MEMORANDUM

Comprehensive Plan Update Recommendations

City of Happy Valley

DATE January 18, 2022

TO Michael Walter and Laura Terway, City of Happy Valley

FROM Matt Hastie, Kate Rogers, and Brandon Crawford, Angelo Planning Group

Proposed Comprehensive Plan Amendments

Happy Valley's Comprehensive Plan was last updated in 2017. APG reviewed the Plan to assess whether it includes the following types of supportive policies as identified in the Housing Strategies Report reviewed by the Planning Commission and City Council with the Buildable Lands Inventory in early to mid 2001.:

- Supports Statewide Planning Goal 10. Comprehensive Plans typically do and should include a general policy that mirrors Statewide Planning Goal 10 (Housing), stating that the jurisdiction's overall goal is to "encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density."
- Emphasizes affordable housing needs. Given that meeting the needs of low- and moderate-income households often requires public intervention or subsidy, it is important for the City's Comprehensive Plans to include policies that emphasize the needs of these households.
- Supports partnerships. Most Comprehensive Plan housing elements include policies aimed at supporting other public agencies, non-profits, and market rate developers who focus on meeting the needs of low- and moderate-income households and community members with special housing needs.
- Encourages a variety of housing types. In addition to a broad goal or policy about meeting a full range of housing needs, Plans often include policies noting the need for a variety of housing types, including single-family attached housing, duplexes, triplexes, multi-family housing and townhomes, as well as less traditional forms of housing such as cottage cluster housing and accessory dwelling units. Addressing this policy issue also is consistent with recently adopted state legislation (House Bill 2001).
- Affirms Fair Housing goals. Local governments are required to ensure that their housing policies and standards do not discriminate against or have adverse effects on the ability of "protected classes" to obtain housing, consistent with the federal Fair Housing Act.
- Supports mixed use development. Some Plans explicitly support the development of mixed-use projects, which typically include upper story housing located above retail or other commercial uses.

- Supports accessory dwelling units. Comprehensive Plans may include policies specifically referencing support for this form of housing. Recent Oregon legislation requires all cities above a certain size to allow for this form of housing outright in all areas that are zoned for detached single family dwellings. Although the City's Development Code addresses this topic, we still generally recommend including supporting policy language in the Comprehensive Plan.
- Supports flexible zoning. Some Plans include policies which emphasize the need for zoning to be flexible enough to meet a variety of housing needs and keep costs for such housing down, particularly for housing affordable to low- and moderate-income households
- Addresses land supply goals. Many Plans include policies which reference the need to ensure that adequate land is zoned to meet identified housing needs, and to periodically update the jurisdiction's inventory of such lands.
- Supports maintenance and rehabilitation of existing housing. Many Plans emphasize maintenance of existing housing stock as a method to prevent unsafe conditions and to keep affordable housing available within the community.
- Supports development of manufactured homes. Oregon law requires that all zones that allow for "stick built" single-family detached homes also allow for manufactured homes on individual lots. Each jurisdiction must also allow for manufactured home parks in at least one residential zone.
- Regulates short-term rentals. Many communities, particularly those with high levels of tourism, regulate short-term rental housing to reduce its impact on the supply and affordability of long-term rental housing.

Table 1 summarizes APG's evaluation of the extent to which Happy Valley's Comprehensive Plan includes the types of supportive policies listed above. The Housing chapter of the Comprehensive Plan (Section 6) includes goals and polices that apply citywide (H-1), as well as those specific to the East Happy Valley Comprehensive Plan area (H-2). The Land Use chapter of the Plan also includes relevant policies and was included in the review. The Pleasant Valley/North Carver Comprehensive Plan, currently in a draft form, anticipates additional plan policies specific to that study area.

Table 1. Comprehensive Plan Policy Evaluation

Policy Topic	*Existing Language*	*Assessment and Example Language*
Supports Statewide Planning Goal 10	***H-1.*** *To provide for the housing needs of the citizens of the state.* ***H-1.1*** *To increase the supply of housing to allow for population growth and to provide for the housing needs of the citizens of the City of Happy Valley.* ***LU-1.1****: The City of Happy Valley shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels that are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.*	Adequately addressed. Consider removing reference to "citizens of the state." Possibly replace with "Happy Valley current and future community members" similar to the language in the East Happy Valley policies below.
Emphasizes affordable housing needs	***H-1.3*** *To provide a variety of lot sizes, a diversity of housing types (including single family attached/townhouses, duplexes, senior housing, and multi-family) and a range of prices to attract a variety of household sizes and incomes to the City of Happy Valley.* ***East Happy Valley H-2.1*** *East Happy Valley will provide housing choices for people of all income levels and life stages. Housing will include:* *a) A full range of integrated housing types, affordability, and tenancy preferences across the neighborhoods that will fulfill state and regional housing requirements and allow people of all ages and incomes to live in Happy Valley.* *b) A range of housing types that allow community members to continue to live locally throughout all of life's stages (i.e., entry level worker, student, young professional, retired, and elderly)*	Consider adding a policy that specifically mentions the need for housing that is affordable to low- and moderate-income households, or add language to Policy H-1.3. For example: • *Support the creation of housing that is affordable to low- and moderate-income households through partnerships, land use policies, and programmatic efforts. (or)* • *H-1.3 to provide a variety of lot sizes, a diversity of housing types (including single family attached/townhouses, duplexes, senior housing, and multi-family) and a range of prices (including those affordable to low- and moderate-income households) to attract a variety of household sizes and incomes to the City of Happy Valley.* • *H-2.1 East Happy Valley will provide housing choices for people of all income levels (including low- and moderate-income households) and life stages.* Additionally, consider separating H-1.3 into separate policies for housing type and housing price – adding recommended language makes the policy somewhat long and unwieldy.
Supports partnerships	*N/A*	Consider goal and policy language to support partnerships. For example: • *Continue to maintain and expand partnerships with non-profit housing developers and other affordable housing providers and agencies that preserve or provide new low to moderate income-housing units, create opportunities for first-time homeownership, and help vulnerable homeowners maintain and stay in their homes.* • *Work with other jurisdictions as well as regional and state agencies to identify the region's housing needs and pursue a shared approach to improve housing affordability across all household income ranges.*
Encourages a variety of housing types	*H-1.3 (See Above)* *H-2 (See Above)* ***LU-1.2****: The City of Happy Valley shall provide a range of housing that includes land use districts that allow senior housing, assisted living and a range of multi-family housing products. This range improves housing choice for the elderly, young professionals, single households, families with children, and other household types.*	Adequately addressed. •

Policy Topic	*Existing Language*	*Assessment and Example Language*
Supports mixed use development	***LU-4.2 (East Happy Valley)****: East Happy Valley will be a well-designed community with core mixed-use areas, livable neighborhoods and a range of job opportunities all integrated with the transportation system, natural environment, open space network and public facilities.* *Community elements will include:* … *o Mixed-use centers that encourage a sense of community;* *o A diverse range of job opportunities;*	Adequately addressed. •

	o A mix of uses and transit supportive densities along transit streets; … ***LU-5.1 (Happy Valley Town Center):*** *The purpose of the Happy Valley Town Center Plan (the "Town Center") is to establish a town center for Happy Valley that provides pedestrian-friendly and transit-supportive development as well as a mix of uses that serve all of the City of Happy Valley.*	
Affirms Fair Housing Goals	N/A	Example policy language to consider: • *Employ strategies that support the Fair Housing Act and affirmatively further fair housing goals.*
Supports ADUs	N/A	Example policy language to consider: • *Allow and support the development of Accessory Dwelling Units in all residential zones as required by State law.*
Addresses Land Supply Goals	*N/A*	Example policy/implementation language to consider: • *Encourage efficient use of residential land within the Urban Growth Boundary.* • *The City shall regularly monitor its supply of buildable land and shall provide a sufficient amount of residential land to accommodate residential growth.* • *Ensure that the city has an adequate housing supply with enough land to support the community's growth.* • *The City shall prepare, regularly monitor, and periodically update an inventory of buildable residential land.*
Supports Development of Manufactured Homes	N/A	Example policy language to consider: • *Support the maintenance and development of manufactured homes as an affordable housing choice in appropriate locations.*
Supports maintenance and rehabilitation of existing housing	N/A	Example policy language to consider: • *Encourage maintenance and rehabilitation of the existing housing stock and support local or regional programs.*
Regulates Short Term Rentals	N/A	Example policy language to consider: • *Monitor and regulate short term/vacation rentals to reduce their impact on availability and long-term affordability of housing.*

COMPREHENSIVE PLAN CHAPTER 10 – HOUSING

H-1

H-1. To provide for the housing needs of ~~the citizens of the State~~ Happy Valley current and future community members.

H-1.3: To provide a variety of lot sizes, a diversity of housing types (including single family detached, townhouses, duplexes, triplexes, quadplexes, cottage clusters, senior housing, and multi-family) and a range of prices to attract a variety of household sizes and incomes to the City of Happy Valley.

H-1.4: Continue to maintain and expand partnerships with non-profit housing developers and other affordable housing providers and agencies that preserve or provide new low to moderate income-housing units, create opportunities for first-time homeownership, and help vulnerable homeowners maintain and stay in their homes.

H-1.5: Work with other jurisdictions as well as regional and state agencies to identify the region's housing needs and pursue a shared approach to improve housing affordability across all household income ranges.

H-1.6: Employ strategies that support the Fair Housing Act and affirmatively further fair housing goals.

H-1.7: Allow and support the development of Accessory Dwelling Units in all residential zones as required by State law.

H-1.8: Encourage efficient use of residential land within the Urban Growth Boundary. The City shall regularly monitor its supply of buildable land and provide a sufficient amount of residential land to accommodate residential growth.

H-1.9: Support the maintenance and development of manufactured homes as an affordable housing choice in appropriate locations.

H-1.10: Encourage maintenance and rehabilitation of the existing housing stock and support local or regional programs.

H-1.11: Monitor and regulate short term/vacation rentals to reduce their impact on availability and long-term affordability of housing.

H-2.1: East Happy Valley will provide housing choices for people of all income levels (including low- and moderate-income households) and life stages.

> The City's current Comprehensive Plan housing policies are largely sufficient in terms of encouraging a variety of housing types, however explicit support required middle housing types will reinforce compliance. Furthermore, this policy amendment distinguishes multi-family housing from middle housing, thereby improving consistency with Code amendments.
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> Policies H-1.4 – H-1.11 and amendments to H-2.1 are recommended Comprehensive Plan amendments to the City's Housing Chapter from the City's Housing Strategies Report. The Housing Strategies Report was a part of the City's recent Housing Needs Analysis.