

TAC MEETING # 1

September 23rd, 2020

AGENDA

6:00 INTRODUCTIONS

6:20 PROJECT OVERVIEW

6:40 WHAT ARE YOUR TOP 3?

7:20 COMMUNITY OUTREACH PROGRAM

7:50 NEXT STEPS

8:00 MEETING CONCLUDES



INTRODUCTIONS

Tell us who you are and why you are interested in increasing housing options in Ontario?



PROJECT OVERVIEW

Introduction, Project Overview, and TAC Role & Responsibilities

Statutory Code Amendments

DRAFT
Housing Needs Analysis & Buildable Land Inventory

DRAFT
Comparison of Housing Needs Analysis & Buildable Land Inventory

DRAFT
Housing Strategy Implementation Plan

Adoption of
HNA, BLI, Housing Strategy, and any comprehensive plan or zoning ordinance amendments

TAC Meeting #1

TAC Meeting #2

TAC Meeting #3

TAC Meeting #4, #5

PC / CC Hearings

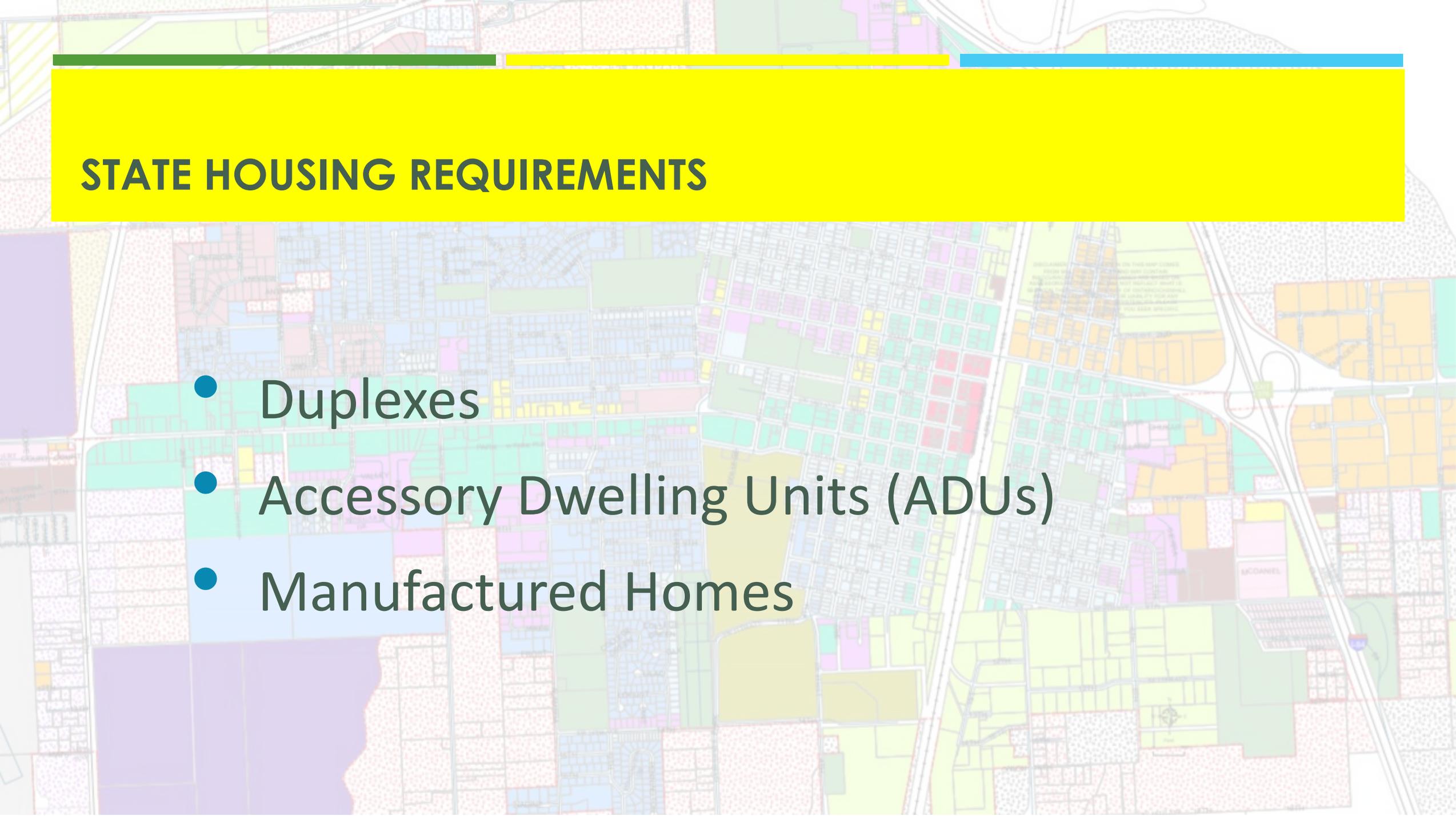
September

October

December

February, March

April



STATE HOUSING REQUIREMENTS

- Duplexes
- Accessory Dwelling Units (ADUs)
- Manufactured Homes

DUPLEX CODE UPDATES (HB 2001)

ORS 197.758 (3)

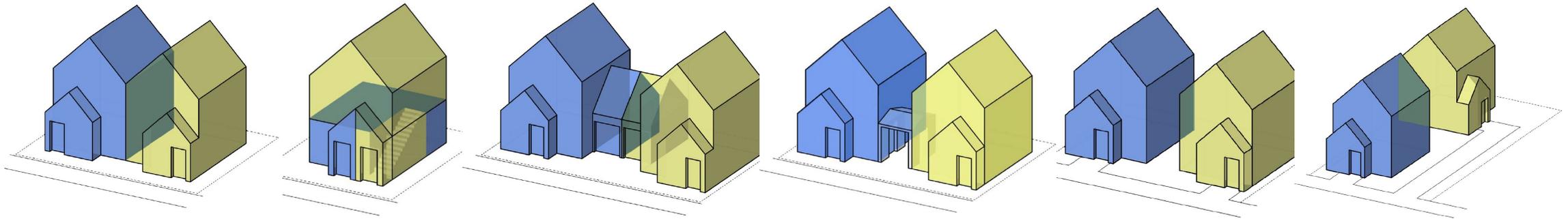
*[Cities] with a population of more than 10,000 and less than 25,000 shall **allow the development of a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings.** [...]*

OAR 660-046-0120

Duplexes shall meet all clear and objective development standards that apply to detached single family dwellings in the same zone.

Duplex Definition:

- A residential building of any configuration containing two dwelling units on a lot or parcel



CODE AMENDMENTS – DUPLEXES (HB 2001)

ACCESSORY DWELLING UNITS (SB 1051)

ORS 197.312 (5)

*(5) (a) A city with a population greater than 2,500 [...] shall allow in areas within the urban growth boundary that are zoned for detached single-family dwellings **the development of at least one accessory dwelling unit for each detached single-family dwelling [...]***

Comment: Land with one detached single-family dwelling is allowed at least one ADU. ADUs are allowed on land within UGBs. This includes Ontario's Urban Reserves (Urban Growth Area [URA] Zones)



Over the Garage



Garage Conversion



Stand-Alone Unit



Basement or Attic Conversion

NEW ADU Definition:

- An interior, attached, or detached dwelling unit that is accessory to the primary single-family detached dwelling on a lot or parcel. An ADU has a gross floor area that is
 - (a) 12,000 square feet or less and
 - (b) less than the primary single-family dwelling on the lot or parcel.

Comment: By State Statute, a City cannot require off-street parking or owner-occupancy

ACCESSORY DWELLING UNITS (SB 1051)

MANUFACTURED HOMES

ORS 197.314 (1)

[Cities shall amend] comprehensive plan and land use regulations for all land zoned for single-family residential uses to allow for siting of manufactured homes as defined in ORS 446.003.

Comment: Ontario currently allows manufactured dwellings on all land zoned for single-family residential through the Manufactured Home Residence Overlay Zone (R-MHO)

OTHER AMENDMENTS – TOWNHOMES / ROWHOUSES

Reduce minimum lot width for single-family attached homes



PROJECT OVERVIEW – LOOKING FORWARD

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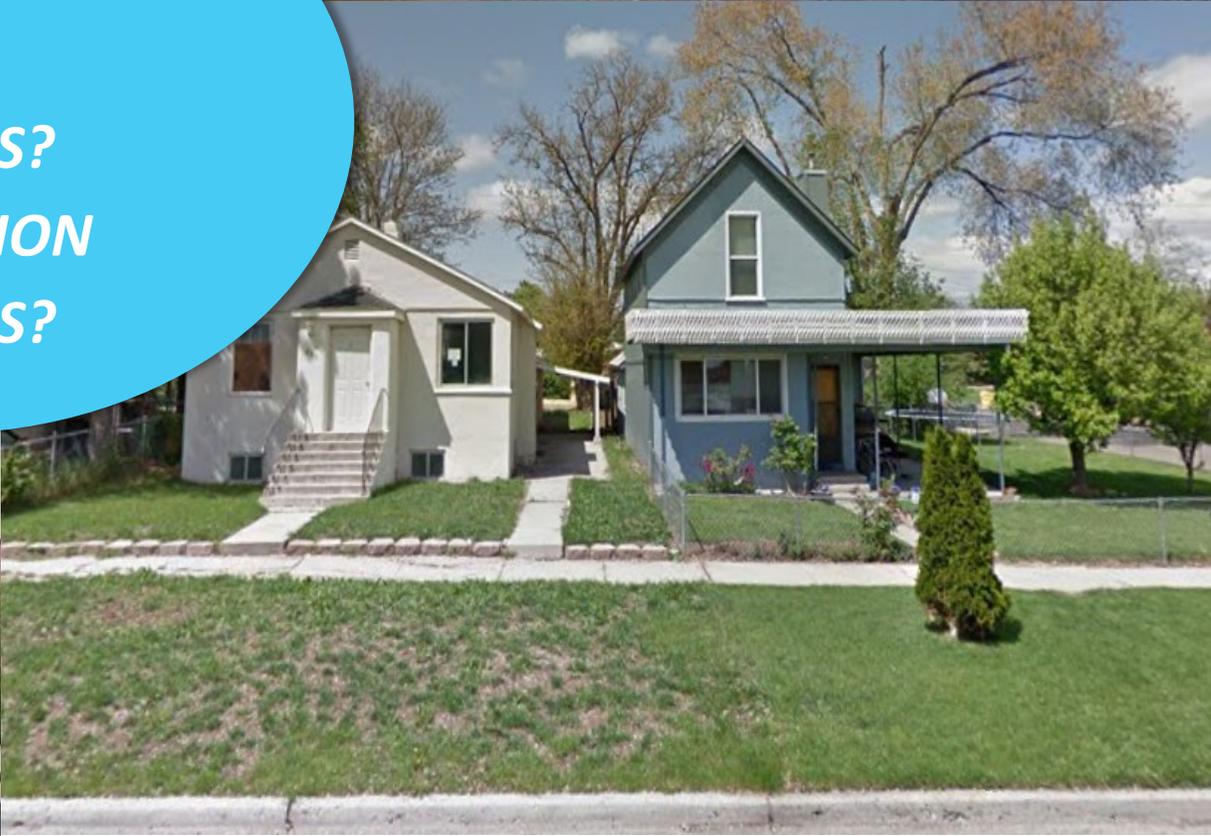
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Your "Top 3"?

- NEEDS?***
- OBSTACLES?***
- PRODUCTION MEASURES?***



COMMUNITY OUTREACH PROGRAM



**TAC
RESPONSIBILITY
WITH CITY &
CONSULTANT
SUPPORT**

INTERVIEWS

One-on-one open forum

Focused on housing production

Could use “Top 3”:

Housing need?

Obstacles to housing?

Solutions to housing obstacles?

“KITCHEN TABLE” CONVOS

Focus groups

“High-level” with emphasis on housing production

Housing for who?

Housing where?

What kinds of housing?

How to achieve housing?

COMMUNITY OUTREACH PROGRAM



PROJECT WEBSITE

Hosted on City website → "City Projects"
Organized by TAC Meeting
All meeting materials and final products available

ONLINE SURVEY

Hosted on Project Website
Open to all public; advertised throughout project duration
Currently in-development

VIRTUAL / IN-PERSON OPEN HOUSE(S)

At least one virtual or in-person open house
Focused on housing preferences and development constraints
Timing, content, platform all currently in-development

**CITY &
CONSULTANT
RESPONSIBILITY
(WITH TAC
SUPPORT)**

COMMUNITY OUTREACH PROGRAM



Who do we need to reach?

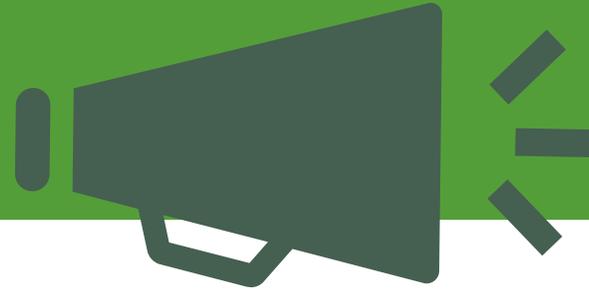
LOCAL CITIZEN ORGANIZATIONS / BUSINESS PARTNERS

DEVELOPMENT COMMUNITY

HOUSING CONSUMERS



COMMUNITY OUTREACH PROGRAM



Who do we need to reach?

LOCAL CITIZEN ORGANIZATIONS / BUSINESS PARTNERS

Revitalize Ontario

Community Strategic Plan Partners

Ontario Area Chamber of Commerce

Ontario Recreation District

Four Rivers Community School

Ontario School District

Treasure Valley Community College

OTHERS TO ADD?



COMMUNITY OUTREACH PROGRAM



Who do we need to reach?

DEVELOPMENT COMMUNITY

Malheur County Economic Development

Civil Engineers

Snake River Economic Development Alliance

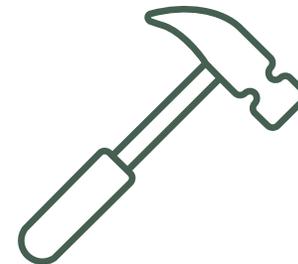
Real Estate Professionals

Surveyors

Developers

Home Builders

OTHERS TO ADD?



COMMUNITY OUTREACH PROGRAM



Who do we need to reach?

HOUSING CONSUMERS

All income levels

Existing residents

Rural & Idaho residents

People with special housing needs

People without internet access

All age levels

Future residents

OTHERS TO ADD?



NEXT STEPS

- City will begin adoption process for Duplex Code 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:

- 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

