

FLORENCE HOUSING IMPLEMENTATION PLAN

STAKEHOLDER ADVISORY TEAM (SAT)
MEETING #6
NOVEMBER 9, 2023



AGENDA



1. CALL TO ORDER AND ROLL CALL
2. PUBLIC COMMENT
3. PROJECT UPDATE
4. TRANSITIONAL HOUSING SUBCOMMITTEE UPDATE
5. CODE UPDATE RECOMMENDATIONS AND OVERVIEW
6. PUBLIC COMMENT
7. HIP SAT RECOMMENDATION
8. PROJECT NEXT STEPS

CALL TO ORDER & ROLL CALL



PUBLIC COMMENT



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@CITYOFFLORENCEOR.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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COMMENTS DISTRIBUTED: TO FLORENCE HIP SAT, POSTED TO CITY OF FLORENCE WEBSITE, AND MADE PART OF THE RECORD. (1 HOUR PRIOR TO MEETING)

VERBAL COMMENTS:

SPEAKER'S CARD: COMMENTERS MUST COMPLETE A SPEAKER'S CARD AVAILABLE ONLINE AT [HTTPS://WWW.CITYOFFLORENCEOR.US/BOARDSANDCOMMITTEES/REQUEST-ADDRESS-FLORENCE-HOUSING-IMPLEMENTATION-PLAN-HIP-STAKEHOLDER-ADVISORY](https://www.cityofflorenceor.us/boardsandcommittees/request-address-florence-housing-implementation-plan-hip-stakeholder-advisory)

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TIME LIMITS: GENERAL COMMENTS ARE LIMITED TO 3 MINUTES PER PERSON, WITH A MAXIMUM OF 15 MINUTES FOR ALL ITEMS.



**CITY OF
FLORENCE**



PUBLIC COMMENTS – 3 MINUTE COUNTDOWN TIMER

2 Minutes Left

1 Minute Left

30 Seconds Left

Time is Complete

PROJECT UPDATE



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Past and Present



- 2023 HOUSING IMPLEMENTATION PLAN
 - HIP SAT RECOMMENDED APPROVAL MARCH 1, 2023
 - COUNCIL ADOPTED APRIL 3, 2023
- 2023 HOUSING CODE UPDATE #1, (CLEAR & OBJECTIVE, DEFINITIONS, MF DWELLINGS)
 - HIP SAT RECOMMENDED APPROVAL MARCH 1, 2023
 - COUNCIL ADOPTED JULY 17, 2023

ON-GOING WORK

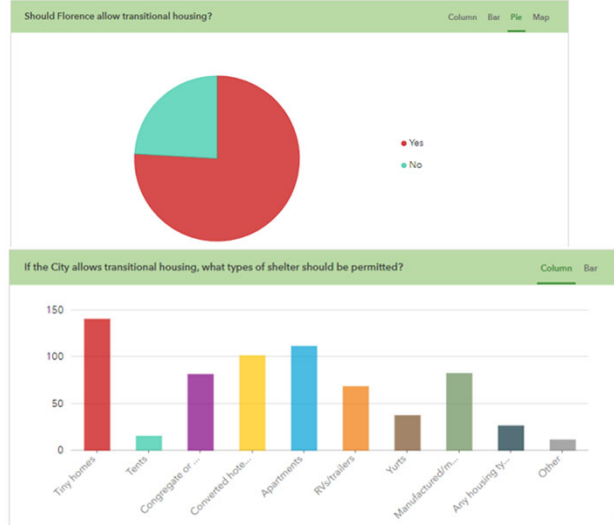
- TRANSITIONAL HOUSING CODE UPDATES— HIP SAT SUB-COMMITTEE
- SHORT TERM RENTALS— PLANNING COMMISSION SUB-COMMITTEE
- CH .7 & 19, NATURAL RESOURCES/HAZARDS AND ESTUARIES, CLEAR AND OBJECTIVE— LCOG

TRANSITIONAL HOUSING REVIEW

- ORS 446.265 ALLOWS JURISDICTIONS TO PERMIT TRANSITIONAL HOUSING
 - "ACCOMMODATIONS (HAT) 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 HAS A DEFINITION BUT DOES NOT PERMIT ANYWHERE IN THE CITY
- HIP SAT MEETING #3 INCLUDED CASE STUDY EXAMPLES AND SAMPLE CODE LANGUAGE
- HIP SAT MEETING #5 INCLUDED PROPOSED CODE THAT WAS UNACCEPTABLE BY HIP SAT
- COMMUNITY GENERALLY EXPRESSED SUPPORT FOR TRANSITIONAL HOUSING IN OPEN HOUSES AND SURVEYS
 - SUPPORT FOR MOST SHELTER TYPES (OPPOSITION TO TENTS)
 - SUPPORT FOR SUPPORTIVE SERVICES AND DEVELOPMENT STANDARDS

Transitional Housing Survey (208 responses)

- Majority support for allowing transitional housing (~70%)
- Most support for tiny homes, apartments, hotel/motel conversions
- Strongest support for up to 1-year stay (~21%)
- Strongest support for allowing in commercial (~46%) or institutional (~38%) zones
- Strongest support for requiring:
 - Landscaping
 - Min. parking
 - Bike parking and storage
 - Common open space/communal areas



TRANSITIONAL HOUSING SUBCOMMITTEE UPDATES



Transitional Housing Subcommittee

Members:

- Bob Teter, SOS
- Pat Burke & Kate McClellan, FECWS
- Pastor Greg Wood, First Step
- Suzanne Mann-Heintz & Jen Ledbetter, Safe Shelter for Children
- Steve Ochs, Homes for Good
- Ron Moore, Hotel Industry
- Maggie Bagon, Title VI Community

Activity

- Four sub-committee meetings
 - Consolidate concerns, 3/17
 - Review research, 9/7
 - Deliberate options, 9/26
 - Review code proposals, 10/31

City of Florence Housing Implementation Plan SAT 11-3-23				
Temporary Shelter and Housing Types Comparison				
	Camping	Emergency Shelter-Event	Emergency Shelter/Mission-Permanent	Transitional Housing
Who can apply/operate	Property Owner	Non-Profit, Government,	Non-Profit, Government	Non-Profit, Government
Process	Administrative, Registration	Administrative, City Manager	Quasi-Judicial Public Hearing	Quasi-Judicial Public Hearing
Permitted Zoning	Commercial, Industrial, Public, Religious institution		Commercial, Industrial, Religious Institution, High Density	Commercial, Public, Religious Institution, High Density, Professional Office
Outright or Conditional Use	N/A	N/A	CUP	CUP
Physical Buffers	5' setback from property lines. 10' separation	No	Same as code	Same as High Density
Programmatic	No	No	Yes	Yes
Parking	No	No	Vehicular & Bicycle	Vehicular & Bicycle
Type of Shelter	RVs, Vehicles and tents dependent on location	RVs, tents, trailers, vehicles, yurts, and similar	Temporary shelters w/o building code, RVs	Permanent or Temporary w/Building Code
Storage	Yes-, no personal items visible from the street	Yes-, no personal items visible from the street	Yes-, no personal items visible from the street	Yes-, no personal items visible from the street

Sanitation	Handwashing, garbage, toilet	Handwashing, garbage, toilet	Handwashing, garbage, toilet, shower	Handwashing, garbage, toilet, shower
Permanent Utilities	No	No	Yes	Yes
Number of units	3 on commercial property, one tent in residential backyard or one RV on private residential property	Unspecified	Unspecified	Unspecified
Rent/payment/monetary	No	No	No	Yes
Revokable by City	Yes, 4 hours notice	Yes	Yes via CUP	Yes via CUP
Revokable by Property Owner	Yes, no limits	Yes	Yes	Yes
Lighting	No	No	Yes	Yes
Staffing	No	No	Yes	Yes
Services/Program	No	No	Yes	Yes
Length of Stay/Tenancy	Commercial and streets 9:30 pm to 6:30 am, Residential-RV...tents...	Unspecified	Unspecified	As per agreement
Prohibited Areas/Geographical Buffers	All park areas, all public property within the Urban Renewal Area, all publicly owned or maintained parking lots, all public property located within an area zoned for residential use, park sites developed with recreational facilities or as public gathering spaces— list them, within visual line of sight or a trail on public property, city hall, library, senior center, FEC,	No	As per code	As per code

CODE UPDATE RECOMMENDATIONS OVERVIEW AND DISCUSSION



Packet Overview

Memo, dated November 9, 2023

- Proposed Transitional Housing & Emergency Shelter (semi-permanent) Code
- Proposed Camping & Emergency Shelter (Event) Code
- Transitional Housing Survey Results
- Oregon Transitional Housing Standards
- Ordinance No. 18, Series 1988
- Background Brief Tiny Home Regulations
- Shelter and Housing Matrix

SINGLE-UNIT DETACHED SHELTER :
OPPORTUNITY VILLAGE, EUGENE
(SOURCE: SQUARE ONE VILLAGES)



Florence City Code Proposals—Draft 10-4 Transitional Housing, Emergency Shelters, Missions

Same Standards

- Non-Profit or Government
- Structure Type
- Buffers: 300 ft. OT, Schools, child care
- Setbacks: side and rear-5 ft, 10 ft. from res. Zone, front same as district
- Unit Separation: 5 ft.
- Sanitation: toilet, handwashing
- Kitchen: meals served or cooking & food prep areas
- Utilities: Permanent single connection
- Pet Relief Area & Leashing, smoking area
- Site Manager, Management Plan, Code of Conduct, Annual Reporting
- Bicycle Parking & Highway Buffering

Different Standards

- Mission: single structure
- Density: 1 per/TH 1000 sq.ft., ES 500 sq. ft.
- Sanitation: ES & Mission no required shower, Mission no required trash
- Kitchen: Mission no required meal served or prep area
- Parking: 1 space per -- TH 2 units, ER 6 beds
- Length of Stay: TH—24 months, ES – 12 months, Mission—4 days per 30 day period
- Location: ES-Industrial, TH-Professional Office & Public; All can locate Commercial, High Density, Religious Institution

Florence City Code Proposals—Draft 1-9

Emergency Shelter - Event

- Non-Profit & Government
- City Manager Reviews & Approves
- Type of Shelter: RVs, tents, trailers, vehicles, yurts, etc.
- Storage: No personal items visible from the street
- Sanitation: toilet, handwashing, garbage

Camping

- Property Owner, no compensation
- Registration
- Type of Shelter:
 - Residence: vehicle front, tent backyard
 - Other: 3 vehicles and/or tents
- Storage: no visible personal items
- Buffer: 5’ property lines 10’ separation
- Sanitation: handwashing, garbage, toilet
- Prohibited Areas: certain parks, facilities, & streets, ROW 200 feet from school & daycare, in ROW front of a dwelling

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COMMITTEE
CONSIDERATION
FOR
RECOMMENDATION



PROJECT NEXT
STEPS



NEXT STEPS



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- ADOPT CODE UPDATE RECOMMENDATIONS #2
 - RECOMMENDATIONS DISCUSSED AT HIP SAT #6, NOVEMBER 2023
 - DRAFT "ADOPTION READY" TEXT ATTACHED TO NOVEMBER 9, 2023 MEMO
 - CITY MAY MAKE MINOR MODIFICATIONS PRIOR TO ADOPTION
 - PC & CC WORK SESSION DECEMBER 4, 2023
 - PC INITIATION DECEMBER 12, 2023 (TENTATIVE)
 - PC HEARING JANUARY 23, 2024 (TENTATIVE)
 - CC ADOPTION EXPECTED FEBRUARY 2024 (TENTATIVE)

- ON-GOING WORK
 - SHORT TERM RENTALS— PLANNING COMMISSION SUB-COMMITTEE

THANK YOU !