

## Bob Rindy - Re: Housing ideas

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**From:** Bob Rindy  
**To:** Chandler, Jon  
**Subject:** Re: Housing ideas

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>>> Jon Chandler <jchandler@oregonhba.com> 01/26/2009 6:32 AM >>>

All – no inauguration for me, as I was out all last week at the National Association of Home Builders convention and trade show in Las Vegas, a location for that event which might be amusing if your sense of humor runs to the ironic...

To the long-overdue and neglected assignment (at least neglected by me; Mary Kyle did her part), here is the list sent to me by MKM; I have no quarrel with any of them but have added a couple comments:

- \* minimum average densities
- \* no SF homes allowed in MF zone **assuming that there is sufficient SF land and/or the jurisdiction isn't using MF zoning as a protective device**
- \* allowance of accessory dwelling units **as outright uses**
- \* density bonus for affordable housing
- \* increased densities allowed outright in transit corridors and mixed use centers **or within X radius of city centers or schools or etc**
- \* SDC abatements for affordable housing **subject to caveats we can talk about**
- \* protections for mobile home parks/relocation requirements
- \* incentive based inclusionary zoning **more on this below**
- \* something about non-onerous off-street parking requirements
- \* city has already achieved a certain density inside UGB - like the 6/8/10 rule? **Perhaps but the Metro rule doesn't require achievement, just zoning**

To the above list, which was intended to be items that could be quickly spotted in a comp plan or development code, I would add the following:

- Duplexes or triplexes allowed in SF zones either as of right or with minimal process
- Limited site & design review
- Allowance of skinny streets, lower right of way requirements (street trees, parking strips, etc), lower street standards generally
- Attainable clear and objective standards for MF or higher density SF (i.e. a C&E path that doesn't have the effect of herding most applications into a PUD process)

On the topic of incentive-based inclusionary zoning, while it might not be as simple to spot in a quick scan of a code, here are a few ideas for what might constitute components of such a program:

- Financial incentives
  - Fee waivers/reductions
  - SDC waivers/reductions
  - Local government participation in state required programs (storm water and wetlands maintenance, etc)
  - Locally funded interest rate buy-downs or other incentives
- Process incentives
  - Move-to-the-head-of-the-line permitting (once we start getting lines again, of course)

- Limited local appeals
- Expedited local approvals
- One-stop processing and approval
- Zoning or other incentives
  - Expedited UGB expansion
  - Expedited re-zone or up-zone processes
  - Relaxed height limitations

Hope this is helpful.

Bob Rindy, I have another meeting to attend at 11:00 so will be leaving this morning's fun a bit early. Do try to bear up.

Jon Chandler  
CEO, Oregon Home Builders Association  
375 Taylor Street NE  
Salem, OR 97303  
503-378-9066 x 3 Voice  
503-602-8945 Cell  
503-362-5120 Fax  
[www.oregonhba.com](http://www.oregonhba.com)