



ONTARIO HB 2001 & HB 2003 UPDATES TAC Meeting # 1 – September 23, 2020

INTRODUCTION

Thank you for your commitment and involvement as a Technical Advisory Committee (TAC) member!

This Committee will guide the City and Consultants on product development and you will be asked to assist in targeted outreach to better understand broad consumer preferences, regional housing market demands, core community values, and the specific housing needs of different groups in Ontario.

Prepare for Meeting #1

TOP 3: NEED, OBSTACLES, PRODUCTION MEASURES

To begin thinking about the existing housing supply, demand, and production in Ontario, we would like each TAC member to be ready to briefly discuss their “top 3” types of needed housing, obstacles to producing needed housing, and measures/solutions to overcome identified obstacles.

NEED: What is needed housing in Ontario? Who needs housing options in Ontario? What types of housing are needed to meet specific needs? Where do we need specific housing types in Ontario?

OBSTACLES: What is stopping housing development in Ontario? “Soft” obstacles like regulations / financing / competition from other areas? “Hard” obstacles like land costs / infrastructure / access?

PRODUCTION MEASURES: What specific measures do you believe will help housing production in Ontario? Are there measures in other communities that you think would work well here? What are your specific solutions to overcome housing obstacles?

Please come prepared to discuss your top three needed housing types, obstacles to housing production, and measures (solutions) to overcome each obstacle.

PROJECT OVERVIEW

Providing housing for workers and employers in Ontario is part of an overall economic development strategy. The City has received a grant from the Department of Land Conservation and Development to address housing need and supply within the UGA. The City has contracted with Winterbrook Planning to provide technical assistance. Winterbrook has begun to evaluate the effectiveness of Ontario’s existing programs and to identify new program options to increase the supply of housing for all income levels. The TAC will provide valuable assistance to the community in determining how each of the following tasks will be implemented.

1. **Duplex Code Audit/Amendments and Statutory Requirements:** Revise Zoning Ordinance to meet local housing objectives that comport with HB 2001 duplex provisions before statutory deadline of June 30, 2021. The City must also comply with requirements for accessory dwelling units (ORS 197.312) and the siting of manufactured homes on individual lots (ORS 197.314).
2. **An updated Housing Needs Analysis and Buildable Lands Inventory (HNA/BLI):** The City’s existing HNA is 13 years old and is based on growth assumptions that have not come to pass. Although Ontario has more than a 20-year supply of buildable land within its UGB, the available land supply may not be properly zoned, located or serviced to meet the City’s housing needs. The updated HNA will determine needed housing types and densities at affordable price levels and will provide a solid qualitative basis for identifying effective measures to achieve the state’s and community’s housing objectives.
3. **Housing Strategy Implementation Plan:** Develop an action plan to implement high-priority housing strategies identified in the HNA and heard by community stakeholders. The plan will comply with HB 2003 requirements. The Ontario housing strategy will build upon existing measures and will likely include changes to zoning regulations and suggest new non-regulatory incentives.

SCHEDULE (DETAILED SCHEDULE ATTACHED)

- **TAC Meeting #1 – September 23rd**
DISCUSS: Project overview, community outreach program, and state statutory and rule requirements
- **TAC Meeting #2 – October 21st**
REVIEW: DRAFT Housing Needs Analysis (HNA) and Buildable Lands Inventory (BLI)
- **TAC Meeting #3 – December 2nd**
REVIEW: Comparison between residential land need (HNA) and supply (BLI) and any recommended comprehensive plan and code amendments
- **TAC Meeting #4 – February 10th (Potential TAC Meeting #5 – March 3rd)**
REVIEW: DRAFT Housing strategy implementation plan and any recommended comprehensive plan and code amendments
- **Joint Planning Commission & City Council Hearings – April 2021**
Joint Planning Commission and City Council work session and hearings to review TAC recommendations and adopt housing production strategies / measures

COMMUNITY OUTREACH (detailed program attached)

TAC RESPONSIBILITIES (with City & Consultant support)

Help define Ontario's housing needs.

Help define Ontario's housing obstacles.

Help define Ontario's housing production measures.

Interviews

Consultant and TAC members will conduct interviews with housing production actors such as developers, financiers, real estate agents, and public side facilitators like public works or Housing Authority officials. Interview formats will be designed to illicit feedback on City code, policies, fees, and other mechanisms that impact housing development.

“Kitchen Table” Conversations

TAC members will be asked to facilitate meetings with potential stakeholders and community partners. The conversations could happen as standalone events or as part of existing regular meetings (service organizations, church groups, professional associations, classrooms, youth activities, etc.). Each TAC member will be asked to leverage their existing relationships in the community to ensure that all voices are heard. This meeting strategy will be one of the main ways to involve under-represented groups.

CITY & CONSULTANT RESPONSIBILITIES (with TAC Member support)

Project Website

A project website will be available through the City's domain page. The site will be organized by TAC / Planning Commission / CC meetings, listing the meeting calendars and any meeting materials as they become available.

Online Survey

A brief online survey will be available to the public throughout the duration of the outreach program. The survey will be hosted on the project website, and it will be advertised through the City's Facebook page and provided to other outlets to advertise, like regional Cities/Counties, news outlets, and other private or public organizations.

Virtual / In-Person Open House(s)

At least one virtual open house will be planned with City and TAC members to provide both project updates as well as create space for open dialogue based on a thematized discussion around housing preferences and development constraints. The open house will be open to the public and will be heavily advertised on multiple platforms and through multiple community partnerships to increase the likelihood of public participation. Open house materials and follow-up/comment cards will also be available on the project website.

STATE REQUIREMENTS

To respond to Oregon's current housing crisis, the State has passed a series of "Housing Choice" and housing production bills that apply to select cities across the state. These housing choice bills increase options for "missing middle housing". As a city over 10,000, these housing choice bills apply to Ontario.

DUPLEX CODE UPDATES (HB 2001)

The Oregon State Legislature passed a law in June 2019 that is intended to provide more opportunities for a variety of housing types in traditionally single-family neighborhoods, and to increase the overall housing supply in and around cities. If a residential zone in Ontario's City Limits allows single-family homes, a duplex must also be permitted subject to the same regulations as single-family homes.

DLCD Webpage: <https://www.oregon.gov/lcd/UP/Pages/Housing-Choices.aspx>

DLCD One-pager: <https://www.oregon.gov/lcd/UP/Documents/HB2001OverviewPublic.pdf>

ACCESSORY DWELLING UNITS (ORS 197.312)

Accessory dwelling units have been allowed in the City since Oregon Senate Bill 1051 was passed in 2017. However, the current zoning code does not expressly allow them. Following the state statute, the zoning code will be updated to allow at least one accessory dwelling unit for each detached single-family home within the Ontario Urban Growth Boundary. Like duplexes, ADUs can be created in any configuration – in-unit, attached, or detached – as long as they are auxiliary to, and smaller than, the main dwelling.

DLCD Guide to ADU Requirements: https://www.oregon.gov/lcd/Publications/ADU_Guidance_updatedSept2019.pdf

MANUFACTURED HOMES

Manufactured homes are a form of single-family dwellings and are allowed by right in any single-family zone. This is required by state statute ORS 197.314. Ontario already allows manufactured homes outside of manufactured dwelling parks by applying an automatic overlay. This overlay is called the Manufactured Home Residence Overlay (R-MHO). The overlay regulates size, design, and siting standards allowed by ORS 197.307(8). Although already allowed, the purpose statement of the R-MHO zone is unclear. The proposed amendments refine this language.

Ontario Zoning Ordinance (R-HMO Zone)

https://library.municode.com/or/ontario/codes/planning_and_zoning_development_standards?nodeId=TIT10ASUZORE_CH10A-210MAHOREOVZO

NEXT STEPS / TAC HOMEWORK

- City to begin adoption process for Duplex Code Audit/Amendments
- City and Consultants to draft interview questions and format for "kitchen table" convos
- **October 14th** – DRAFT HNA and BLI available for TAC review
- **October 21st** – TAC Meeting #2
- **TAC Homework for Meeting #2**
 1. Bring 2-5 names for one-on-one interviews (professional colleagues, constituents, community members); and
 2. Begin thinking about scheduling/planning to hold at least one kitchen table convo before end of year