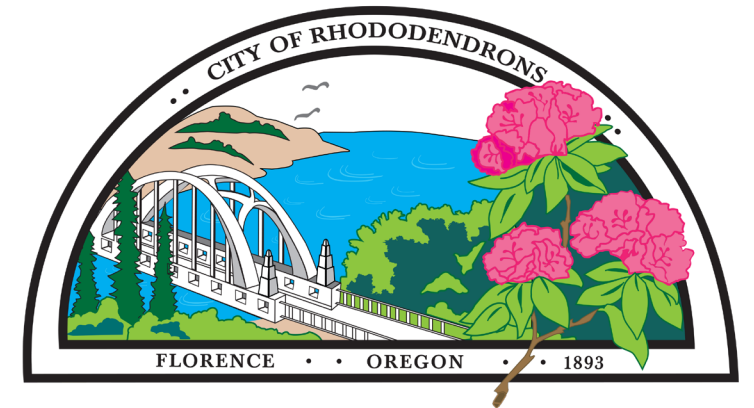


Florence Housing Implementation Plan

Stakeholder Advisory Team (SAT)

Meeting #2

June 15, 2022



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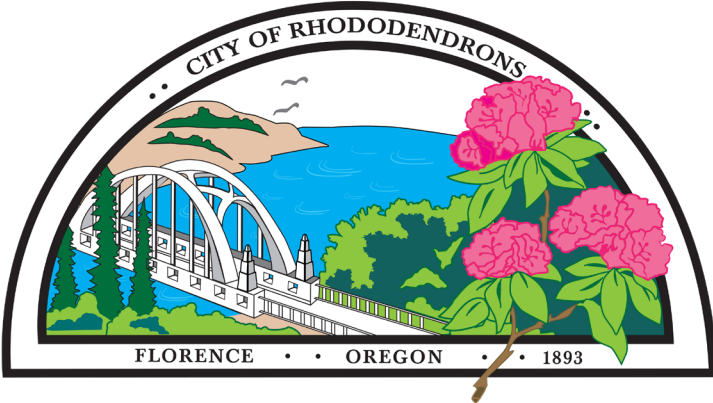


Agenda



1. Introductions/Roll Call
2. Public Comment
3. Land Use Planning Terms and Acronyms Explained
4. Code Audit Memo Review
5. Break
6. Short Term Rental Discussion
7. Public Comment
8. Next Steps & Calendar Review

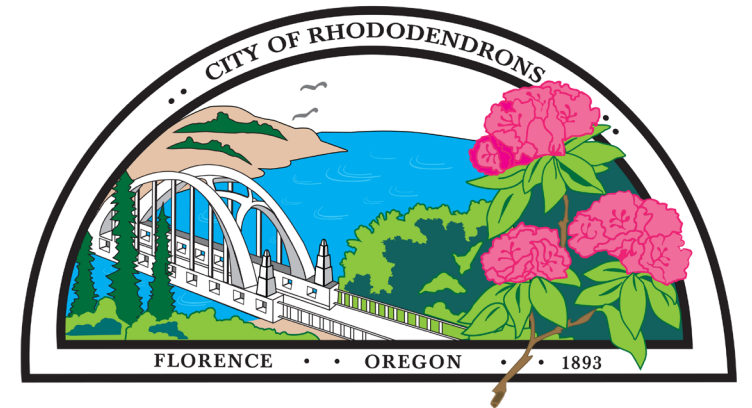
Introductions & Roll Call



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Public Comment



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PUBLIC COMMENTS

Comments are allowed in both written and verbal format for action items as well as items not on the agenda:

Written Comments:

Email to cityrecorder@ci.Florence.or.us

Mail to Florence City Hall, Attn: Florence HIP SAT, 250 Hwy 101, Florence, OR 97439

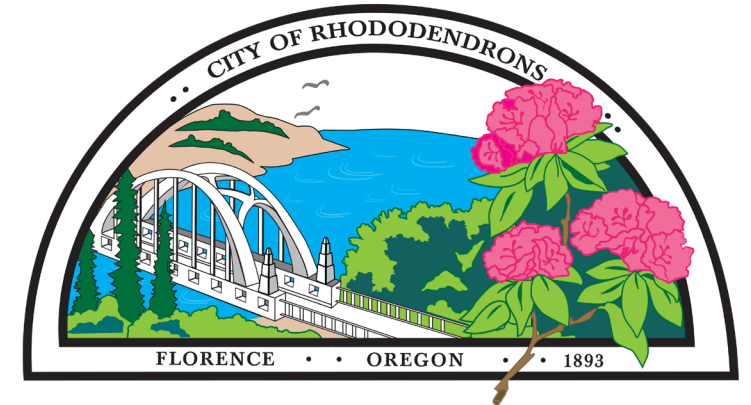
Drop Off at Florence City Hall (250 Hwy 101) drop box
(to the right of the main entrance)

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Verbal Comments:

Speaker's Card: Commenters must complete a speaker's card available online at <https://www.ci.florence.or.us/boardsandcommissions/request-address-florence-housing-implementation-plan-hip-stakeholder-advisory>

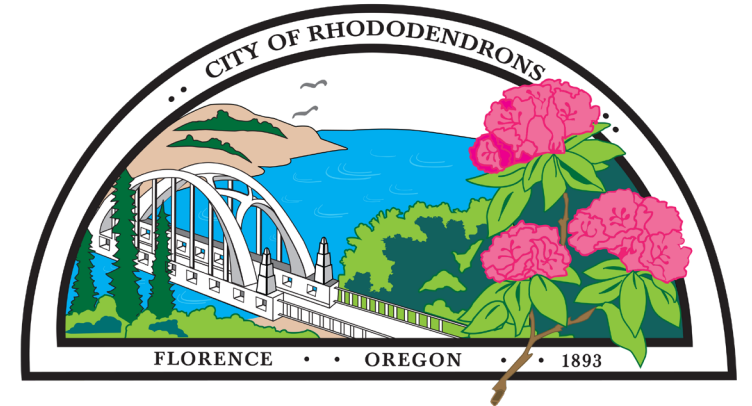
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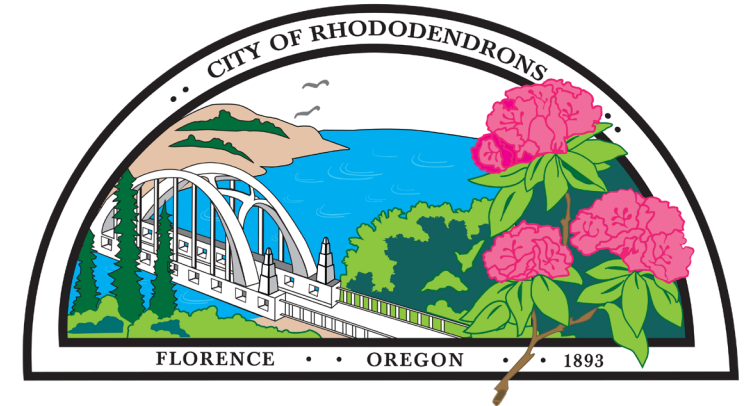
Land Use Planning Terms and Acronyms Explained



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Code Audit Review and Discussion



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Code Audit: Scope

Code Audit had a narrow focus on a few sections of the code related to:

- Clear and Objective Standards
 - *focused on natural resource and natural hazard protection districts and overlays*
- Recent State Housing Legislation
 - *related to transitional housing, affordable housing, group living, and manufactured housing*



Code Audit: Clear and Objective Standards

Background

- ORS 197.307(4) requires that local governments adopt and apply clear and objective standards, conditions, and procedures regulating the development of housing.
- Both standards (design and siting standards) and review criteria must be clear and objective.



Code Audit: Clear and Objective Standards

Background

- A clear and objective path to approval for housing also applies in natural resource protection and hazard areas.
- Natural resources preservation and providing needed housing can be competing objectives.



Code Audit: Clear and Objective Standards



Audit Results

TITLE 10 CHAPTER	KEY FINDINGS
CH. 2 DEFINITIONS	<ul style="list-style-type: none"> Clarify site area used for calculations of density.
CH. 7 SPECIAL DEVELOPMENT STANDARDS (WETLANDS, RIPARIAN AREAS AND TSUNAMI HAZARD OVERLAY)	<ul style="list-style-type: none"> Potential Problem Areas applicability should be clarified. Clarify scope and reach of the transportation improvements Tsunami Evacuation Route Improvement Requirements. Clarify submittal requirements and potential conditions of approval imposed on the development per the Site Investigation process.
CH 10. RESIDENTIAL DISTRICTS	<ul style="list-style-type: none"> Procedural requirements per state law – reference or update to be consistent.
CH 15. COMMERCIAL DISTRICTS	<ul style="list-style-type: none"> Clarify maximum height and density requirements for residential uses.
CH 16. HIGHWAY DISTRICT	<ul style="list-style-type: none"> See Chapter 15 comment

Code Audit: Clear and Objective Standards



Audit Results (continued)

TITLE 10 CHAPTER	KEY FINDINGS
CH. 19 ESTUARY, SHORELANDS, AND BEACHES AND DUNES	<ul style="list-style-type: none">• Discretionary standards for:<ul style="list-style-type: none">○ clearing of and disturbance to existing vegetation.○ building materials in the Natural Resource Conversation Overlay○ quantifying adverse environmental effects
CH. 25 PROFESSIONAL OFFICE/INSTITUTIONAL ZONING DISTRICT	<ul style="list-style-type: none">• Design Criteria and screening standards include discretionary requirements regarding size and materials

Code Audit: Clear and Objective Standards

Discussion Questions

- How can the City best balance the protection of natural resources with the need to provide more housing?
- What are the implications of prohibiting housing in the natural resource protection areas?
- What overlays and districts could prohibit housing outright, and/or permit housing only as an exception once certain discretionary standards are met?
- What type of design elements are important to require of residential and mixed-use development in the Professional Office Zone (e.g., ground floor windows, building materials, etc.)?



Condos in Florence

Source: <https://www.forrent.com/or/florence/north-bay-condominiums/4g7nrhj>

Code Audit: Recent Housing Legislation

House Bill 2916 (ORS 446.265)

- Allows jurisdictions the option of permitting transitional housing.
- Defines transitional housing.
“accommodations are intended to be used by individuals or families on a limited basis for seasonal, emergency or transitional housing purposes and may include yurts, huts, cabins, fabric structures, tents and similar accommodations.”
- Florence prohibits transitional housing in residential zones.



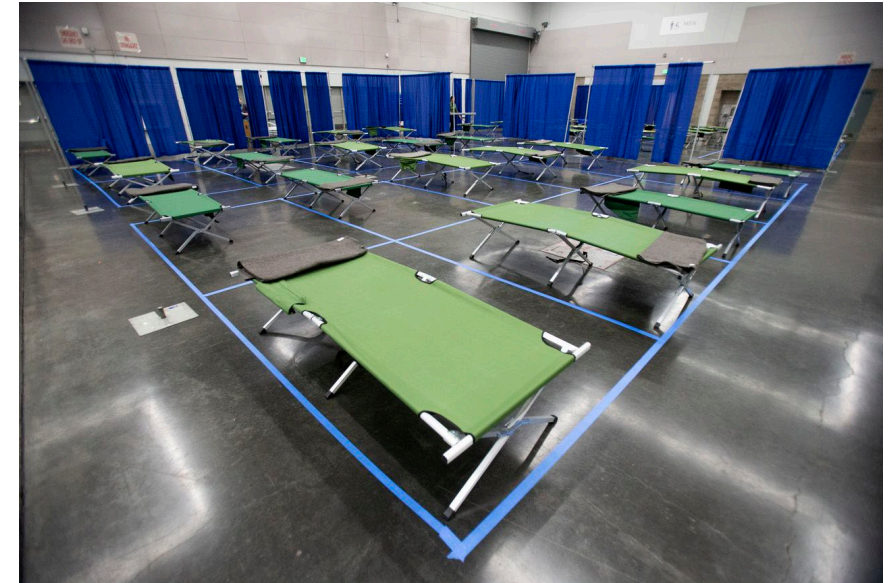
Tiny home transitional shelter in Ontario (OR)

Source: https://www.argusobserver.com/news/ontarios-transitional-homeless-shelter-is-almost-full-fence-will-be-put-up-at-site-soon/article_736e45b2-502f-11eb-92ff-df1f8390beea.html

Code Audit: Recent Housing Legislation

House Bill 2916 (ORS 446.265)

- HB 2916 has been used in some jurisdictions permit a range of transitional housing.
 - Salem permitted temporary villages with on-site management required.
 - Bend is in the process of designating and permitting various types of transitional housing (e.g., temporary and outdoor shelters).
 - Both have operational and/or siting standards for the permitted transitional housing.



Severe Weather Shelter, Portland

Source:

<https://www.oregonlive.com/weather/2021/11/portland-area-prepares-severe-weather-shelters-for-homeless.html>

Code Audit: Recent Housing Legislation

House Bill 2916 (ORS 446.265) Discussion Questions

- *What type of transitional housing should the City permit (e.g., shelter buildings, temporary shelters with little to no structures)? What types have previously existed or been attempted in the City?*
- *The current Title 10 definition of “transitional housing” is vague on the types permitted. Should Title 10 clearly designate which types of transitional housing are permitted?*



Temporary Shelters in Portland

Source: <https://www.oregonhumanities.org/rll/beyond-the-margins/we-all-have-to-be-committed-and-help-each-other/>

Code Audit: Recent Housing Legislation

House Bill 2916 (ORS 446.265) Discussion Questions Continued

- *What zones should permit transitional housing?*
- *What standards should be required for transitional housing?*
 - *Examples include on-site management, storage requirements for personal items, and bicycle parking.*



Shelter for families in Gresham
Source: <https://www.familyshelter.org/what-we-do/facilities/>

Code Audit: Recent Housing Legislation

House Bill 2583

- Prohibits jurisdictions from establishing or enforcing occupancy limits for dwelling units that are based on the familial or nonfamilial relationships among any occupants.
- FCC definitions of dwelling, types of dwellings (e.g., single family detached, multi-family), and boarding house will need to be updated.



Code Audit: Recent Housing Legislation



Other recent housing legislation

- **SB 8** requires cities to allow affordable housing on various sites.
 - *If owned by public body or religious non-profits, permitted in any zone except heavy industrial.*
 - *Other ownership can site affordable housing in zones that permit commercial and light industrial uses.*
- **HB 2008** requires cities to allow development of affordable housing on properties contiguous to zones where residential development is permitted (except industrial zones).

Code Audit: Recent Housing Legislation



Other recent housing legislation (continued)

- **HB 3261** requires cities to allow the conversion of a hotel or motel to an emergency shelter or affordable housing when certain criteria and standards are met.
- **HB 4064** requires all cities and counties in the state to allow siting of individual manufactured homes or individual prefabricated structures on any land zoned to allow for single-family dwellings.
 - *These structures on individual lots cannot be subject to any standards that do not apply to single-family site-built.*
 - *Also requires minimum lot size no larger than 1 acre for manufactured home parks.*

Code Audit: Recent Housing Legislation

FCC Compliance

- Florence has not codified recent housing legislation.
- State requirements will apply to development in Florence, regardless of whether they are locally codified.



Affordable housing in Florence

Source: <https://thesiuslawnews.com/article/development-adds-12-new-homes-to-florence>

Code Audit: Recent Housing Legislation

FCC Compliance

- HB 4604, Manufactured Housing, code amendments:
 - Add definitions and revise existing definitions to be consistent with HB 4604.
 - Reduce manufactured park lot size.
 - Remove the following requirements, or set standards for single family detached dwellings and amend 10-10-10 to the same standards for manufactured homes:
 - minimum size standard requirement
 - multi-sectional requirement
 - back fill and skirting requirement
 - siding and roofing (color, material, and appearance) requirements



Rendering of Manufactured Homes

Source: <https://www.claytonhomesofflorence.com/>

Code Audit: Recent Housing Legislation

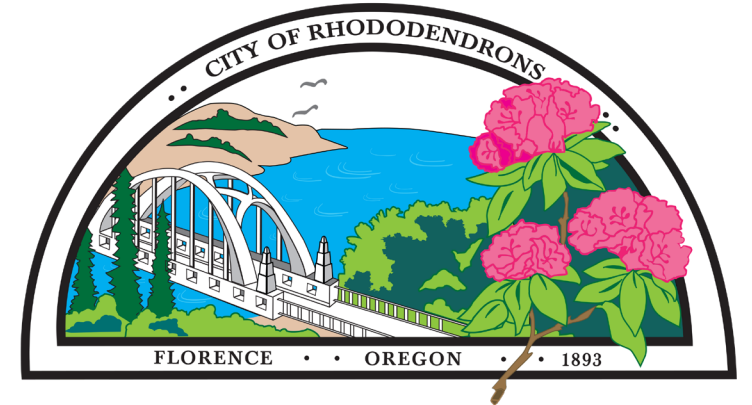
Other recent housing legislation – Discussion Questions

- *Which standards associated with recent State legislation are important to codify?*



Break

Short Term Rentals



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Short Term Rentals

- Existing Conditions:
 - In 2017 there were 62 short-term rental bedrooms available online (*Source: HNA*)
 - In 2021 Florence, Mapleton, and Westlake had 181 rental properties available on AirBnB & VRBO, with an occupancy rate of 74.66% (*Source: AirDNA data, Florence Chamber of Commerce and Travel Oregon report*)
- Current City Regulations:
 - Accessory Dwelling Units (ADUs) cannot be used as STRs
 - Florence's 4% TRT tax applies to STRs
- Recommendations from Housing Needs Analysis:
 - Cap the number of short-term vacation rental properties available in residential zones.
 - Prepare clear and objective city policy that defines and limits short-term rentals.

Short Term Rentals

- Short Term Rental White Paper:
 - Reviewed policies in other Oregon coastal cities
 - Identified common regulations across case studies
 - Identified next steps and questions for community conversations





Short Term Rentals



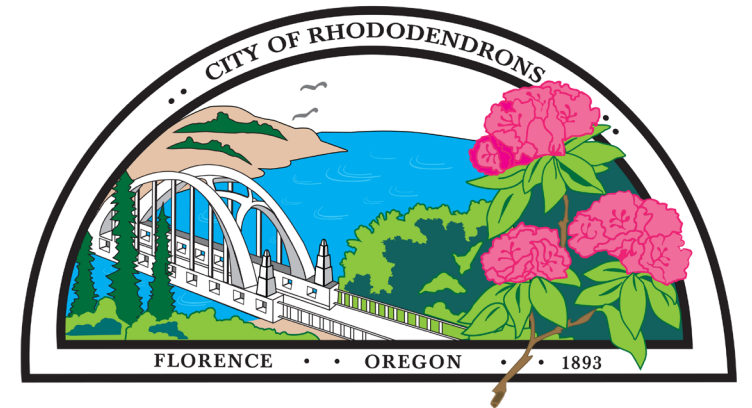
- Case Studies Summary

STR Regulation	Gearhart	Newport	Lincoln City	Bandon	Tillamook County
Restrict location	Y	Y	Y	Y	N
Restrict number of licenses/permits	Y	Y	Y	Y	N
Licensing program	Y	Y	Y	N	Y
Specific parking and/or landscaping requirements	Y	Y	Y	Y	N
Occupancy limits	Y	Y	Y	Y	N
Local contact requirement	Y	Y	Y	Y	Y
Fire/health/safety inspections	Y	N	Y	N	Y

- **Potential Policy Actions and Questions**

- **Limiting the Number of STRs.** Does the City want to set a limit on number of STRs permitted in Florence? What are the implications (positive and negative) of implementing a limit?
- **Limiting location of STRs.** Should STRs be permitted throughout the City or limited to specific zones?
- **Regulating operations.** Should the City adopt operational regulations for STRs to reduce potential neighborhood impacts/ nuisance complaints? What are the most common nuisance issues that currently exist with STRs in Florence?

Public Comment



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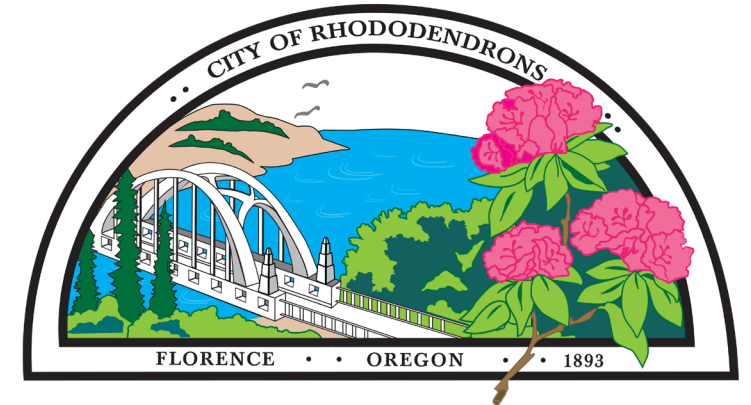
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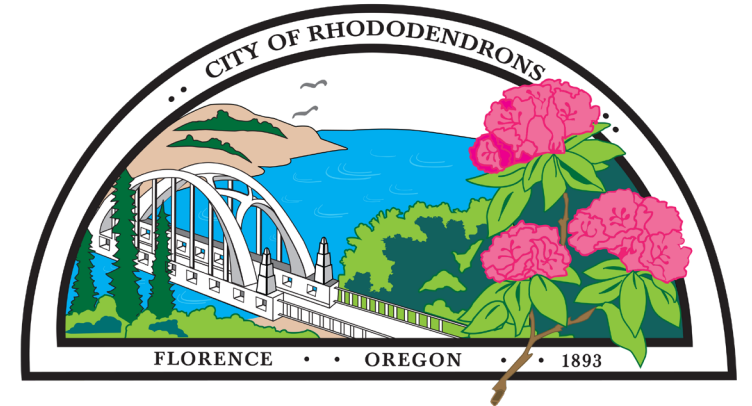
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Next Steps and Calendar Review



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Next Steps

- SAT Meeting #3 – July 28, 2022
 - Review takeaways from stakeholder interviews.
 - Review and provide feedback on proposed modifications to the Zoning Code and Subdivision Code.
 - Provide input on Virtual Open House materials (housing strategies & code amendments).

Stakeholder Advisory Team Meeting Schedule:	
<i>All meetings will be held at the Florence Events Center (715 Quince Street) at 3:00 p.m.</i>	
Meeting #1	April 28, 2022
Meeting #2	June 15, 2022
Meeting #3	July 28, 2022
Meeting #4	November 1, 2022
Meeting #5	January 26, 2023

Thank you!

June 15, 2022

Florence Housing Implementation Plan (HIP)
Stakeholder Advisory Team (SAT) Meeting #2

Agenda Item #2
Public Comment
Speaker's Cards & Written Comments Received

Written Comments Received – *In order of receipt*

- **Comment 1** – Brenda Gilmer

From: [City of Florence Oregon](#)
To: [Peighton Allen](#)
Subject: Form submission from: Housing Implementation Plan Project Comment Form
Date: Friday, June 10, 2022 2:15:49 PM

Submitted on Friday, June 10, 2022 - 2:15pm

Submitted by anonymous user: 199.193.237.16

Submitted values are:

Name Brenda Gilmer
E-Mail brendajgilmer@gmail.com
Organization Affiliation (If Any) None
Phone Number 541-590-5060

Comment:

We were asked who is not at the table. This is my assessment of who (people or stakeholders) are not at the table.

1. Manufactured housing. The HEOP final documents removed an entire section related to manufactured housing. Unless manufactured housing is represented in this project and the change between then and now is addressed, a major source of affordable housing will remain unaddressed to the detriment of those for whom a trailer in or out of a trailer park may be the only entrance to housing stability. Local realtor Jim Hoberg from West Coast Real Estate Services, Inc., jim@jimhoberg.com, comes to mind as a person who could competently represent this stakeholder group.

2. Labor and employees. Several on the advisory team represent employers and employer interests: PeaceHealth Peace Harbor, the Chamber of Commerce, Lane Community College, Florence Urban Renewal, Developers, City Management and City Public Works. Workers in the trades and the service, hospitality, and personal care fields, or unions representing them, should be included. Frank Smith is a person who comes to mind who could fairly represent worker perspectives. The Oregon Nurses Association would also well represent nurses.

3. Public health and health care from points of view of other than the two top administrators of the local hospital. The Chief Administrative and Operation Officers of our local hospital are listed as representing "local health care." The one who came to the first meeting spoke only of the need of housing for doctors. Medical professionals are not represented. Nursing and care staff are not represented. Hospital workers who do not make living wages are not represented. Patients are not represented. An important unrepresented stakeholder group are individuals without addresses discharged from the ER. Norma Wood, who I believe is responsible for managing hospital and ER discharges comes to mind as a knowledgeable person who could inform this effort. Someone from Lane County Public Health with knowledge about an access to health information and demographics should be on this advisory group. Jocelyn Warren administrator of Lane County Public Health should be contacted to provide a person who can meaningfully participate. Brooke Golen (or Glen) is listed as a Lane Council of Governments Senior Services Representative – she did not come to the first meeting and no information was provided about her background or expertise and "senior services" is only a subset of our community's demographic in need of public health services. PeaceHealth Peace Harbor's Community Health Needs Assessment (<https://www.peacehealth.org/news/2022-04-21/peacehealth-shares-2022-2025-community-health-needs-assessments>) mostly provides Lane County level information and provides meager local information. It seems to indicate that only those with addresses are serviced by the Mobile Integrated Health Community EMT

unit.

4. Evictions, past, current and future. Florence Municipal Judge James Brissenden should be on this stakeholder advisory group as he is the only person who can provide information about Florence's eviction situation, what the situation was four years ago, the trends and factors that have come into play since then, and the looming prospect of termination of the eviction moratorium.

5. Suicides. James Brubaker should be asked to serve on the advisory team to illuminate the direness of the Florence suicide situation and how housing and lack thereof affect it.

roger.brubaker@lanecountyor.gov

6. Senior housing. Someone from at least one of the assisted living (rich people) and nursing home (poor people) facilities should be represented to advocate for housing needs of their clientele. Chris Eilers, a behavioral health specialist with the Older Adult and People with Disabilities Collaborative Network, which includes Florence members, comes to mind as a person who could competently represent at least some of these citizens

(christopher.eilers@lanecountyor.gov)

Would you like to be signed up for the Housing Implementation Plan project email distribution list? Yes

The results of this submission may be viewed at:

<https://www.ci.florence.or.us/node/24983/submission/29620>



COMMON LAND USE PLANNING TERMS AND ACRONYMS EXPLAINED

Affordable Housing: Dwellings available for rent or purchase, with or without government assistance, by households who meet applicable maximum income limits, not to exceed 80 percent of the Lane County median income, adjusted for family size, as determined based on data from the United States Department of Housing and Urban Development or its successor agency, and in a manner so that no more than 40 percent of the household's gross income will be spent on rent and utilities or on home loan or mortgage payments, amortized interest, property taxes, insurance, and condominium or association fees, if any. ([FCC 10-2](#))

Base Zoning District: The zoning district applied to individual properties as depicted on the City of Florence Zoning Map. The base zoning district may underlie an Overlay Zoning District, as described in the definition for Overlay District. "Single-family Residential" is an example of a base zoning district. ([FCC 10-2](#))

Buildable Land: Residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered "suitable and available" unless it:

- (a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
 - (b) Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;
 - (c) Has slopes of 25 percent or greater;
 - (d) Is within the 100-year flood plain; or
 - (e) Cannot be provided with public facilities.
- (3) "Consumers of Needed Housing" means any persons who inhabit or are anticipated to inhabit Needed Housing.
- (4) "Detached Single Family Housing" means a housing unit that is free standing and separate from other housing units. *Source [Oregon.gov](#)*

Buildable Lands Inventory (BLI): Result of a process to identify and designate lands in urban and urbanizable areas that are suitable, available and necessary for residential use.

Housing Capacity/Needs Analysis (HNA): A product and a process that the city goes through to determine areas of need in their current inventory of housing and their buildable land supply, completed in accordance with ORS 197.296(3). ([OAR 660-015-0000\(10\)](#))

Manufactured Home: Structure with a HUD label built after June 15, 1976 ([FCC 10-2](#))

Mobile Home: Vehicle or structure built prior to June 15, 1976 under state code in effect at the time ([FCC 10-2](#))

Needed Housing: Housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels to include government-assisted housing. Cities greater than 2,500 population also includes (but not limited to) attached and detached single-family housing,

multiple-family housing, and manufactured homes, whether occupied by owners or renters. *Source* [OAR 660-015-0000\(10\)](#)

Oregon Statewide Planning Goals: “The comprehensive land use planning system in Oregon begins with a set of [19 Statewide Land Use Planning Goals](#). These goals address the local process of land use planning, direct the state's resource preservation, give guidance for urban development, and offer direction to cities and counties who need to plan for coastal assets. The outcome of the goals is as unique as each city and county of Oregon – each local government develops a comprehensive plan that addresses the resources, constraints and opportunities specific to the place.” *Source* [Oregon.gov](#)

Overlay: A zoning district that applies to property in addition to a “Base Zoning District.” In Title 10 of the Florence City Code, “Natural Resources Conservation Overlay District” is an example of an overlay zoning district and “Medium Density” is an example of a base zoning district. ([FCC 10-2](#))

Urban Growth Boundary (UGB): Tool used to contain urban growth and to plan for orderly growth. Every incorporated city in Oregon has one. Land inside UGB is urbanizable. *Source* [Oregon.gov](#)