

GOAL 10: HOUSING

STATEWIDE PLANNING GOAL 10 - HOUSING: *To provide for the housing needs of citizens of the state.*

BACKGROUND DATA

Urban Growth Boundary (UGB) and Residential Inventory Summary

As of June 2019, City of Sisters contains approximately 400 total (gross) acres of lands zoned for residential use inside the UGB and approximately 91 (gross) acres of that residential lands remain vacant and suitable for development. A recently approved master plan and subdivision for McKenzie Meadow Village entitled approximately 24 gross acres of Multifamily Residential - zoned land for development of nearly 200 residential units. Other subdivisions are being developed at a steady pace and are anticipated to be built out within the 20-year planning period.

The recently completed 2019 Housing Needs Analysis (HNA) provides detailed information regarding the City's housing stock including ownership tenure and typology as well as detailed demographic information. A Housing Strategies Report (HSR) was completed at the same time and included an audit of existing housing-related policies and recommendations for the City to consider in order to improve its housing stock. The 2019 HNA and HSR are incorporated into the Comprehensive Plan by reference.

The 2019 HNA's major findings are:

- Sisters has experienced strong growth, with the population growing roughly 185% since 2000, an increase of nearly 1,800 people. Deschutes County and the state experienced population growth of 59% and 21% respectively.
- As of June 25, 2019, the City added over 350 new dwelling units since 2010 within the UGB. At the same time, the City has added an estimated 282 households, meaning the production of new housing outpaced the growth in resident households. Second homes and other vacation properties make up for much of this difference and contribute to an overall estimated vacancy rate of 22%
- Portland State University Population Research Center estimates a future growth rate of 2.6% per year, which means continued strong growth. This would add nearly 2,000 people and over 800 households over 20 years. The HNA estimates that 1,050 units at all income levels will be needed, with significant percentages needed for lower income households. There will also be a continued demand for houses at the median and upper-income ranges.
- There are projected future demands for a wide range of housing going forward to serve these households, with an estimated 60% being for owner households (including second homes), and 40% for renter households.

Future Needs for Residential Land and Housing Types

The 2019 HNA provides a reconciliation of land supply and needs over a 20-year period and estimates that the City will need 1,057 dwelling units to accommodate the increased population. The 2019 HNA further determines that the City's existing vacant land can accommodate 835 dwelling units, leaving a deficit of 222 units on an equivalent 67 gross acres. Since the publication of the 2019 HNA, as of October 1, 2019 over 50 additional residential units have been authorized by the City and by the time this revised chapter is adopted relatively significant numbers of additional units will be authorized and under construction.

The 2019 HNA and stakeholders with a vested interest in improving the City's housing stock have indicated the following generalized needs:

- *Wider variety of workforce housing types suitable for traded sector, service, retail and public agency employees*
- *Subsidized and/or programmed affordable housing managed by community partners such as Habitat for Humanity and Housing Works*
- *Housing types suitable for aging populations*
- *Group quarters such as assisted living facilities for lower income residents*
- *Strictly managed and appropriately sited seasonal emergency shelters*
- *2019 Regional Housing Needs Analysis led by Central Oregon Intergovernmental Council and the 2019 State Housing Plan echoes many of the same needs stated in the City's 2019 HNA*

Findings from 2019 Housing Strategies Report (HSR) and community input

The 2019 HSR accompanied the 2019 HNA and included the following recommendations for the City to take to improve its housing stock supply:

- Update the City's Comprehensive Plan's Policies related to housing to include contemporary narratives and data related to existing housing conditions and projections of needs for the future.
- Findings indicate a deficiency in the supply of land needed to meet housing needs over the next 20 years. Potential strategies to address that gap include the following:
 - Adopt supporting policies and subsequent Development Code text amendments to enhance efficiency measures inside the UGB such as increasing the range or densities of allowed housing types, reducing barriers to the development of housing, or establishing or increasing minimum densities.
 - Rezoning land from one designation to another.
 - Amending the City's UGB. However, prior to or coincident with amending the UGB, the other types of strategies noted above must be considered and implemented to the greatest extent feasible and as appropriate while protecting the existing character of neighborhoods.
- Other strategies described in the HSR include additional approaches that the City can undertake to provide opportunities for, support, or encourage the development of specific types and price ranges of needed housing. These types of strategies include but are not limited to:
 - Development Code – related incentives or requirements for specific types of development such as density and height bonuses and inclusionary zoning.
 - Fee reductions, including system development charge deferrals or exemptions, tax abatements or exemptions, or other reductions.
 - Funding measures that support low and moderate-income housing programs or incentives.
 - Partnerships with other agencies or organizations to develop or maintain housing affordable to people with low and moderate incomes.

CITY OF SISTERS HOUSING GOAL:

The City endeavors to enable construction of a wide range of quality housing for all ages and income levels. Housing will be aesthetically pleasing, compatible on a neighborhood scale and meet the demands of current and future residents as well as the region's private and public sector employers.

OBJECTIVES AND POLICIES

OBJECTIVE 10.1: To accommodate for additional residential growth within the existing UGB as appropriate and necessary.

POLICIES:

- 10.1.1 Ensure adequate acreage of vacant land is zoned to meet residential land needs as defined in the 2019 HNA and other supporting data when made available.
- 10.1.2 Maintain reasonable, specific and enforceable design standards for single-family housing, manufactured homes, and multifamily housing.
- 10.1.3 Provide sufficient opportunities through Development Code requirements within the UGB for efficient development of residential land in harmony with existing neighborhoods.
- 10.1.4 Amend Development Code regulations to support streamlining the ability of housing developers to modify approved land use entitlements in response to changing market conditions and other circumstances.
- 10.1.5 Monitor residential land development to ensure that there is sufficient residential land to accommodate the long-term forecast for population growth and keep City leadership and community stakeholders informed of changing conditions.

OBJECTIVE 10.2: To provide various opportunities for needed permanent housing types including: attached and detached single-family housing, and various types of multifamily and manufactured housing for both owner and renter occupancies, and government assisted housing.

POLICIES:

- 10.2.1 Provide flexibility through Development Code requirements of innovative housing types to meet medium and high-density housing as described in the HNA.
- 10.2.2 Accommodate the housing needs of aging populations and assisted living facilities in locations within walking distance of business and commercial areas and other services.
- 10.2.3 Support construction of smaller dwelling units that incorporate alternative building materials and methods that follow approved State Building Code requirements.
- 10.2.4 Evaluate Development Code requirements covering residential/commercial mixed-use requirements in the Downtown and Highway Commercial Districts regularly to keep pace emerging market trends and

OBJECTIVE 10.3: To encourage development of low and moderate-income housing, transitional housing and emergency shelters through Development Code requirements, land use policies and other incentive programs.

POLICIES:

- 10.3.1 Coordinate with Habitat for Humanity, Housing Works, and other providers of affordable housing to identify sites, projects and partners to develop housing units for low- and moderate-income households.
- 10.3.2 Evaluate and amend Development code requirements as appropriate to encourage development of low and moderate-income programmed affordable housing.
- 10.3.3 Evaluate policy and program options to enhance funding streams that would offer subsidies to offset development costs of affordable housing projects.
- 10.3.4 Monitor and evaluate efficacy of existing affordable housing grant program and support changes to the program as conditions warrant.
- 10.3.5 Coordinate with emergency shelter providers, public safety providers and the County health Department to adopt appropriate policies that are supportive of emergency shelters and transitional housing and are sensitive to the concerns of the surrounding community.
- 10.3.6 Update the 2010 City Housing Plan upon completion of amending the Comprehensive Plan for Goal 10 Housing.

OBJECTIVE 10.4: To amend Development Code requirements for residentially-designated land that is brought into the UGB have definable standards for mitigations measure to ensure adequate public facilities and a mix of market rate and affordable housing units.

POLICIES:

- 10.4.1 Ensure Development Code requirements contain clear and objective standards to require that when land is brought into the UGB, a concept plan is provided to illustrate housing unit typology and distribution for the subject area, prior to annexation.
- 10.4.2 Coordinate capital improvements planning with concept and master planning of land newly brought into the UGB to ensure land ready for efficient residential development.
- 10.4.3 Require that lands intended for residential development annexed into the city limits will have a residential - designated zone applied concurrent with annexation.
- 10.4.4 Ensure Development Code requirements contain clear and objective standards for development of programmed and/or subsidized Affordable Housing when land is annexed into the City or when land is rezoned from a non-residential district to a residential district.
- 10.4.5 Ensure that the Development Code requires newly annexed residential areas will be evaluated through a regulating master plan that ensures provision of adequate public facilities and is designed in harmony with lands located outside the UGB.