

Gloria Gardiner - Brookings PAPA 005-08

From: Gloria Gardiner
To: Perry, Dave
Date: 7/2/2008 10:12 AM
Subject: PAPA 005-08
CC: Hallyburton, Rob; Nichols, Darren

Hi, Dave. I have a couple thoughts on what is generally a good attempt to provide more affordable housing in the city. I am concerned that some aspects of the proposed regulatory tools may not be consistent with the stated purpose of creating flexibility and providing incentives to developers, and therefore may not encourage more affordable housing to be built:

Density bonus

Allowing smaller lots in exchange for providing affordable units is good, but I don't see a need to impose a 50 foot minimum lot width for these lots, and it is a barrier to flexibility and good site design. For a 4,000 square foot lot, a relatively large minimum width means allocating more of the lot to the sides than to the front and back yards. Home owners generally prefer to have a back yard large enough for family use. A larger back yard also makes it more feasible for a developer to locate garage access in the back (if the city permits it). To provide for better usage of yard setback areas on smaller lots, other Oregon communities allow a shorter front setback, and no or shorter minimum lot dimension standards.

Accessory dwelling units

The following proposed requirements aren't in the Model Code, I haven't seen them elsewhere in Oregon, and I think they are barriers to encouraging ADUs as an affordable housing option :

1. 2 off-street parking spaces for the ADU. Other communities require 1 or none.

2. Annual ADU registration fee.

3. SDCs for the ADU.

So far, communities have not seen a large number of ADU applications, and they are a low cost item for the city compared to other types of development.

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