or below 60% AMI, developer incentives for inclusionary zoning, along with state homeownership programs.</p> <p>City of Bend adopted a CET of 0.3% on residential, commercial, and industrial development in 2006, with revenues dedicated to loans to fund developments by profit and nonprofit affordable housing developers. The fee has raised \$11 million as of 2016, allowing the City to lend money to fund 615 units. The fund has leveraged \$63 million in state and federal funding and \$14 million in equity.</p> <p>The City of Milwaukie adopted a CET on commercial, residential, and industrial development in November of 2017. The City exempted deed-restricted affordable</p>	<p>Scale of Impact – Depends on the amount of funding available.</p>
--------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------

	<p>housing, ADUs, and improvements less than \$100,000 from paying the CET. The adopting ordinance allocates funds as required by state statutes, specifying that flexible funds from the commercial improvements will be used 50% toward housing available to those making up to 120% of MFI, and 50% for economic development programs in areas with sub-area plans (such as Downtown and Riverfront, and the City's urban renewal areas).</p>	
<p>General Fund and General Obligation (GO) Bonds</p>	<p>Allows funding for a project that is not dependent on revenue from the project to back the bond.</p> <p>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.</p> <p>Property taxes are increased to pay back the GO bonds.</p> <p>City of Portland passed \$258 million bond for affordable housing in 2016. The goal of the bond is to build or preserve up to 1,300 units in the next five to seven years. The city issued a request for information to solicit interest in acquiring properties or land under the affordable housing bond. The city is looking for opportunities to acquire existing properties of 20 or more units, or vacant land that is appropriately zoned for 20+ housing units, and is looking for both traditional and nontraditional development opportunities.</p>	<p>Scale of Impact – Moderate to large. GO Bonds can be used to develop essential infrastructure or provides funding for programs that lower the costs of housing development (such as SDC reductions or low interest loan programs).</p>
<p>Local Improvement District (LID)</p>	<p>Enables a group of property owners to share the cost of a project or infrastructural improvement.</p> <p>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. For residential property, the estimated assessment cannot exceed the pre-improvement value of the property based on assessor records.</p> <p>An ordinance must be passed through a public hearing process which must be supported by a majority of affected property owners. Part of this process includes an estimation of the improvement costs and the portion of those costs in which property owners will be responsible to pay for. The public hearing process allows for LIDs to be challenged by property owners.</p> <p>The City collects the funds and regardless if the actual cost is greater than the estimated cost (on which the assessment was based), the City may make a deficit assessment for the additional cost, which would be prorated among all benefitted properties. Another public hearing would be held, in the event that an additional assessment were placed property owners (due to underestimation).</p>	<p>Scale of Impact – Depends on the amount of funding available and Bonding capacity.</p>

General Fund Grants or Loans	A city can use general fund or tax increment dollars to directly invest in a specific affordable housing projects. These grants or loans can serve as gap funding to improve development feasibility. There are several options for using general fund grants or loans, including the potential for bonds to generate upfront revenue that is repaid over time, as recently approved in the City of Portland. Another option is to use general fund dollars to contribute to other programs that are successfully operating, such as non-profit land trusts or even other government agencies that have the administrative capacity to maintain compliance requirements over time, using intergovernmental agreements.	Scale of Impact – Depends on the amount of funding available.
Transient Lodging Tax (TLT)	Generates revenue by primarily taxing tourists and guests using temporary lodging services. Taxes for temporary lodging at hotels, motels, campgrounds, and other temporary lodgings. Oregon has a statewide TLT and cities and counties can also charge a local TLT subject to certain limitations. The statutes specify that 70% must be used for tourism promotion or tourism related facilities and 30% is unrestricted in use, and there cannot be a reduction of the total percent of room tax. The state tax is specified at 1.8%; local government tax rates vary as local governments set the rate for their jurisdiction by ordinance. Cities and counties may impose taxes on transient lodging. Alternatively, some cities have an agreement for the county to impose the tax and cities share in a percent of the revenue.	Scale of Impact – Small. The amount of funding from TLT is likely to be relatively small, given that only 30% of TLT funds have unrestricted use.
CDBG	The Community Development Block Grants program is a flexible program that provides annual grants on a formula basis to both local governments and States. Grants are awarded on a 1, 2, or 3-year period. It is required that at least 70% of the CDGB funds are used for activities that benefit low- and moderate- income. Additionally, each activity must address any threats to health or welfare in the community (for which other funding is unavailable). These funds can be used for acquisition and rehabilitation of existing affordable units, as well as new construction that prioritizes community development efforts.	Scale of Impact – Depends on the amount of funding available.