

City of Monmouth

Housing Needs Analysis and Buildable Lands Inventory

Planning Commission Work Session

May 1, 2019



LAND USE PLANNING
TRANSPORTATION PLANNING
PROJECT MANAGEMENT



Housing Adoption Materials



- Updated Comprehensive Plan Policies
- Summary of Housing Need Findings
- References to Detailed Reports
- Potential Measures to Address Housing Needs

Comprehensive Plan Policies



Additional Policy Language Related to:

- Emphasis on housing for low and moderate income households
- Variety of housing types (expand policy language)
- Mixed use development
- Federal Fair Housing law
- Land supply (expand policy language)
- Short-term rental regulation

Housing Findings



- Demographic conditions and trends
- Projected future housing needs
- Land supply
- Comparison between land need and supply

Strategies to Address Future Needs



1. Rezone Land
2. Adjust or Expand UGB
3. Increase Densities or Range of Housing Types
4. Code Amendments for Small Housing
5. Encourage mixed use
6. Incentive Zoning
7. System Development Charge Deferrals
7. Expedited Development Review
8. Inclusionary Zoning
9. Construction Excise Tax
10. Public Private Partnerships
11. Community Land Trusts
12. Land Acquisition
13. Tenant Protections
14. Financial Assistance Programs

Housing Strategies – Rezone Land



- Possible strategy to address gap in supply of high density land
- Consider these best practices:
 - Locate adjacent to medium densities zones
 - Prioritize areas close to needed services
 - Ensure areas are large enough to address need

Housing Strategies – Adjust or Expand UGB



- Findings don't provide basis for expansion now
- Adjustment possible if:
 - Exchange for equal capacity
 - Address exclusion area requirements
 - Meet other UGB amendment criteria

Housing Strategies – Expand Housing Types, Densities



- Helps address gap in land supply for higher density housing
- Consider increasing allowed densities in RM, RH zones
- Consider expanding allowed uses:
 - Allow quints and/or courtyard apartments in RM zone
 - Allow cottage clusters in RM, RH zones
- Reduce lot width requirements for townhomes
- Consider other code adjustments for small housing types

Housing Strategies – Encourage Mixed Use



- Helps address gap in supply of land for multi-family
- Specific strategies:
 - Monitor and document future mixed use development
 - Inform property owners, developers of opportunities
 - Consider development code incentives

Housing Strategies – Incentives



- Code Incentives – parking reductions, height or density bonuses
- System development charge deferrals
- Expedited development review
- Inclusionary zoning

Housing Strategies – Construction Excise Tax



- Source of funding to support other strategies
- Used for local affordable housing programs, developer incentives, homeowner programs
- Would produce modest revenues but could help leverage other strategies
- Relatively straightforward to administer once adopted

Housing Strategies – Partnerships



- Support other public agencies, non-profits or market rate projects
- Provide policy or financial assistance via complementary strategies
- Provide information about code provisions, land supply, permitting
- Consider land donations if city-owned sites exist
- Support community land trusts (e.g., Proud Ground or Habitat for Humanity)

Housing Strategies – Tenant Protections, Assistance



- Tenant protection programs:
 - Renter relocation assistance
 - Rental registration
 - Rental inspections
- Financial assistance
 - Home repair and rehab by Polk County CDC
 - Reduced fees for utilities, etc.