



**Department of Land
Conservation and Development
Affordable Housing Work Group**

AGENDA

Meeting 5

September 15, 2008

9:00 AM – 11:30 AM

Agriculture Building (DLCD)

635 Capitol St NE, Salem

Basement Hearing Room

1. Opening remarks from the Chair
2. Review minutes from previous meeting
3. Review work group meeting schedule
4. Discussion of proposed criteria for determining nature of pilot project
 - a. Does it actually produce affordable housing (for people at all income levels and including new manufactured home parks)? Includes infrastructure cost.
 - i. Alternatively stated: Does it encourage the private sector enough to make this idea happen? (Doug Parker: Does the program provide adequate incentives, clarity, and real measures of success to engage the housing marketplace to participate in the program?)
 - b. What is its impact on cities? Does it work for them?
 - c. What is its impact on rural resource lands?
 - d. Is it replicable in cities of all sizes?
 - e. Can we get group consensus on it? Is it politically acceptable?
 - f. Is it legal?
 - g. Does it include both public and private ownership approaches?
 - h. Energy and transportation impacts?
 - i. Can we ensure affordability long term and minimize burden of monitoring
5. Continued discussion and narrowing of pilot project options
 - a. Rindy #1a: Simplified UGB amendment process for site all or partly dedicated to affordable housing. Includes swapping land for changing uses.
 - b. Rindy #1b: Simplified UGB amendment process for site all or partly dedicated to affordable housing; site must be in designated urban reserve.

- c. Rindy #3: UGB expansion for residential land must include a specified amount or percentage of land dedicated to affordable housing.
 - d. Strengthen and/or clarify state rules regarding affordable housing
 - i. Extend the Metropolitan Housing Rule (OAR 660, Division 007) mix and density requirements to rest of the state.
 - ii. Goal 10: Strengthen its enforcement or expand its scope
 - iii. Metro Functional Plan, Title 7: Strengthen its enforcement or expand its scope.
 - iv. Winterowd statutory and rule amendments to ORS 197.296, ORS 197.298 and OAR 660, Division 24.
 - v. Require minimum density in medium density designated residential land to prevent it from being used for single family development.
 - vi. Address phasing of developments, where developer “promises” to produce the required density in a later phase, but may not do so.
 - vii. Doug Parker’s Goal 10 Safe Harbor
6. Next meeting agenda, wrap up and adjourn