



City of Florence
A City in Motion

City of Florence Housing Implementation Plan Stakeholders Meeting

Florence Events Center
715 Quince St.
Florence, OR 97439
541-997-3437
www.ci.florence.or.us

- Meeting materials including information on each agenda item are published at least 24 hours prior to the meeting and can be found on the City of Florence website at www.ci.florence.or.us.
- Items distributed during the meeting, meeting minutes, and a link to the meeting audio are posted to the City's website at www.ci.florence.or.us as soon as practicable after the meeting.
- To be notified of meetings via email, please visit the City's website at <http://www.ci.florence.or.us/newsletter/subscriptions>.

November 10, 2022

AGENDA

3:00 p.m.

With 48-hour prior notice, an interpreter and/or TDY: 541-997-3437, can be provided for the hearing impaired.
Meeting is wheelchair accessible.

The Florence Housing Implementation Plan Stakeholder Advisory Team meeting will be held in person at Florence Events Center.

In addition, members of the public can listen and view the meeting through the 'GoToWebinar' platform at the following link: <https://attendee.gotowebinar.com/register/1926757115410828555>

- 1. CALL TO ORDER – INTRODUCTIONS & ROLL CALL** City Staff
- 2. PUBLIC COMMENT**
This is an opportunity for members of the public to bring to the SAT's attention any item not otherwise listed on the agenda. *Please see the end of this agenda for methods to provide comments on items that are not on the agenda.* 3 Minutes per Person, 15 Minutes Max
- 3. VIRTUAL OPEN HOUSE AND SURVEY RESULTS / SUMMARY**
Overview of Florence Housing Implementation Plan Housing Survey results. Brendan Buckley
- 4. HOUSING STRATEGIES FOR THE HIP**
Committee Members will review the potential strategies that have been provided in the draft memo to assess which might be appropriate for Florence and their relative priority level and make recommendations to be included in the final Housing Implementation Plan. Darci Rudzinski
- 5. SHORT-TERM RENTAL & TRANSITIONAL HOUSING SUB-COMMITTEE UPDATES**
This is an opportunity for members of the Florence HIP SAT Short-Term Rental Sub-Committee to present a Short-Term rental survey, and provide general updates on their sub-committee meeting progress. Short-Term Rental Sub-Committee Members
- 6. NEXT STEPS AND CALENDAR REVIEW** City Staff

ADJOURN WITH OPEN HOUSE TO FOLLOW AT 5:30 p.m.

Housing Implementation Plan Stakeholder Advisory Team Meeting Schedule:

All meetings will be held at the Florence Events Center (715 Quince Street) at 3:00 p.m.

Meeting #5

February 2, 2023

For more information about the Florence Housing Implementation Plan project please visit the City of Florence website at <https://www.ci.florence.or.us/planning/housing-implementation-plan-project>.

UPDATED PUBLIC MEETINGS PROCEDURES

The November 10, 2022 Housing Implementation Plan (HIP) Stakeholder Advisory Team (SAT) meeting will be held in person, with the option to view / listen to the meeting virtually through the GoToWebinar platform.

Expressing Views to the Stakeholder Advisory Team: Citizens wishing to express their views to the Stakeholder Advisory Team may do so in both written and verbal formats.

1. Written Testimony: Citizens wishing to express their views to the SAT are encouraged to submit written testimony in one of the following ways:
 - a. Submit written comments via email to City Recorder at cityrecorder@ci.florence.or.us;
 - b. Mail written comments to Florence City Hall, Attn: HIP SAT, 250 Hwy 101, Florence, OR 97439
 - c. Drop off written comments at Florence City Hall (250 Hwy 101) during regular office hours (Monday through Friday 8 a.m. – Noon and 1:00 p.m. – 4 p.m.) or at the City of Florence drop box located at Florence City Hall to the right of the main entrance.
- ** Note: Written comments received at least 2 hours prior to the meeting (November 10, 2022 at 1:00 p.m.) will be distributed to the HIP SAT, posted to the City of Florence website, and made part of the record.
2. Verbal Testimony: Citizens wishing to express their views to the SAT may participate in the meeting at the Florence Events Center or via GoToWebinar. To do so, please complete a speaker's card online at <https://www.ci.florence.or.us/boardsandcommissions/request-address-florence-housing-implementation-plan-hip-stakeholder-advisory> at least 1 hour prior to the meeting (November 10, 2022 at 2:00 p.m.). City staff will then contact the speaker to let them know the process to participate in the meeting.
 - a. Public Comments on items not on the agenda: General public comments (on items not on the HIP SAT agenda) will be allowed at each HIP SAT meeting during the public comment agenda item. Comments will be limited to three (3) minutes per person, with a maximum of 15 minutes for all items. In practicality, this means no more than five individuals will be allowed to comment verbally. There is no limit on written public comments.
 - b. Public Comments on Action Items: Public Comments will be allowed on each action item on the HIP SAT agenda. Verbal comments will be allowed on action items after staff has given their report and have allowed time for initial SAT questions. Comments will be limited to three (3) minutes per person, with a maximum of 15 minutes for all comments on each action item. In practicality, this means no more than five (5) individuals will be allowed to comment verbally. There is no limit on written public comments.

For more information on the City of Florence's Public Meeting Policies, visit the City of Florence website at <https://www.ci.florence.or.us/council/rules-procedure>.

This project is funded by a grant from the Department of Land Conservation and Development.

FLORENCE HOUSING IMPLEMENTATION PLAN: *SURVEY HIGHLIGHTS*

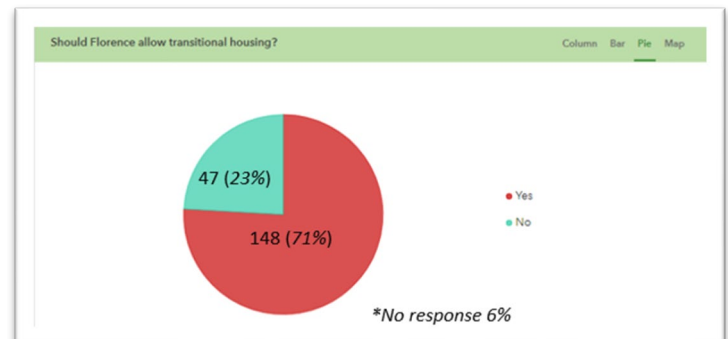
The City of Florence held virtual online survey to gather input from the area’s residents regarding the Housing Implementation Plan (HIP). The survey was part of the virtual Open House, which was open from September 29th to October 17th, 2022 and received about 1,500 visits. The key findings from survey results are summarized below.

Housing Implementation Plan (665 responses)

- Most respondents think local housing supply does not meet community needs (~75%)
- Multi-family/apartments identified as most needed housing type (~63%)
- ~90% say affordable housing is “extremely important” (70%) or “important” (20%)
- ~85% support housing variety/options
- Construction costs and lack of housing options/variety rated as highest challenges to housing production
- Broad support for various housing strategies
- Homelessness is a major issue

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



Short Term Rentals Survey (168 responses)

- Majority support for STR Subcommittee’s proposed definition (~75%)
- Majority believes STRs should be limited
 - % of total housing (~34%)
 - Set cap limit (~32%)
 - Limit based on district (~19%)
 - Other (~15%)
- Most concern about STRs reducing housing supply (~60%)
- Majority support for:
 - STR business license (~73%)
 - Property inspections (~70%)
 - Operational standards (~67%)
 - Code enforcement (~86%)

HOUSING IMPLEMENTATION PLAN OPEN HOUSE/SURVEY #1 SUMMARY



Date: October 19, 2022
To: Florence Housing Implementation Plan (HIP) Project Management Team
From: Darci Rudzinski and Brandon Crawford, MIG | APG
Re: Open House and Survey #1 Summary

OVERVIEW

The City of Florence conducted a virtual open house to share information about the Housing Implementation Plan project. The open house included an online survey that was designed to gather input from the area's residents regarding the following topics:

- Community housing goals and objective
- Current housing conditions and needs
- Options for transitional housing
- Short-term rental regulations

Responses from the survey will help the City better understand the community's housing conditions, and needs; results will also help inform which housing implementation strategies the City may pursue to meet the community's housing needs.

The open house was open from September 29th to October 17th, 2022. The online open house and accompanying survey were hosted over ESRI's StoryMaps platform and Survey123. They were publicized via the following sites and activities:

- Florence HIP Open House Launch Event
- City social media pages (e.g., Facebook)
- City of Florence website
- Local news
- City email newsletters

The online open house had about 1,500 visits. Most visits occurred within the first couple of days of the open house launch and the first week of October, with another spike in visitation over the last few days, as shown in the time series below:

Open House and Survey #1 Summary



The open house can be viewed here: <https://arcg.is/1j0nem>

The number of survey results varied by topic. The responses and results of each individual survey are as follows:

- **Housing Implementation Plan:** 665 responses
 - Complete results: <https://arcg.is/1Sna1C1>
- **Transitional Housing:** 208 responses
 - Complete results: <https://arcg.is/jP9bn>
- **Short Term Rentals:** 168 responses
 - Complete results: <https://arcg.is/1Xbiya2>
- **Zoning Updates:** 96 responses
 - Complete results: <https://arcg.is/yeLC1>
- **Additional/Personal Info:** 185 responses
 - Complete results: <https://arcg.is/19juKD>

SUMMARY OF RESPONSES AND KEY THEMES

- Respondents were generally supportive of affordable housing, housing options (attached housing types, alternatives to single-family detached), and opportunities to attract younger residents.
- Many residents have concerns about homelessness. Several respondents support increased services and transitional housing, while many others oppose any supportive services.
- Many respondents shared concerns about the impact of short term rentals on the community's housing supply and affordability.
- Respondents were largely concerned about a shrinking youth and worker population. They suggest a need for more housing opportunities for these demographics.
- Respondents are largely supportive of the zoning code updates.

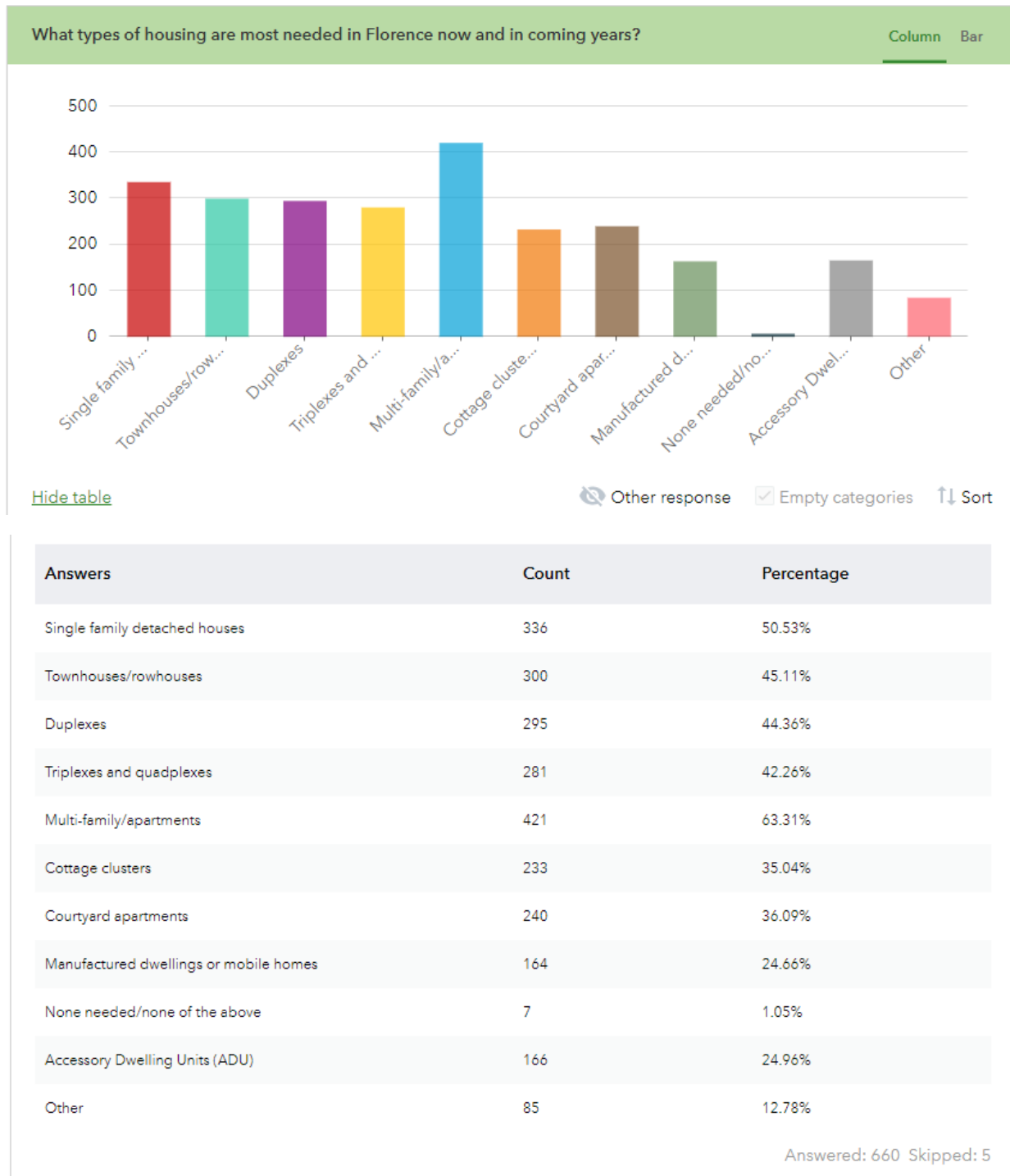
Complete responses to the open-ended/written questions are included in Attachment A. The following graphics summarize the responses.

FULL RESPONSES

HOUSING IMPLEMENTATION PLAN SURVEY



Open House and Survey #1 Summary



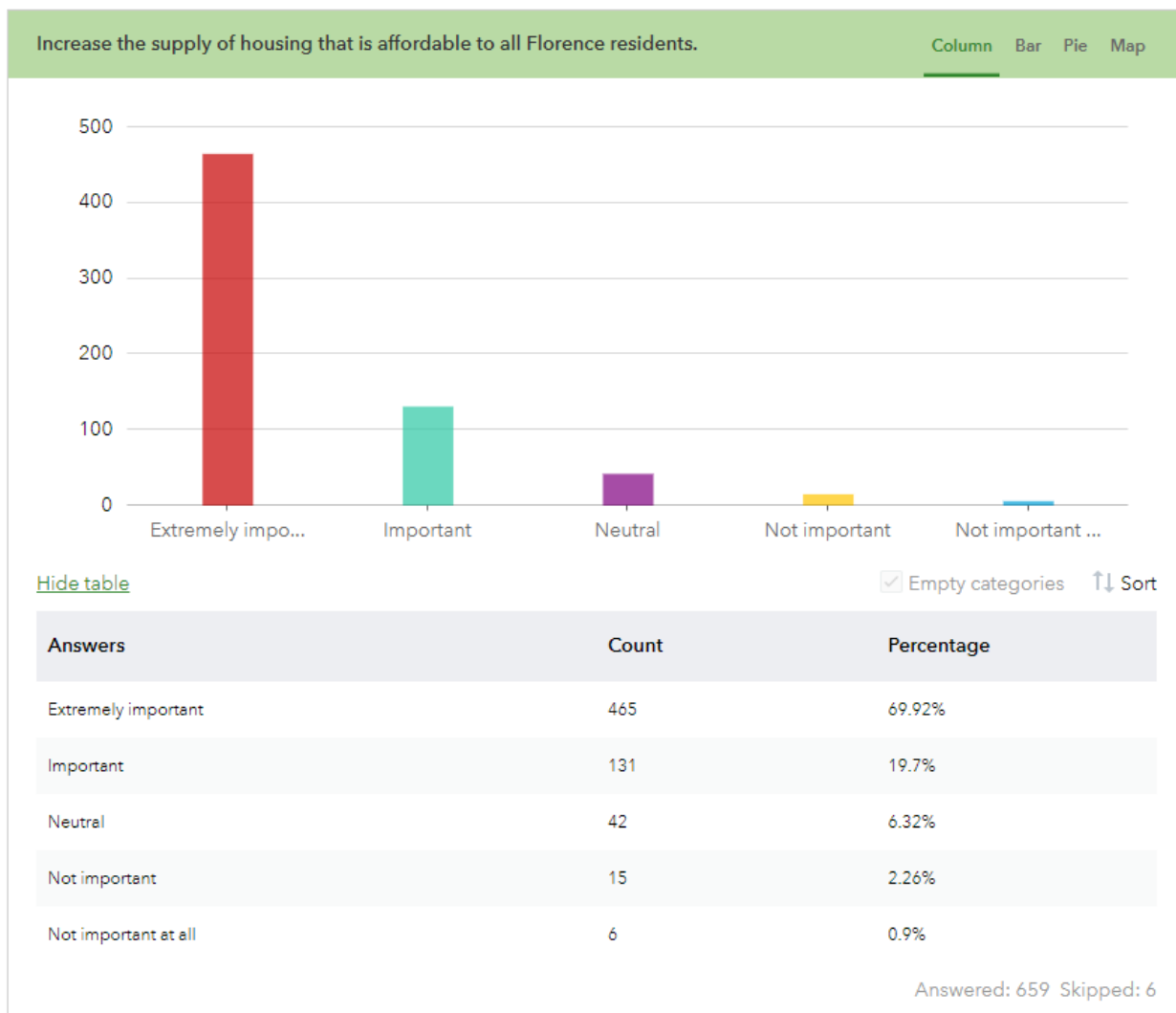
If you selected “other” in the previous question, what are other housing types that Florence needs?

- Affordable/low-income housing
- Homeless shelters

Open House and Survey #1 Summary

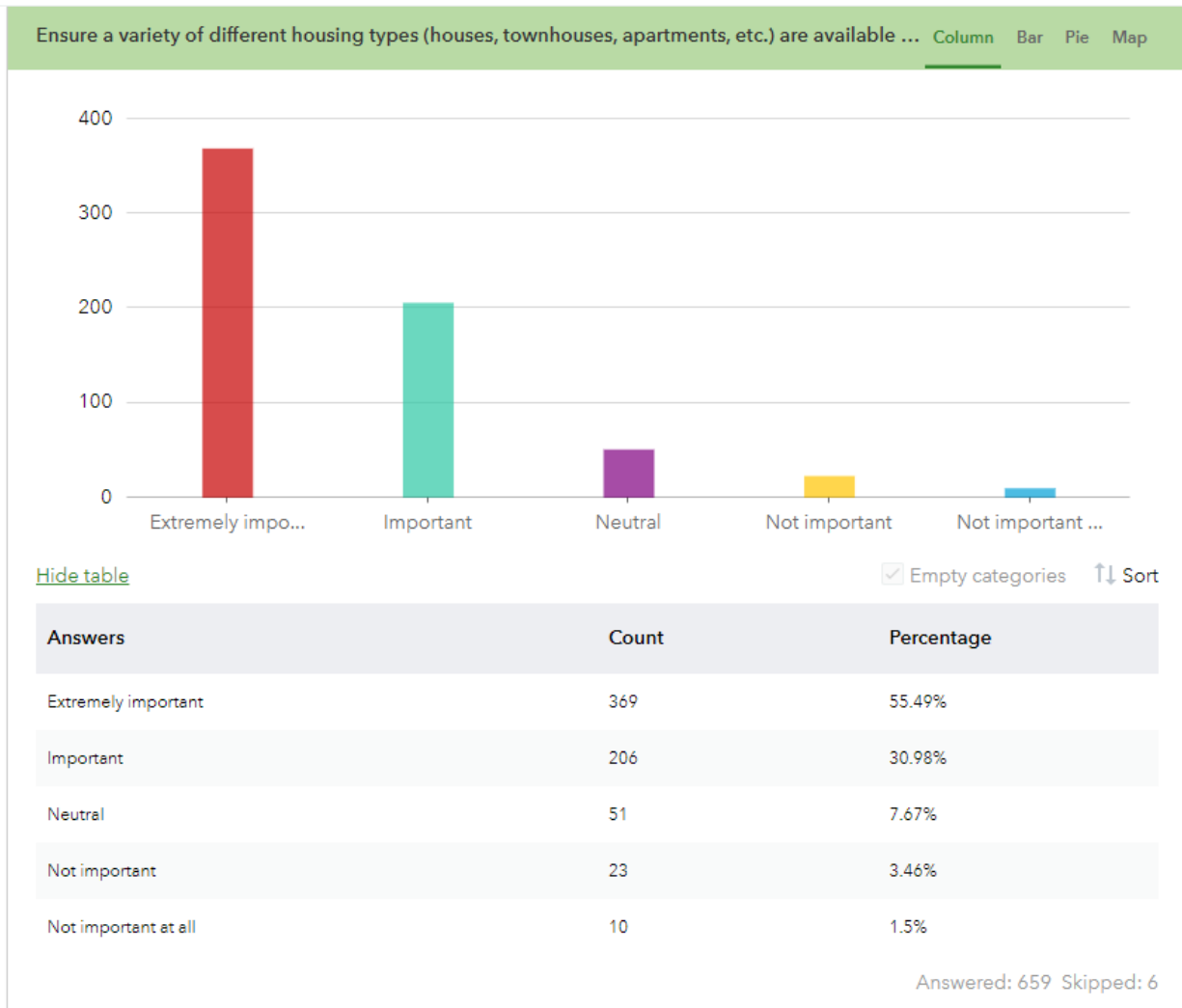
- Tinyhomes
- Transitional housing
- Studios
- Condos
- Workforce housing or seasonal worker housing
- Senior living
- Occupied RVs and RV parks
- Single-room occupancy (SRO), boarding houses

Please indicate the importance of the following housing objectives:

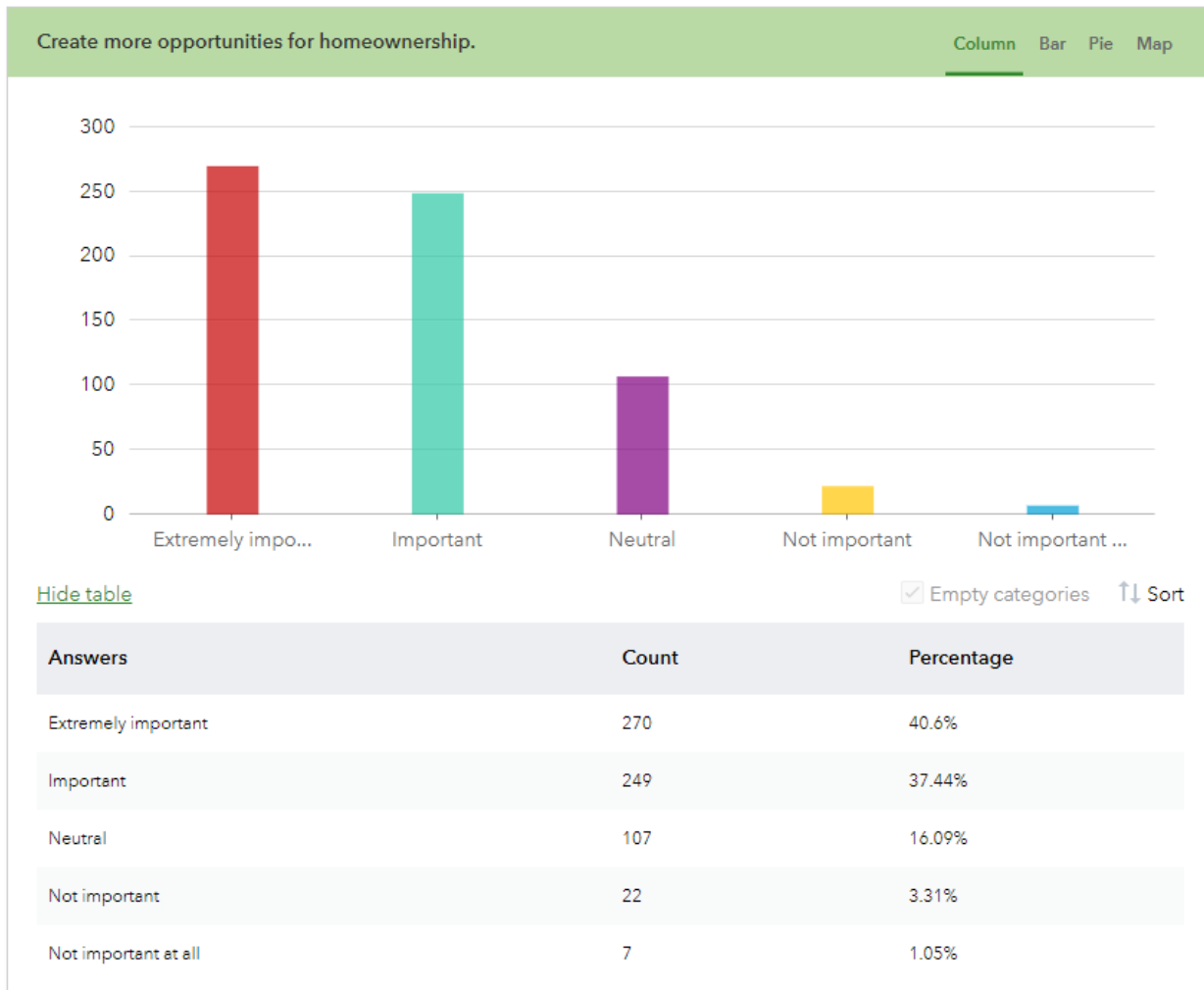


Ensure a variety of different housing types (houses, townhouses, apartments, etc.) are available to suit a range of needs or preferences.

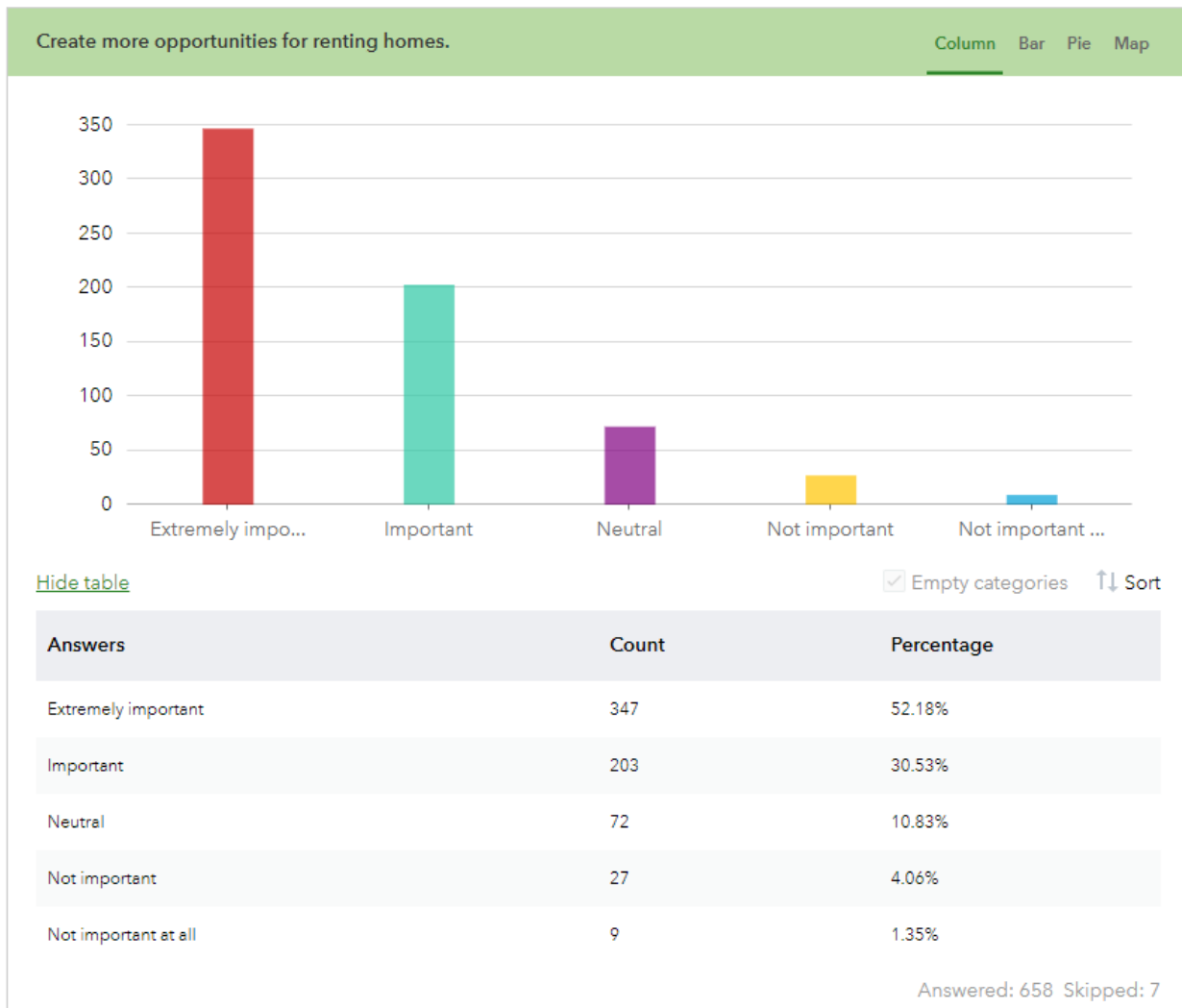
Open House and Survey #1 Summary



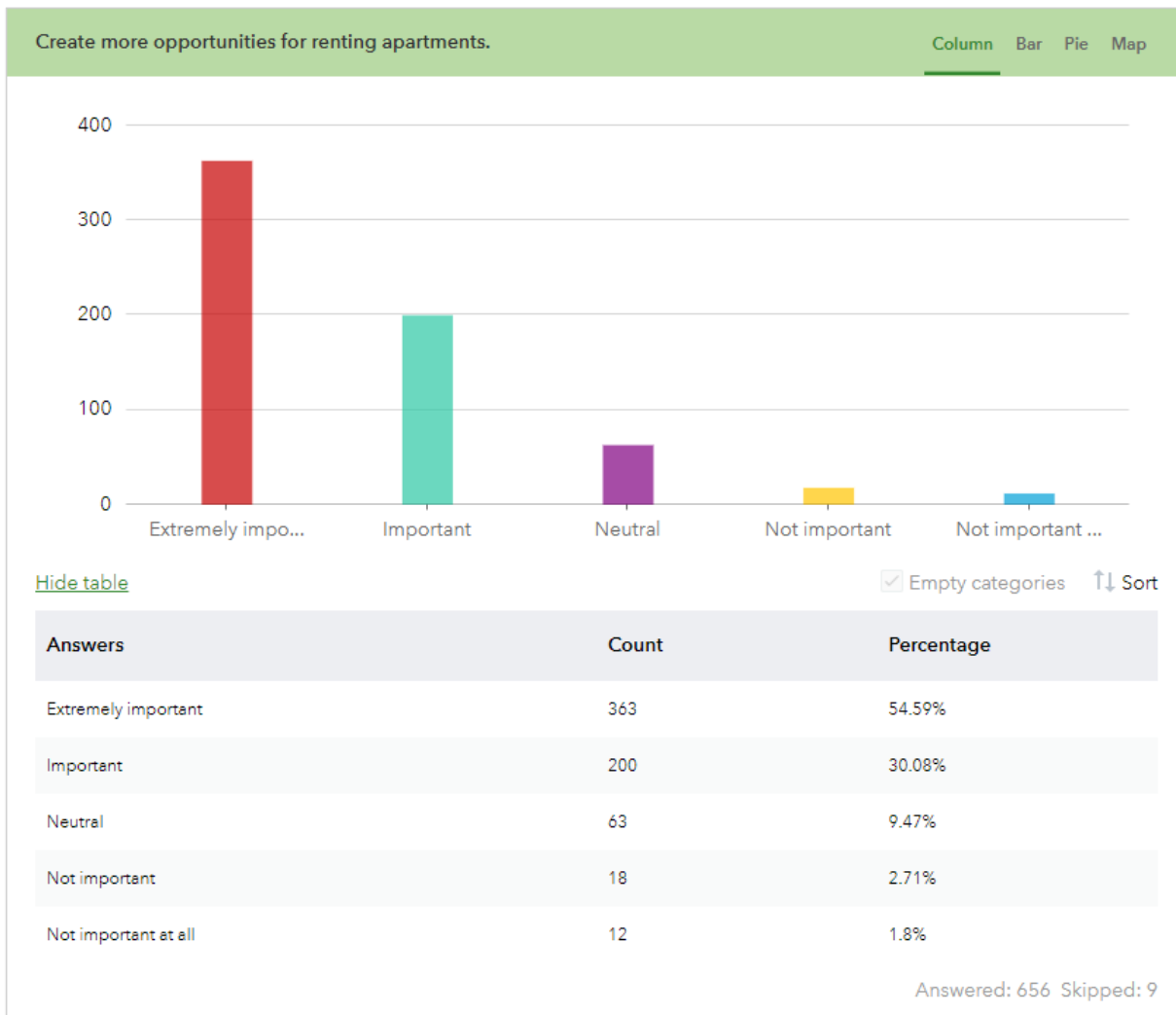
Open House and Survey #1 Summary



Open House and Survey #1 Summary

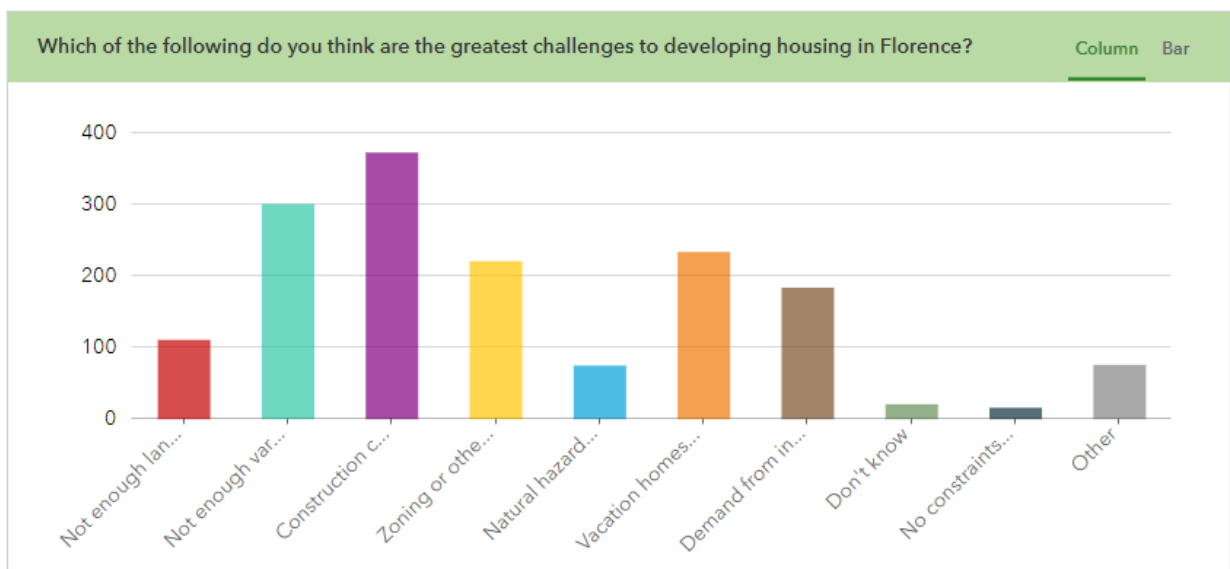


Open House and Survey #1 Summary



Open House and Survey #1 Summary

Promote good neighborhood aesthetics or housing designs that fit within the community character.



Open House and Survey #1 Summary

Answers	Count	Percentage
Not enough land available to develop.	111	16.69%
Not enough variety in housing types (e.g., duplexes, apartments, manufactured housing, etc.)	301	45.26%
Construction costs (materials/labor)	373	56.09%
Zoning or other regulatory barriers (e.g., excessive lot size requirements, onerous design standards)	221	33.23%
Natural hazards limit buildable land (flood/tsunami, landslide, etc.)	75	11.28%
Vacation homes or conversions to short term rentals (STR)	234	35.19%
Demand from in-migration (people moving to Florence)	184	27.67%
Don't know	21	3.16%
No constraints or challenges to housing development in the City	16	2.41%
Other	76	11.43%

Answered: 661 Skipped: 4

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

- Access to and availability of services for existing residents
- Development regulations and approval process timing
- Wages not keeping pace with cost of living
- Balance housing needs with natural resource/habitat conservation
- Labor shortage
- Lack of housing developers
- Lack of non-profit housing support
- Lack of housing supportive services
- Private equity/corporate home purchases
- Supportive infrastructure
- Lack of tenant protections
- Development/permitting fees
- Cost of land
- Lack of affordable housing supply

Open House and Survey #1 Summary

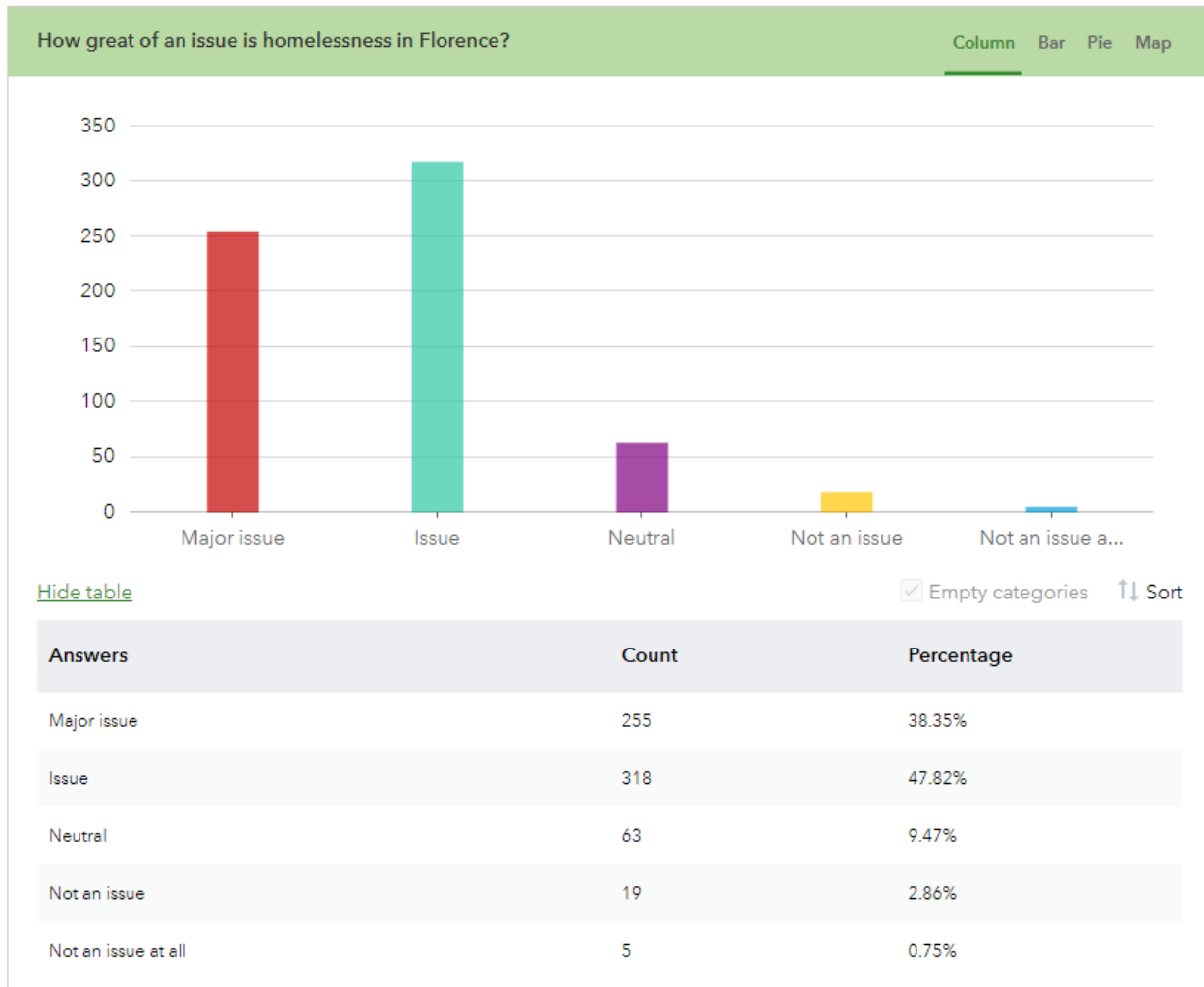


If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

- Affordable housing production
- Transitional housing production
- Remove regulatory barriers
- Programs that favor existing/current residents
- Work with community groups/churches to provide shelter space and affordable housing
- Prioritize/pursue grant funding
- Incentives for affordable/smaller housing development
- Economic development/workforce attraction/retention strategies

Open House and Survey #1 Summary

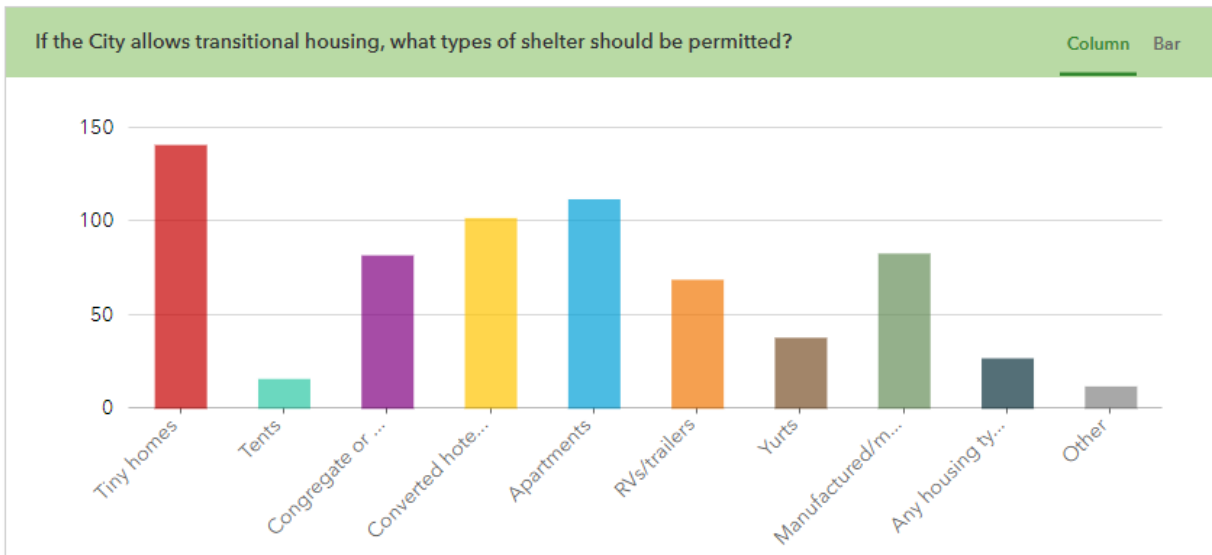
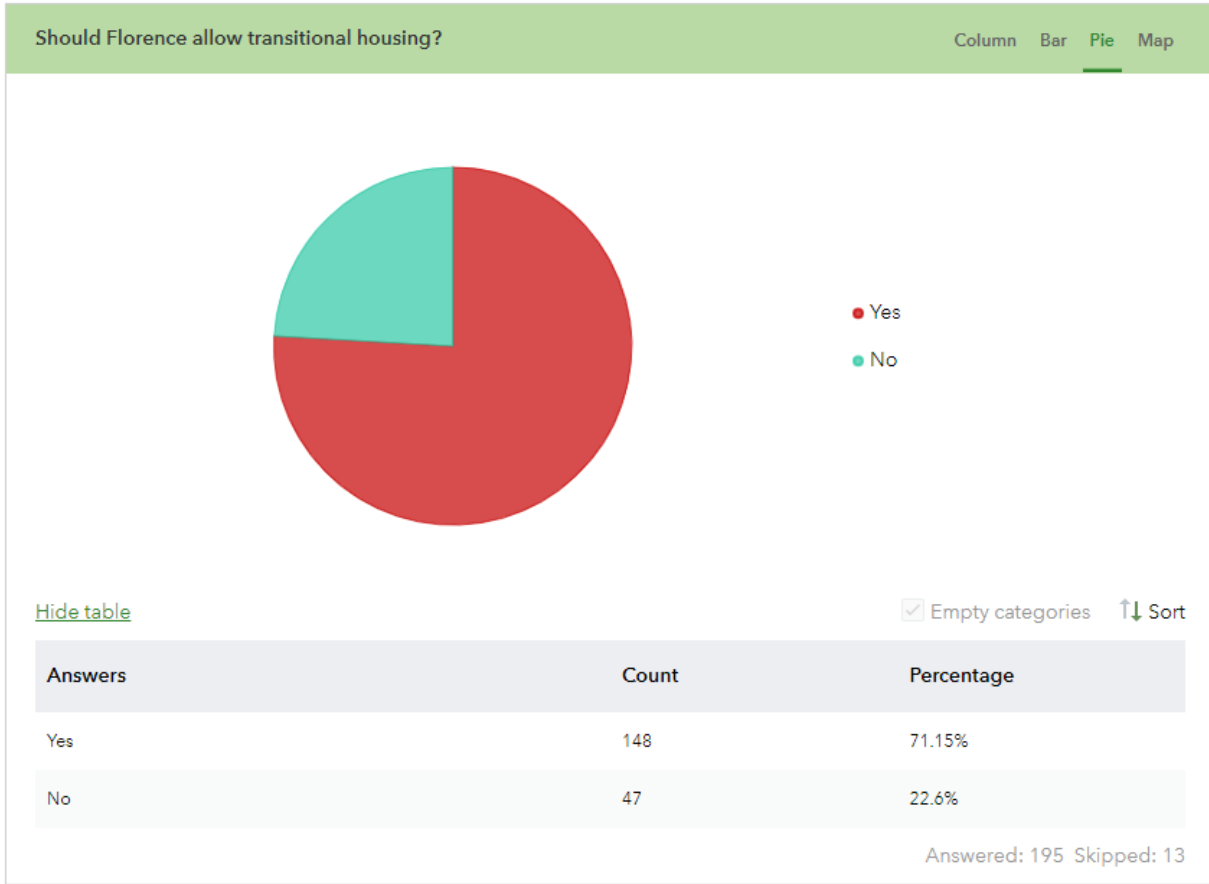
- Local leadership responsiveness to current community members



Is there anything else you would like to share about housing in Florence?

- Attract young residents and younger families
- Need more affordable housing
- Improve supportive services, including for homeless individuals
- Increase housing options/variety of housing types
- More workforce housing
- Too many vacation rentals/STRs
- More rental opportunities
- Development fees restrict development

TRANSITIONAL HOUSING SURVEY



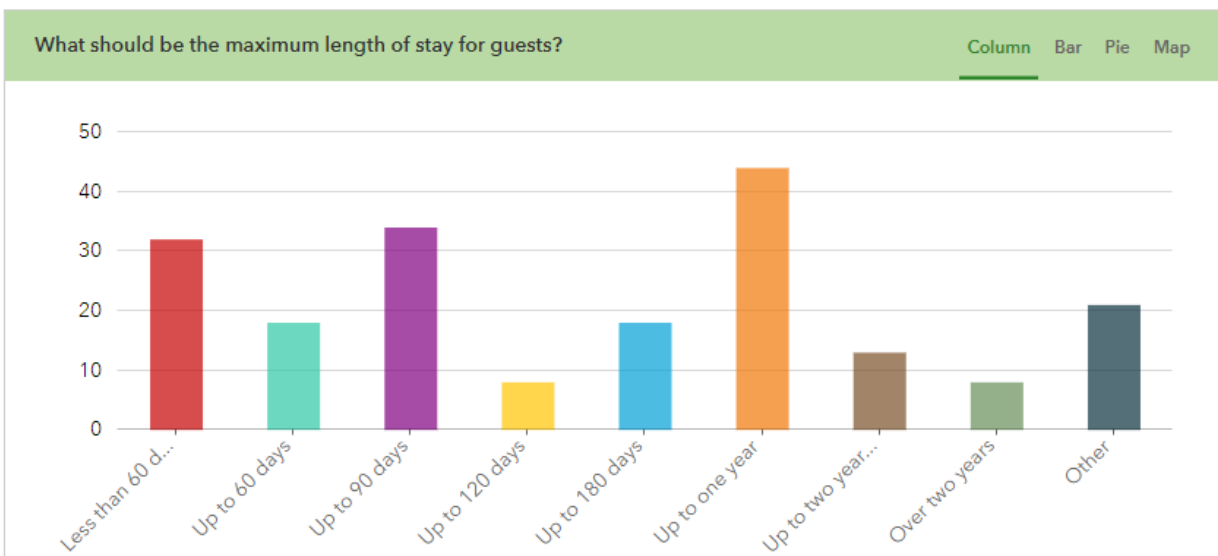
Open House and Survey #1 Summary

Answers	Count	Percentage
Tiny homes	141	67.79%
Tents	16	7.69%
Congregate or group housing	82	39.42%
Converted hotels or motels	102	49.04%
Apartments	112	53.85%
RVs/trailers	69	33.17%
Yurts	38	18.27%
Manufactured/mobile homes	83	39.9%
Any housing type	27	12.98%
Other	12	5.77%

Answered: 184 Skipped: 24

If you selected "other" in the previous question, what other types of shelter should be allowed as transitional housing?

- Redevelopment of vacant/abandoned buildings
- Designated overnight parking areas for vehicles
- Several comments suggesting no transitional housing should be allowed



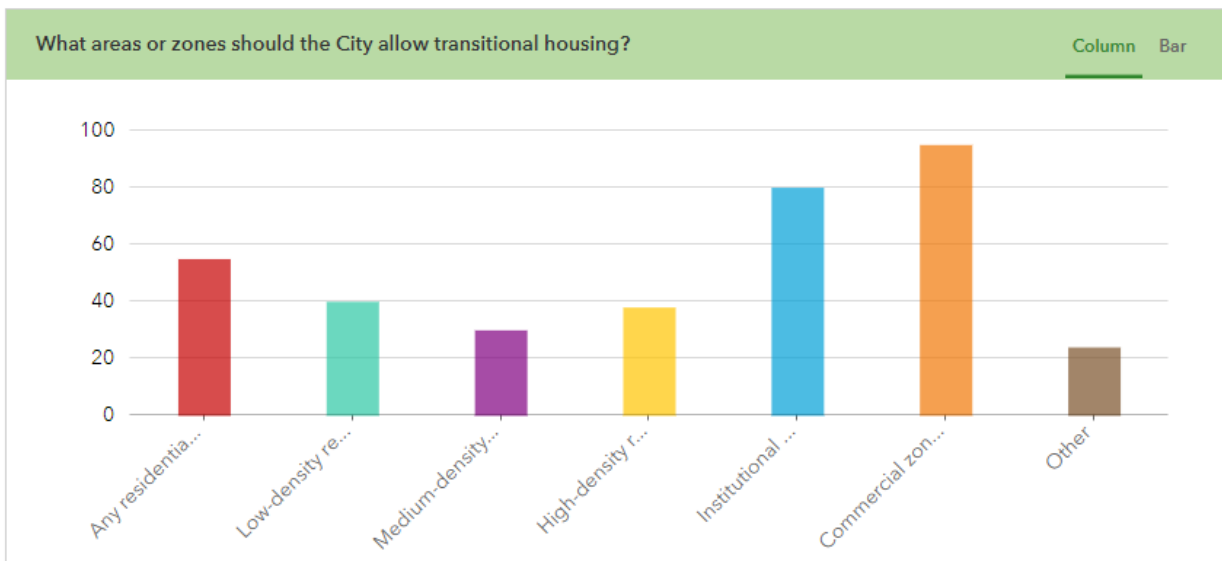
Open House and Survey #1 Summary

Answers	Count	Percentage
Less than 60 days	32	15.38%
Up to 60 days	18	8.65%
Up to 90 days	34	16.35%
Up to 120 days	8	3.85%
Up to 180 days	18	8.65%
Up to one year	44	21.15%
Up to two years	13	6.25%
Over two years	8	3.85%
Other	21	10.1%

Answered: 196 Skipped: 12

If you selected "other" in the previous question, what do you think the maximum length of stay should be for transitional housing guests?

- Zero
- Under six months
- Indefinitely until the guest finds permanent housing and/or work
- 45 days
- 18 months



Open House and Survey #1 Summary

Answers	Count	Percentage
Any residential zone	55	26.44%
Low-density residential zones	40	19.23%
Medium-density residential zones	30	14.42%
High-density residential zones	38	18.27%
Institutional or office zones	80	38.46%
Commercial zones	95	45.67%
Other	24	11.54%

Answered: 189 Skipped: 19

If you selected "other" for the previous question, what areas should allow transitional housing?

- On any vacant property
- Within a certain distance of services
- Outside city limits
- Land owned by religious institutions
- Anywhere



Open House and Survey #1 Summary

Answers	Count	Percentage
Landscaping/screening requirements	135	64.9%
Minimum parking	127	61.06%
Bike parking	116	55.77%
Storage facilities	111	53.37%
Minimum open space	68	32.69%
Common spaces/areas	117	56.25%
Must have architectural design requirements	83	39.9%
Other	19	9.13%

Answered: 188 Skipped: 20

If you selected "other" in the previous question, what kind of development standards or amenities should be required with transitional housing?

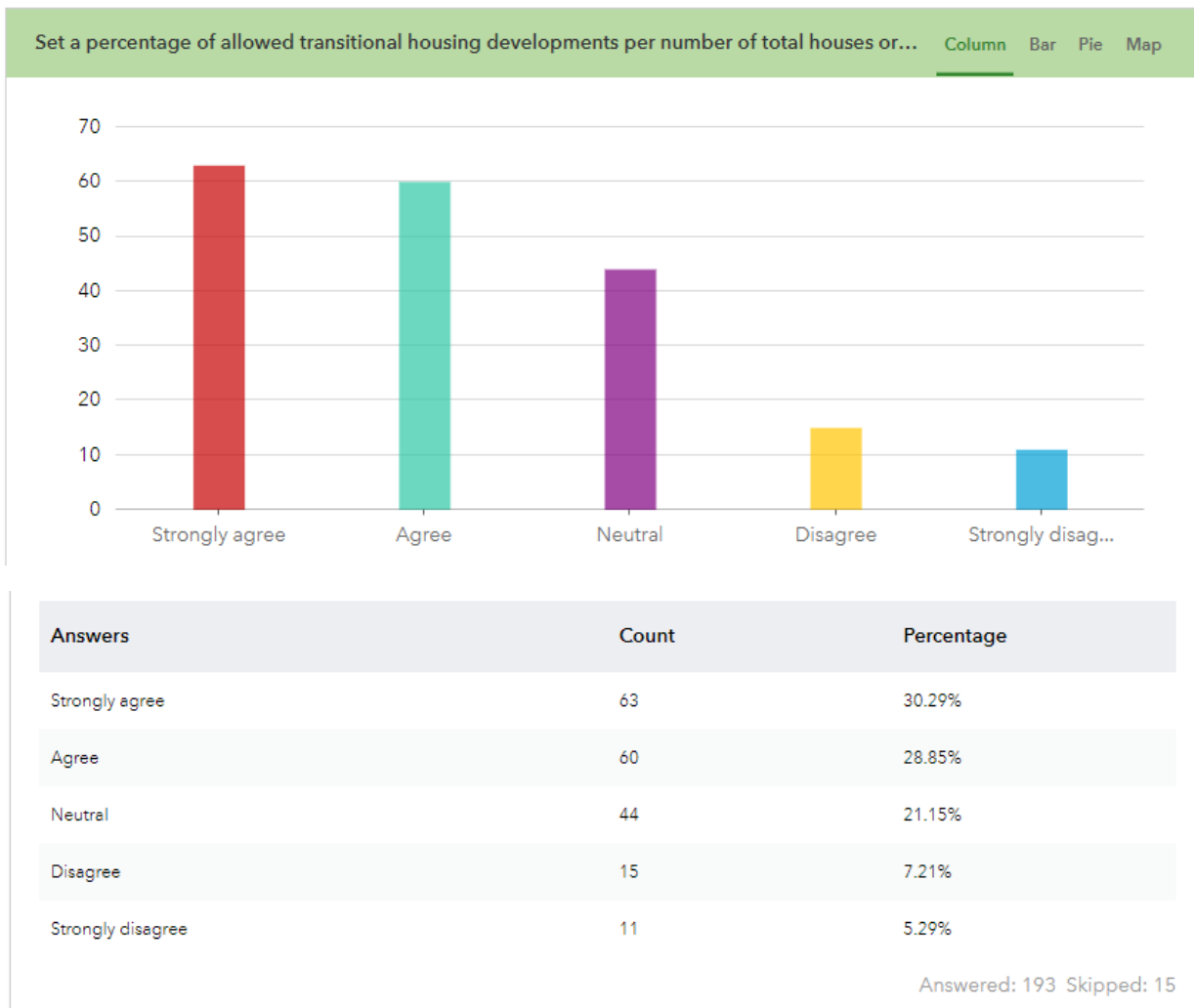
- Security
- Basic amenities (wifi, laundry)
- General maintenance for a clean property
- ADA
- Transit access

Open House and Survey #1 Summary

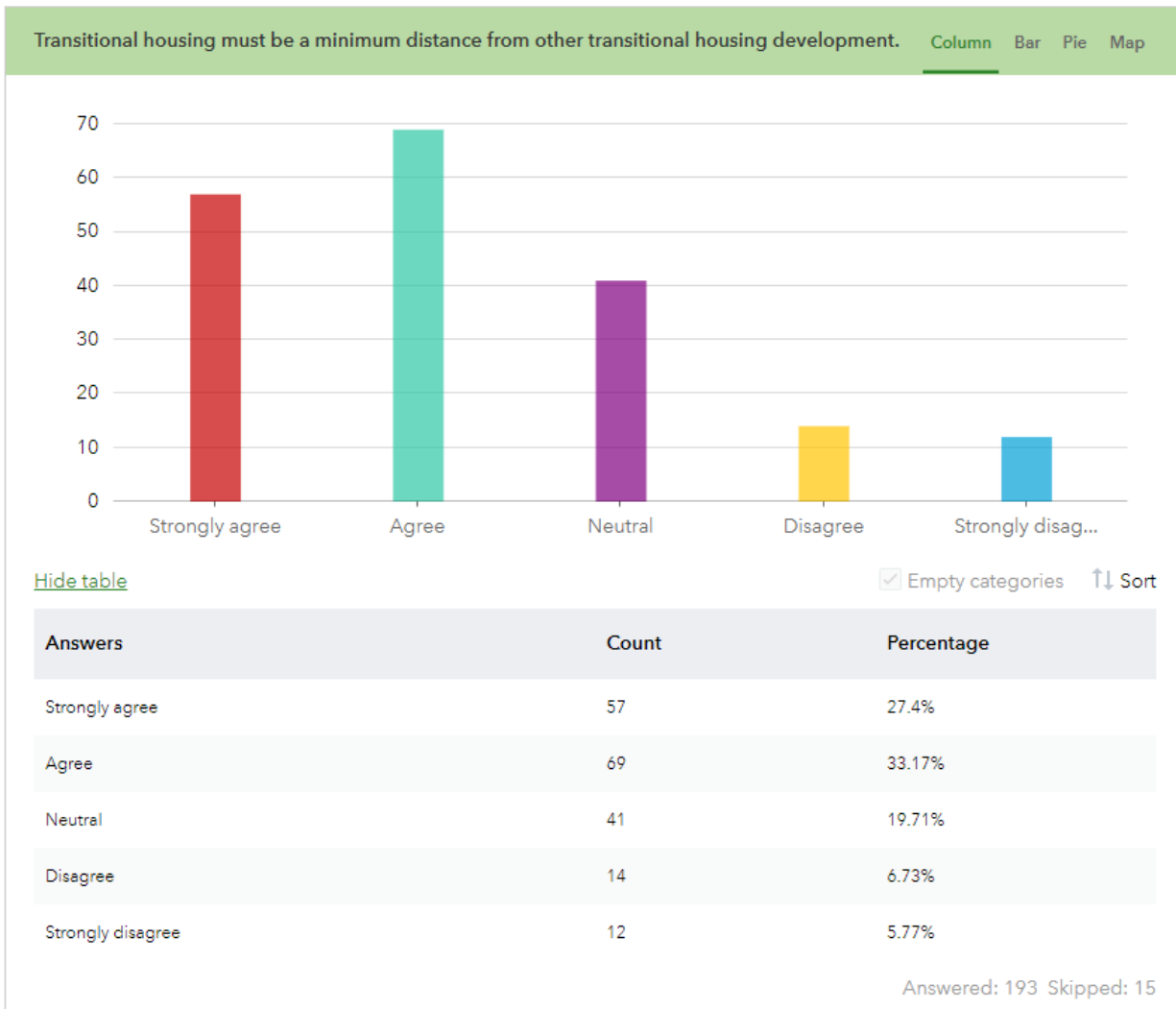
Please indicate how much you agree with the following transitional housing strategies:



Open House and Survey #1 Summary



Open House and Survey #1 Summary



Open House and Survey #1 Summary

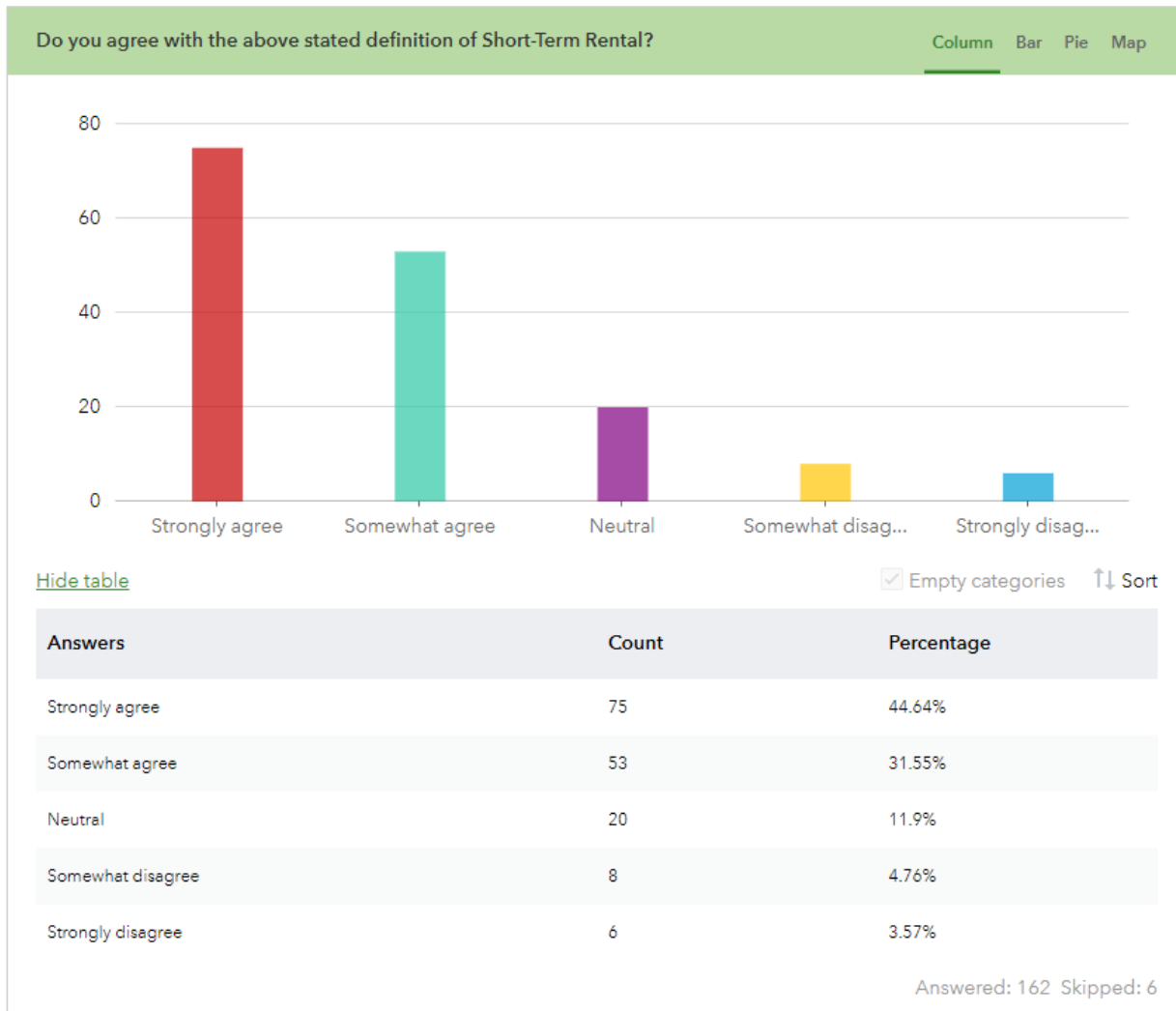


If you have other ideas for how Florence should limit or manage the location and number of transitional housing projects, please write them here.

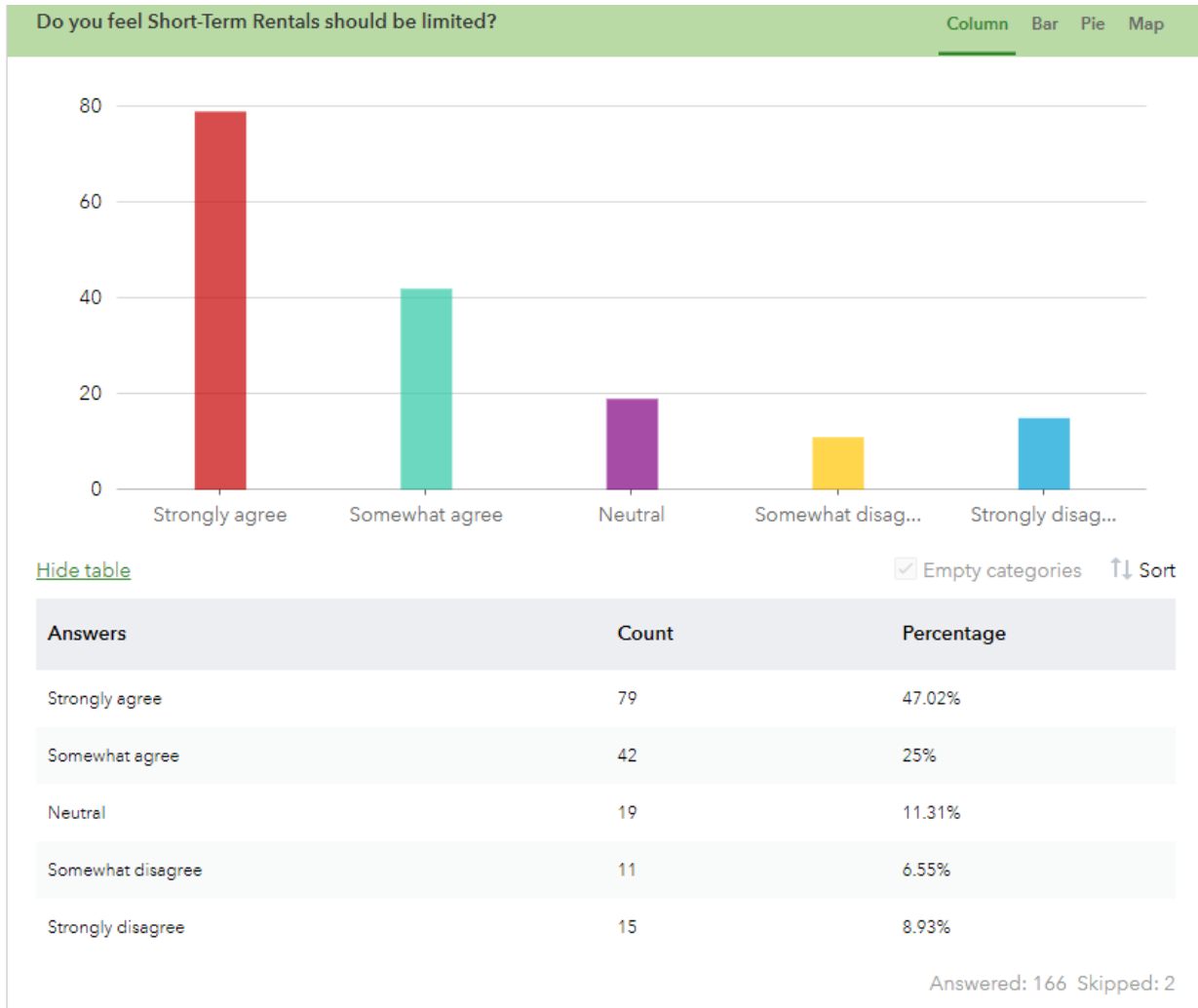
- Concerns transitional housing will attract more people experiencing homelessness from other areas
- Need supportive wrap-around services
- Must be close to services
- Should be close to transit
- On-site management and operational/maintenance standards

SHORT TERM RENTAL SURVEY

For the purpose of this survey, the following working definition will be used: “A short-term rental (STR) is any dwelling unit used for human occupancy for less than 30 consecutive days. STR codes, policies and requirements will not apply to certain commercial businesses such as hotels, motels, inns (including bed and breakfasts, and boarding houses), and campgrounds. All other dwelling units, or parts thereof, that are rented out for less than 30 consecutive days will be subject to the city’s STR codes, policies and requirements.”



Open House and Survey #1 Summary



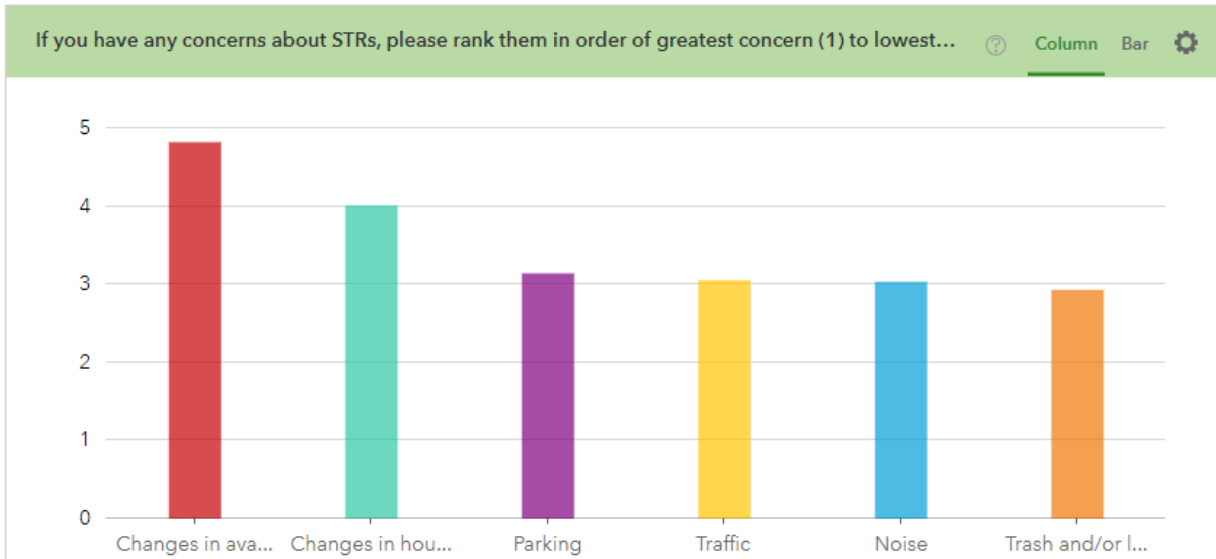
Open House and Survey #1 Summary

If you think Short-Term Rentals should be limited, please rank how STRs should be limited inside City limits from highest priority (1) to lowest priority (5)



Open House and Survey #1 Summary

If you have any concerns about STRs, please rank them in order of greatest concern (1) to lowest concern (7). If you do not have any concerns at this time, leave this section blank.



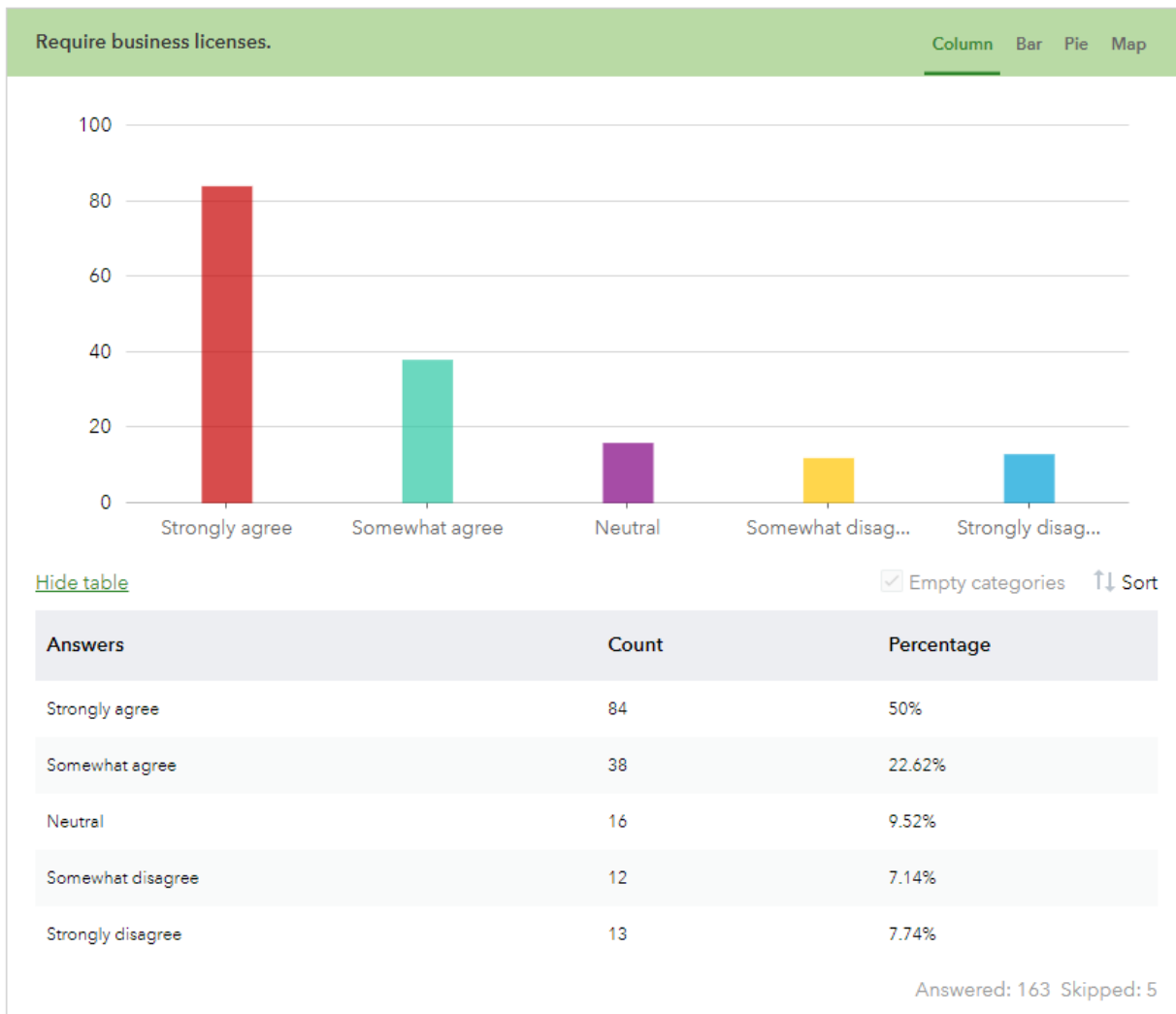
Rank	Answers	1	2	3	4	5	6	Average score
1	Changes in availability of housing	58.5% 86	14.29% 21	6.12% 9	4.08% 6	6.12% 9	10.88% 16	4.82
2	Changes in housing costs and/or home values	17.69% 26	40.82% 60	6.12% 9	8.16% 12	14.97% 22	12.24% 18	4.01
3	Parking	4.08% 6	14.29% 21	26.53% 39	22.45% 33	12.24% 18	20.41% 30	3.14
4	Traffic	6.8% 10	10.2% 15	20.41% 30	25.17% 37	19.05% 28	18.37% 27	3.05
5	Noise	8.84% 13	9.52% 14	16.33% 24	23.13% 34	25.85% 38	16.33% 24	3.03
6	Trash and/or litter	4.08% 6	10.88% 16	24.49% 36	17.01% 25	21.77% 32	21.77% 32	2.93

Answered: 147 Skipped: 21

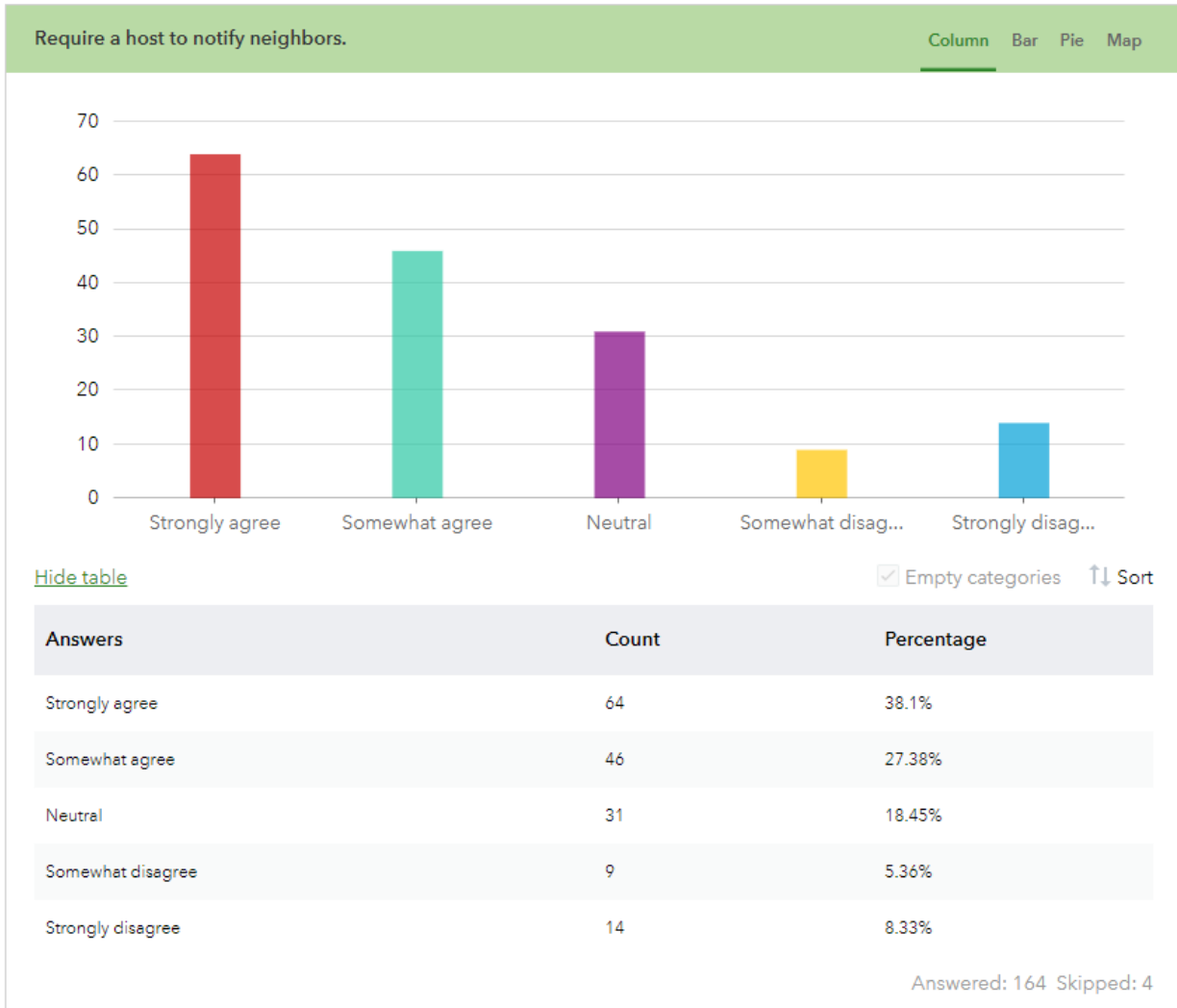
Are there any other concerns about STRs that were not mentioned in the previous question?

- Several comments noting the economic benefits of STRs
- Affects supply of rental housing
- Increases crime and theft
- Comments suggesting they be prohibited
- Suggestions to increase property taxes on STRs

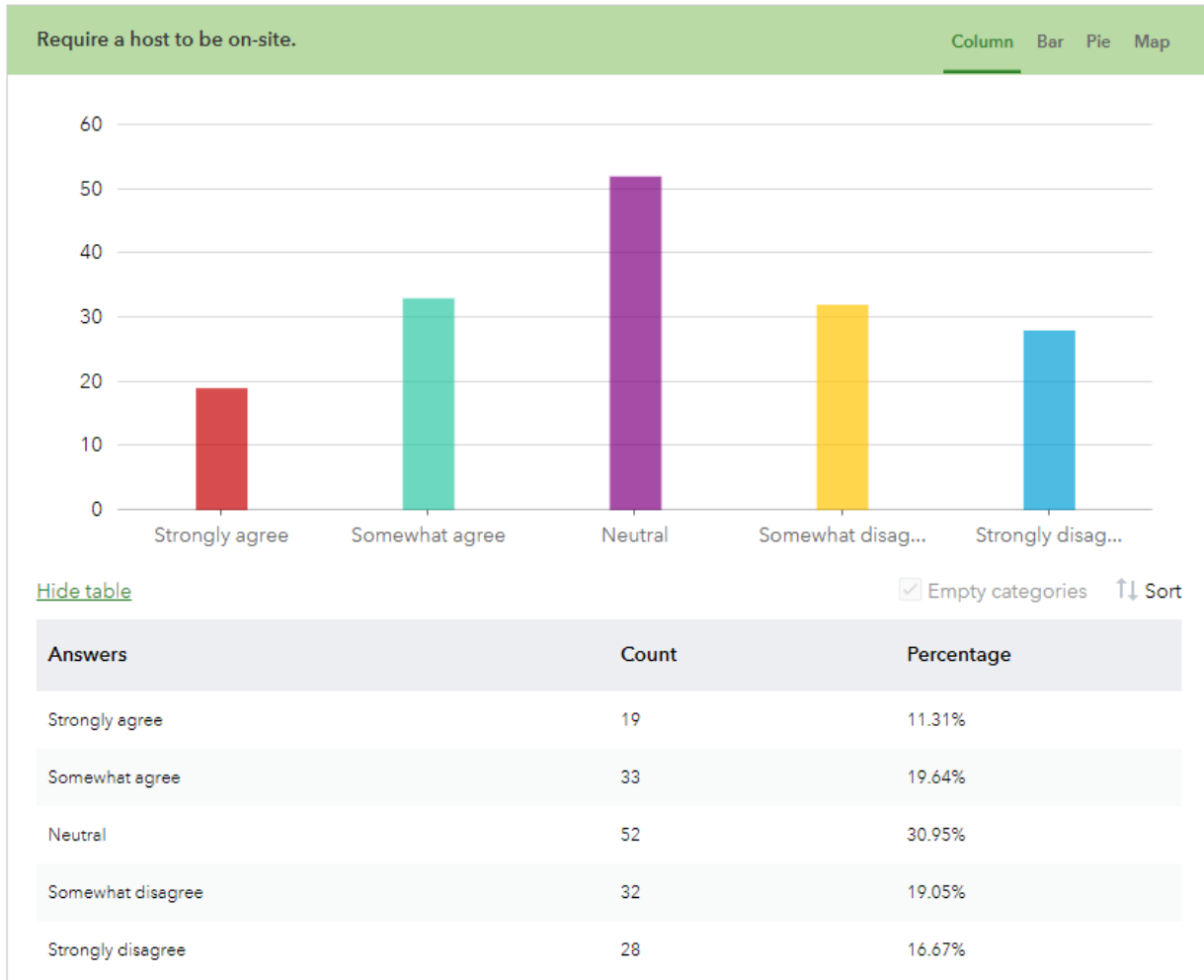
Please indicate how much you agree with the following STR strategies.



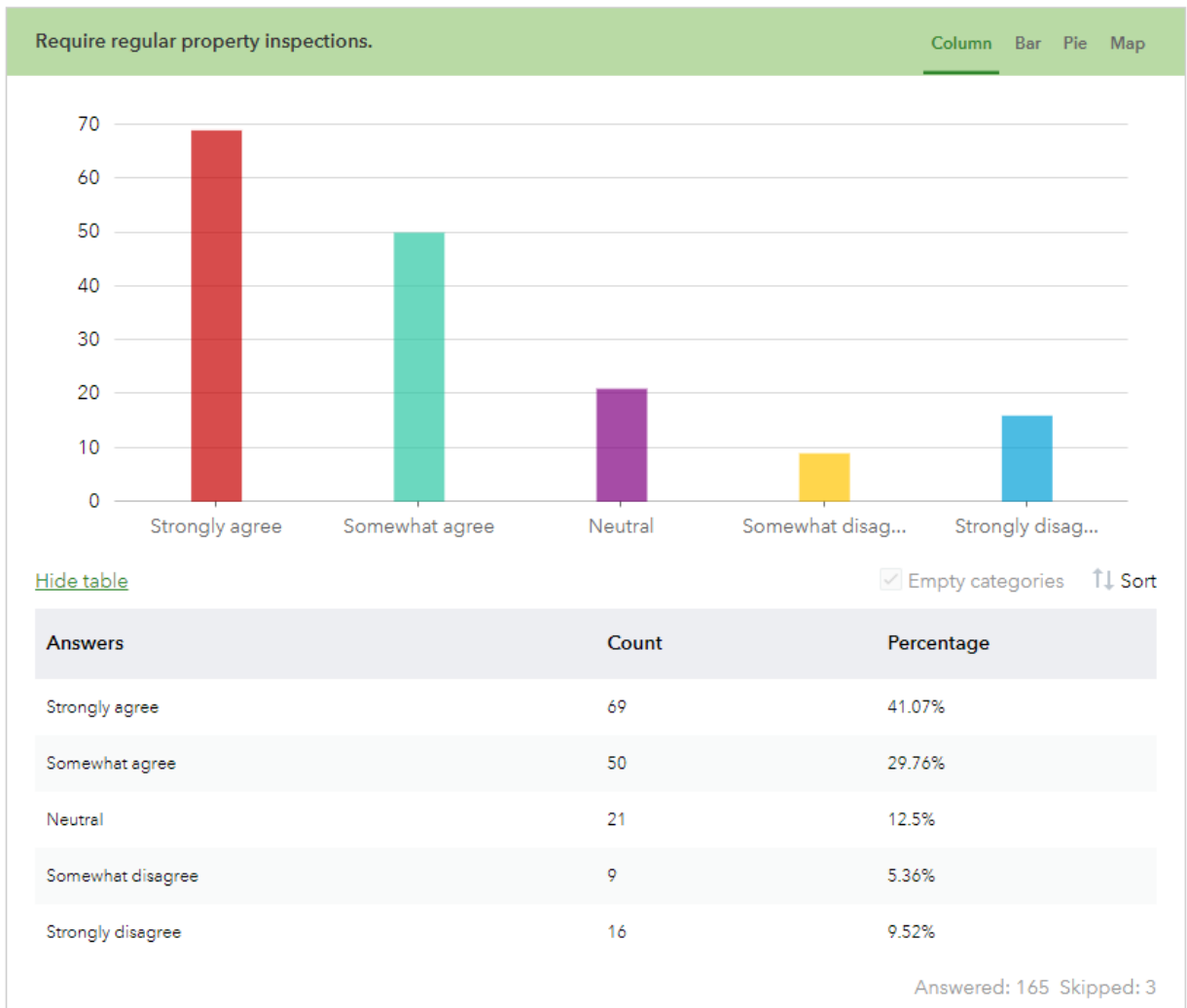
Open House and Survey #1 Summary



Open House and Survey #1 Summary

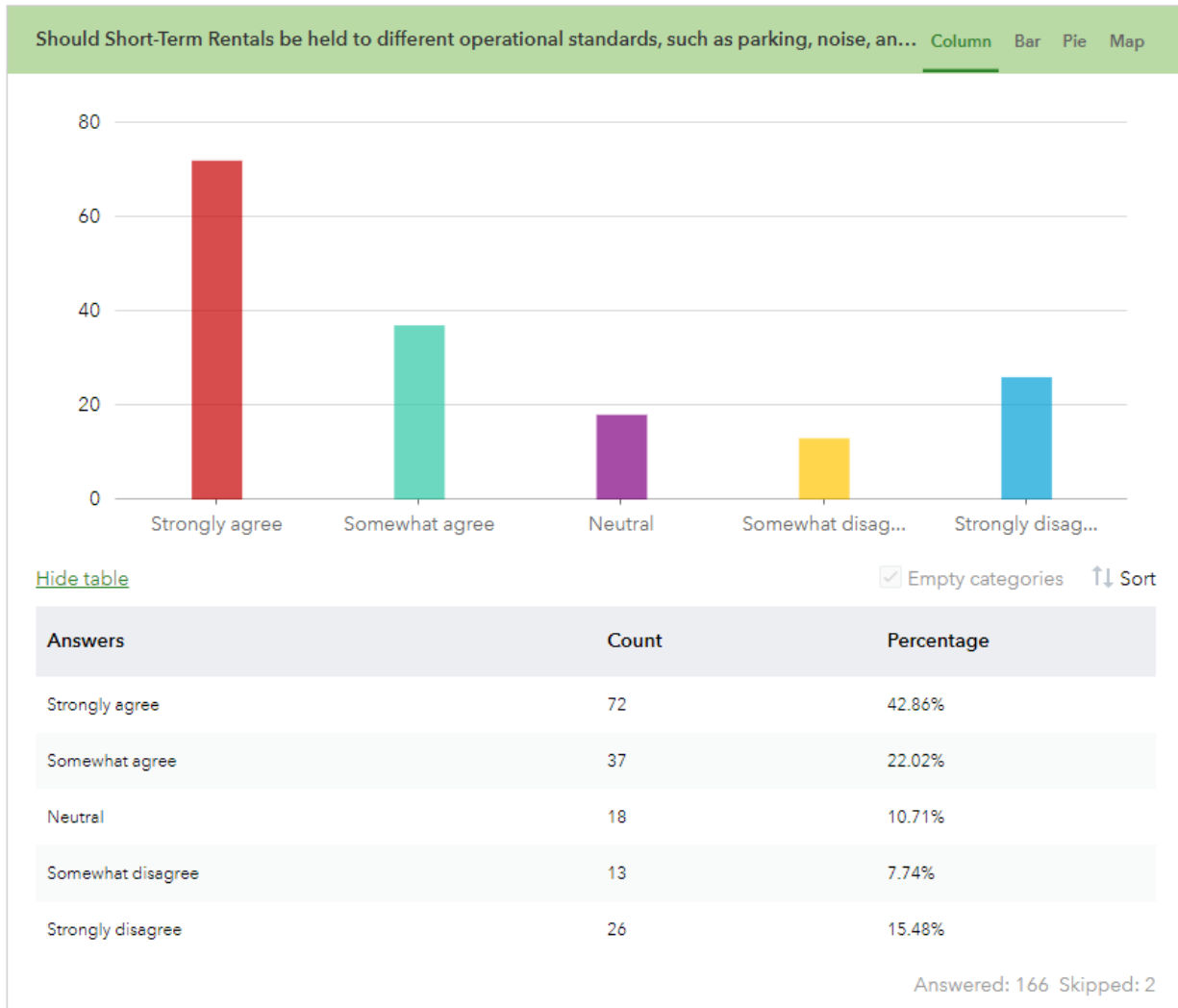


Open House and Survey #1 Summary



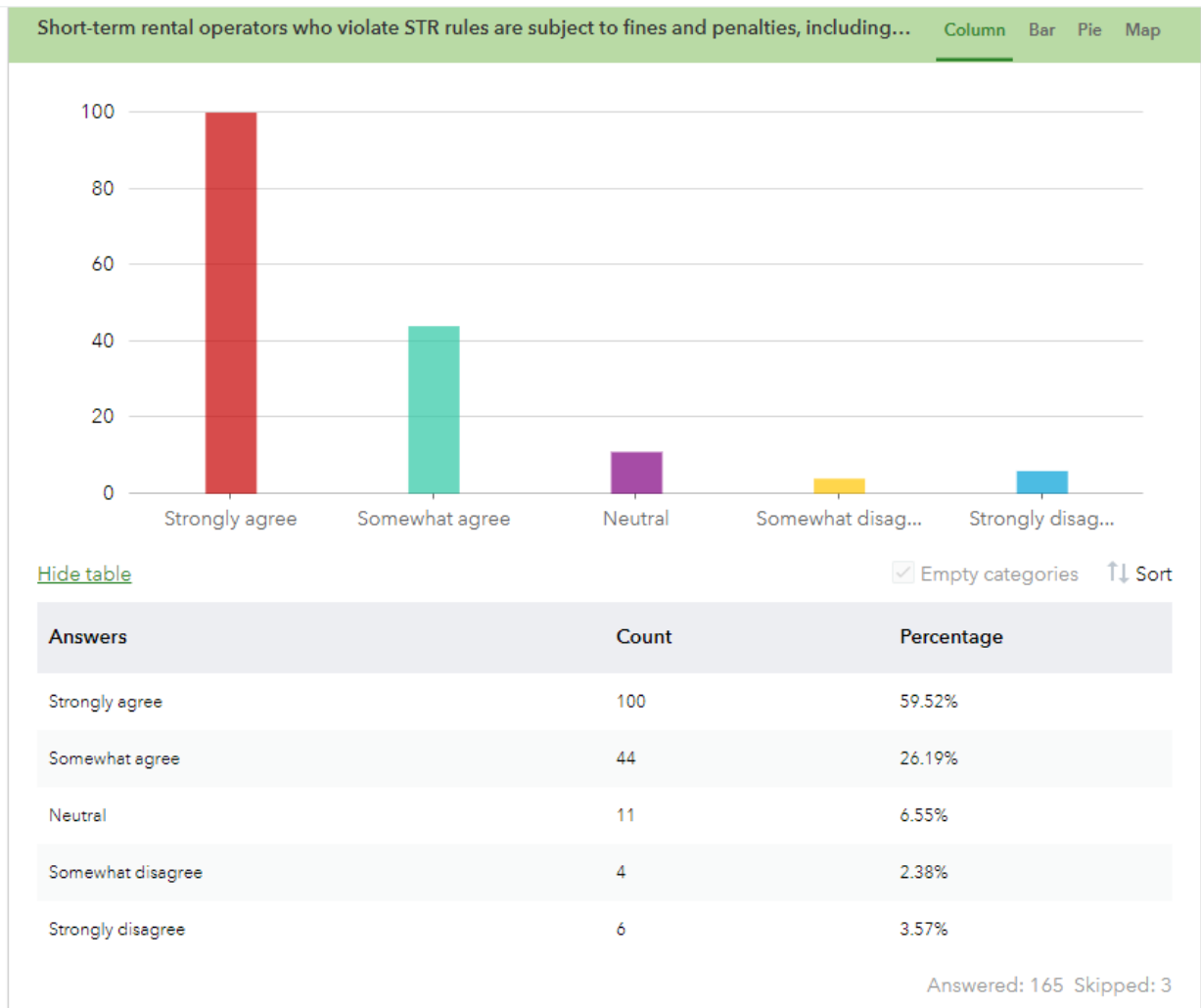
Open House and Survey #1 Summary

Should Short-Term Rentals be held to different operational standards, such as parking, noise, and maximum occupancy, than long-term rentals or owner-occupied homes?



Open House and Survey #1 Summary

Short-term rental operators who violate STR rules are subject to fines and penalties, including having their license suspended or revoked.



Any additional questions, comments, or concerns you would like to share?

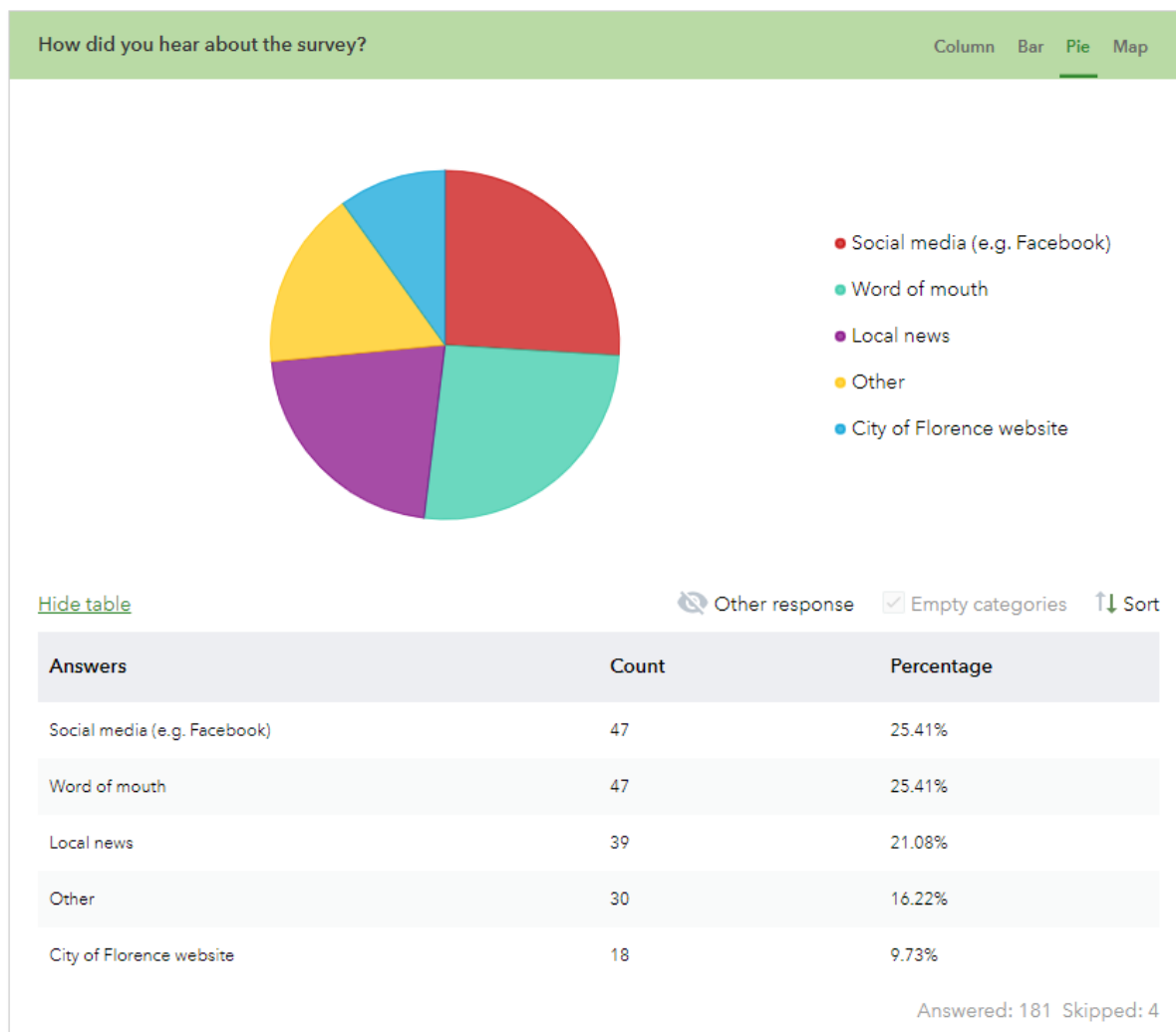
- Suggestions for a temporary moratorium
- Comments noting that they're beneficial for traveling nurses and new residents/workers looking for permanent housing
- Comments to be consistent with state/federal rules around STRs
- Comments that they are essential to support tourism
- Comments regarding excessive noise and other nuisances from STRs
- Suggestions for a more in-depth study on STRs in Florence
- Concerns that STRs increase housing costs and reduce available housing supply for current residents

ZONING CODE UPDATE COMMENTS

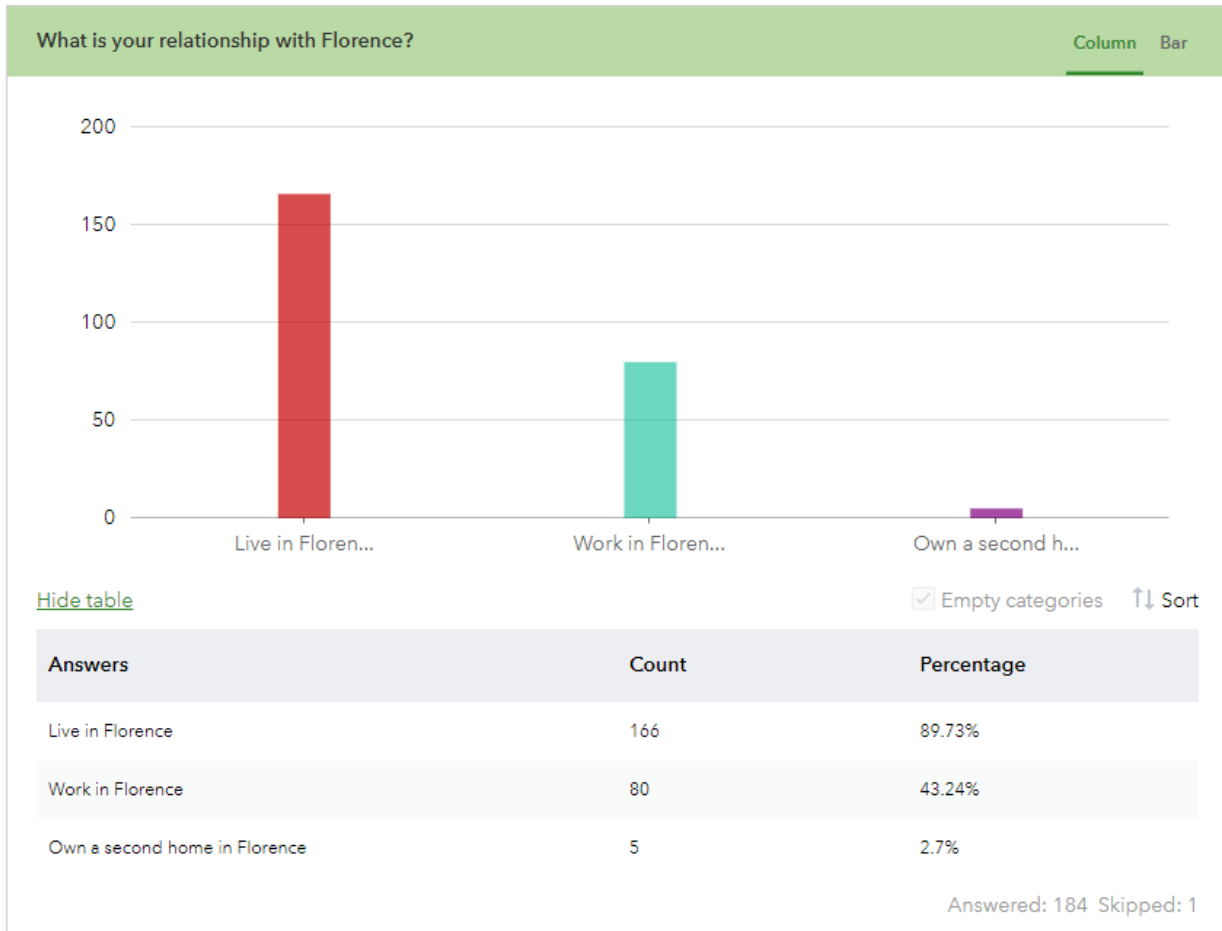
If you have any thoughts, concerns, or suggestions regarding the Zoning Code changes to support housing development, please comment here:

- Concerns over lack of employment opportunities compared to increased housing supply
- Some support for proposed code changes
- Suggestions to simplify zoning/development regulations
- Comments that zoning/code enforcement needs to improve
- General support for allowing a wider range of housing types
- Suggestions to preserve open space, habitat, natural resources
- Concerns over manufactured housing updates
- Support for zoning updates to allow occupied RVs
- Support for tiny homes

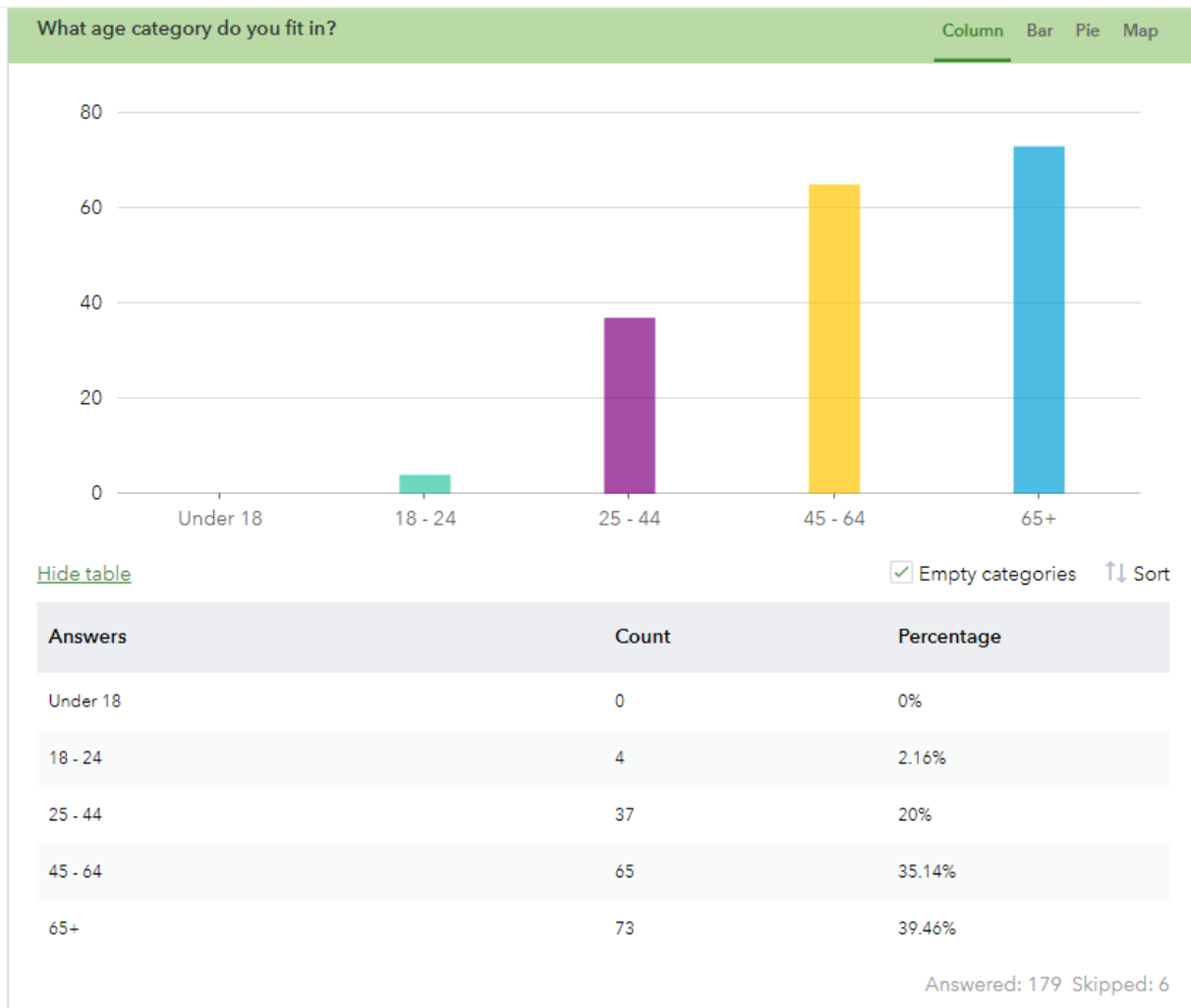
ADDITIONAL/PERSONAL INFORMATION



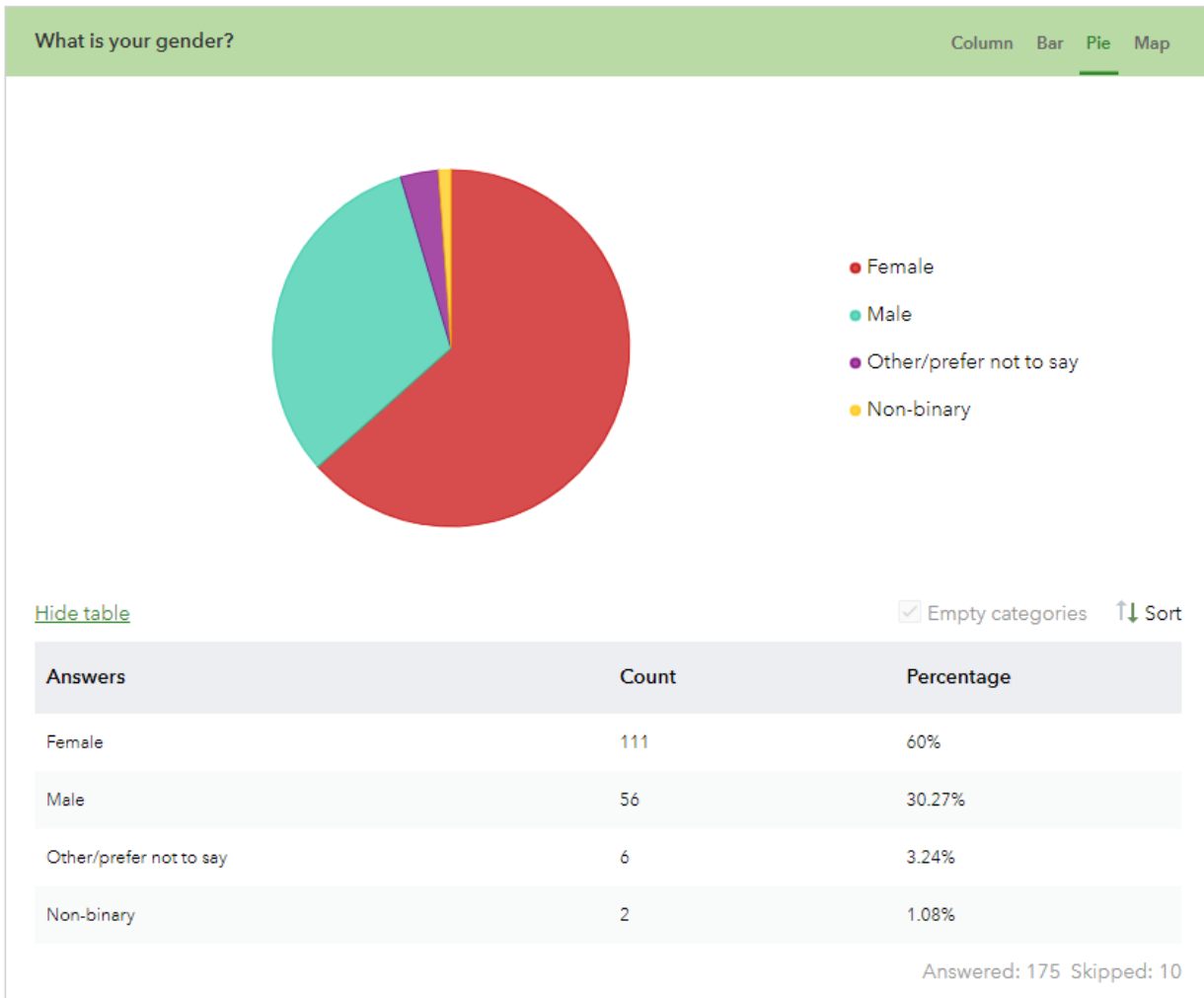
Open House and Survey #1 Summary



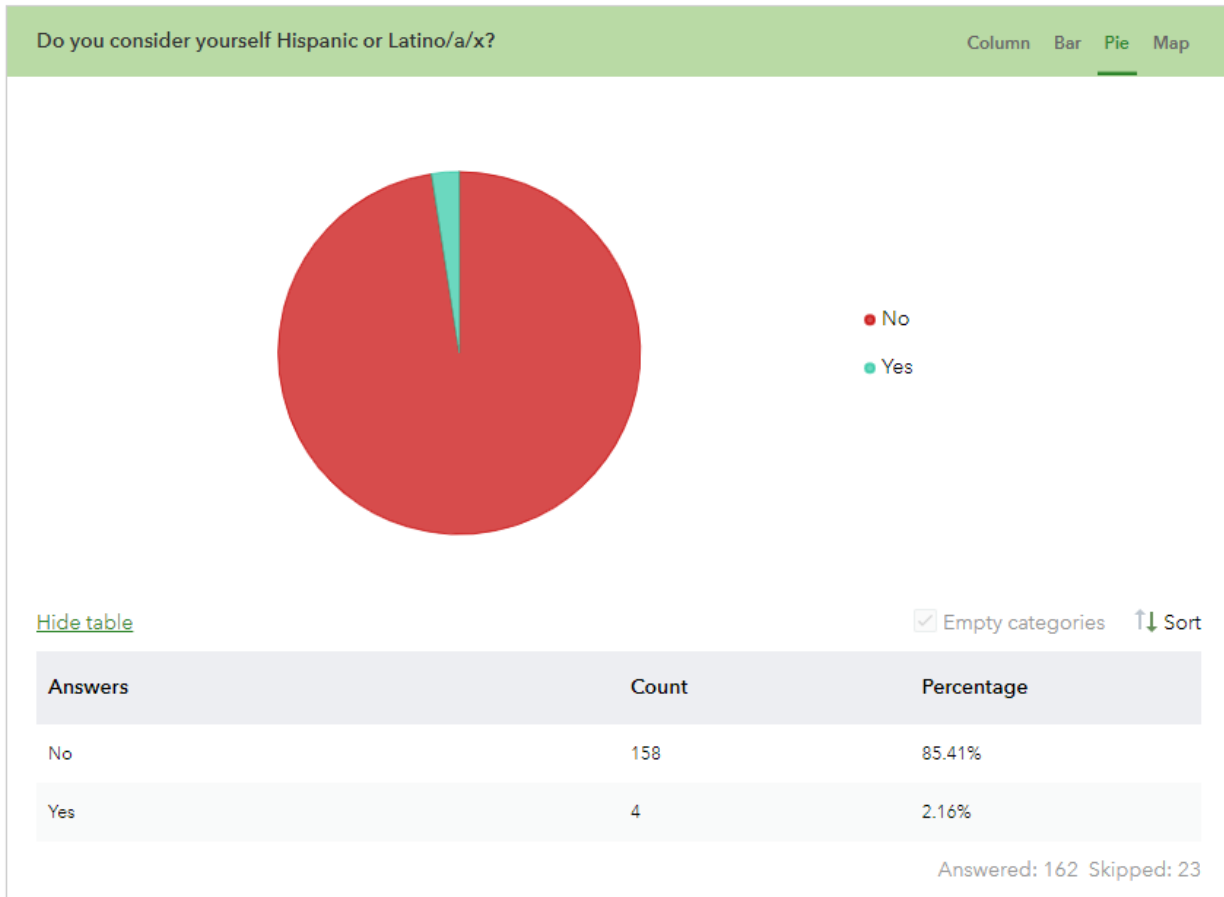
Open House and Survey #1 Summary



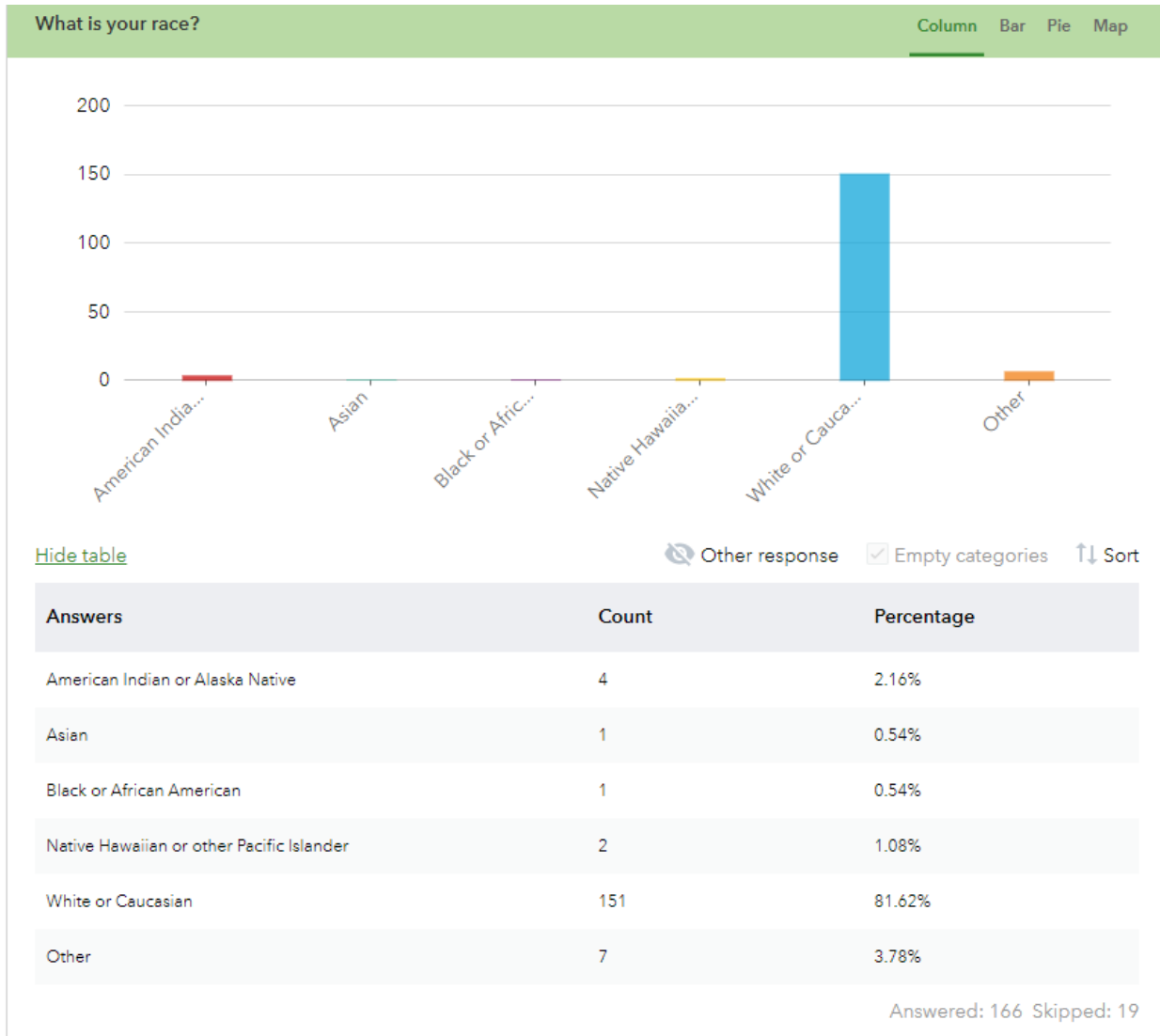
Open House and Survey #1 Summary



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Open House and Survey #1 Summary



Open House and Survey #1 Summary



Open House and Survey #1 Summary



Attachment A: Open-Ended/Written Responses

City of Florence Housing Implementation Plan Survey Results, October 2022

Housing Implementation Plan Survey

What types of housing are most needed in Florence now and in coming years?

Answers	Count	Percentage
Single family detached houses	336	50.53%
Townhouses/rowhouses	300	45.11%
Duplexes	295	44.36%
Triplexes and quadplexes	281	42.26%
Multi-family/apartments	421	63.31%
Cottage clusters	233	35.04%
Courtyard apartments	240	36.09%
Manufactured dwellings or mobile homes	164	24.66%
None needed/none of the above	7	1.05%
Accessory Dwelling Units (ADU)	166	24.96%
Other	85	12.78%

Answered: 660 Skipped: 5

If you selected "other" in the previous question, what are other housing types that Florence needs?

Affordable

Multi units and apartments should be out by the highway.

Homeless shelters

Affordable housing

If you selected "other" in the previous question, what are other housing types that Florence needs?

Well-built homes in well-designed clusters with natural amenities. Suburban track housing void of vegetation is less appealing to me.

We need housing of all types that people who earn their living in Florence, not at an online job, can afford to BUY. Working people in this town want the security of being homeowners. We need basic, affordable starter homes for local working people..

We could be known for Tiny Home Communities and foster alternative material home communities and even create jobs around both. This could create both year-round tourism in learning about our communities and create sustainable jobs that could be exported.

Very low income units to cover the low end of our community

Truly affordable housing for our workforce.

Transitional Housing

Tiny house communities

Tiny house

Tiny homes, homeless options

Tiny Home villages

Support for short term housing that supports people from living in the forest/dunes/unhoused to more structured living situations with the options of social services support (how to budget, health care, healthy eating, other positive lifestyles, etc...)

Studios, RV Parks/Van Parks, Tiny Houses, Yurt Campgrounds, Shared Housing/Dorms

Studio, 1 bedroom

If you selected "other" in the previous question, what are other housing types that Florence needs?

Studio condos for seniors. Tiny home communities for all. Also, housing for our young people (servers, and support workers)

Special needs housing as described in above info

something to address homeless folks needs directly - car camping option, tent city, tiny homes -- partner with Opportunity Village in Eugene.

small town charm is now lost - there needs to be a moritorium

Small living areas with larger storage spaces.

Small homes etc. Just needed to be affordable to rent or buy

Single Story Condo's for Seniors, Independant Living Senior Complexes

Single family homes that are affordable for young, first time home buyers who are in the Florence workforce.

Short term for travel Dr and Nurses

shelter/homeless/

shelter housing for the unhoused

Senior Living

Senior apartments with disability access, and also apartments for workers in town.

see next 2 answers below

Safe temporary housing and services for the homeless including youth.

If you selected "other" in the previous question, what are other housing types that Florence needs?

Rv hookups or space in peoples driveways to park off of street, even use of ones not being used temporary.

Rent control

Really affordable for lower income, minimum wage and seniors on Social Security.

Possibly more RV spots for our transient camping community.

Places that are affordable for minimum wage earners, or seniors on a fixed low income. Tanglewood or Shorewood-type apartments with community areas and meal support as needed for seniors.

Ones that don't work the system that lie! Or the ones tha

more RV parks for snowbirds and vacationers, more storage units, and homeless shelters

More consideration to developing delapidated areas inside the City limits. Quit spreading out along Hwy. 101. Put money into razing old structures and replacing with APPROPRIATE building whether it's a home, cottage cluster or small business.

Mix of affordable housing options, from single detached to apartments and cottage clusters. Singles & couples may be fine with apartments, but some family situations are better in single-family detached. no 1-size-fits all for affordable

low-income housing

Low income simple affordable housing

Low income housing of any kind

Low income housing for families.

Low income housing

If you selected "other" in the previous question, what are other housing types that Florence needs?

Low cost housing Public housing.

Large apartment buildings

It doesn't matter what kind, as long as local people can ACTUALLY AFFORD to live here

Increased temporary RV parking for people moving here in RVs and looking for long term housing.

I'm not an housing expert so don't know what some of the housing listed even means. All I know is there is not enough housing for people to live and work here. There is more and more high end housing. What about all those who keep services going?

I think the whole community structure needs to be reconsidered to a more inclusive model where many kinds of people live in proximity to each other, and where work and amenities might be within walking, biking, or reasonable transportation distances.

I think the "type" is less important than just having more affordable housing available.

I think Florence needs to put pressure on Lane County to adjust some of the zoning, and make it easier for land owners of timber land to use some of their space to provide housing.

Housing for people who need permanent support/ unhoused

Housing for homeless

Homes that don't cost so much. At least once a week there is someone on Florence, Oregon Facebook wanting to move to Florence for a job or just want to move here and are looking for an affordable place to stay.

Homes not built on sands dunes or water shed areas. Planning commission does not hear our voices nor do they care all they see is money in their pocket. We do not have enough services for our current population why build more?

Florence needs EVERYTHING at an affordable price point.

If you selected "other" in the previous question, what are other housing types that Florence needs?

FLORENCE NEEDS AFFORDABLE HOUSING FOR ALL TYPES OF FAMILIES, WHETHER SINGLES, COUPLES, AND WITH CHILDREN.

Florence does not need ADU. Such units will destroy livability wherever they are put up.

FEC's southern parking lot should be developed for unsheltered people- it's safe, clean, not near residential areas, centrally located, and would be easy to monitor and maintain. The Homeless need more help in this 'supposedly' christian town.

Efficient and affordable tiny homes.

Dormitory/ motel model. Many young single and older single people would be fine renting studios for less space and less money

Condos

codes need to include terms that require a percentage of all developments to reserve work force housing and remain in the rental market for a minimum of 15 years.

Boarding House style residences, rooming house.

Apartments, multi-unit housing, Tri-plex, quad-plex.

Anything that is reasonably affordable for the families of the working class that Florence depends on to run

Anything that is affordable to low income families

Any

Allow people to live in RVs. Florence needs housing cooperatives for seniors, perhaps with tiny homes so each person has a place but is part of a community that helps each other.

Affordable/ income based

If you selected "other" in the previous question, what are other housing types that Florence needs?

Affordable rental housing of all/any types.

Affordable housing.

Affordable housing that's not a total embarrassment to live in. And by "affordable," I mean affordable by the average worker in and around Florence. NOT like those >\$300,000 places at Sand Ranch, for example.

AFFORDABLE housing for families

Affordable housing for all the store and restaurant workers

Affordable any of the above

Affordable accessible senior independent housing, single level or with lifts/elevators

ADU's

1 story handicap multi family units

Which of the following do you think are the greatest challenges to developing housing in Florence?

Answers	Count	Percentage
Not enough land available to develop.	111	16.69%
Not enough variety in housing types (e.g., duplexes, apartments, manufactured housing, etc.)	301	45.26%
Construction costs (materials/labor)	373	56.09%
Zoning or other regulatory barriers (e.g., excessive lot size requirements, onerous design standards)	221	33.23%
Natural hazards limit buildable land (flood/tsunami, landslide, etc.)	75	11.28%
Vacation homes or conversions to short term rentals (STR)	234	35.19%
Demand from in-migration (people moving to Florence)	184	27.67%
Don't know	21	3.16%
No constraints or challenges to housing development in the City	16	2.41%
Other	76	11.43%

Answered: 661 Skipped: 4

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

Keeping existing home owners happy and don't overbuild an area where you will create traffic problems

What kind of people are we expecting? Homeless (because of circumstances beyond their control) who need a place to live? Or the mentally ill homeless. Both of these groups need help. These comments do not apply to ILLEGAL immigrants.

We need to leave the existing land alone; it once was beautiful and green and now Florence is becoming crowded and moving toward big city attitude. Florence is a retirement city with an attraction for tourism.

We need more healthcare facilities, and other services for the current population before we start making it bigger by offering more housing.

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

We have a myriad of vacation homes that sit empty for most of the year. Many are too large for affordable housing. Yet with an increasing homeless population, it seems insane to have so many vacant buildings that could house people.

Way to expensive for people to live and work here. Why does the city keep approving housing for those with higher incomes.

Unrealistic ideas on what low income really means

Tiny houses or shelters for homeless with common kitchen, bath and trash removal

There, clearly, are many challenges, and simply not enough housing.

There are a lot of things going on that all compile on each other: needs of various types of housing, too many real estate dealings with in specific groups of people who shut out others, people on Council who make money on housing without disclosures.

The cost of building makes it hard to get the price of the home low enough to be affordable for people of modest means.

Takes FOREVER to get building permits, and approval. I see 4 properties right now that are moving so slowly that it has been 2 YEARS to get them even partway built. My brother in San Diego had his big house done in 8 months.

Systems enlargement fees are too high! The fee needs to be much lower in the lower price ranges and graduate up in the higher priced homes.

stop letting developers take over

Salaries vs. Cost of living

Real Estate Developer Greed

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

Protecting natural habitat/environment, and finding a balance between needs and aesthetics -- retaining the Florence small town charm

Pro-development city government and chamber of commerce looking to drive up housing costs and attract out of state buyers.

Pricing of rentals should be in-line with what people are being paid and owners should be able to be protected from renters who don't pay rent or destroy the property.

Politics and greed, not necessarily in that order.

Please stop with the gated communities, and age restrictive communities (55+)

Not enough people to actually build house.

Not enough nonprofits providing affordable

Not enough large scale developers in Florence

Not enough help for people who are working, but not making enough to afford rentals or purchases (but because they work and have some income, they don't qualify for assistance). We are already in trouble due to lack of people living here who are working.

None of the choices address the desire of current residents to keep Florence's small town flavor. What exactly does the city see for the future of Florence? Continued growth? How much?

No such thing a affordable housing in Florence.

Needed limitation in non-homeowner purchases. Corporations should not be allowed to purchase housing stock. Primary housing, as opposed to vacation or 2nd homes.

More AFFORDABLE housing

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

Mental and substance abuse support services locally available

meeting time frames for construction completion

Many young families are somewhat outdoorsy in this area and probably want a home/hood that reflects or suits that lifestyle.

Let the market decide. Government has a horrendous record at fixing housing problems. e.g. Projects that turn into hellholes.

Lack of understanding of the long ago welcoming attitude that Florence once embodied versus the "I've got my piece of heaven so you can't have yours" attitude that seems to be common now.

LACK OF JOBS THAT WILL PAY EVEN THE MOST LOWEST RENT OR MORTGAGE PAYMENTS!! TWO PEOPLE WORKING AT \$15/HR JOBS CANNOT EVEN AFFORD IT!

Lack of affordable housing.....affordable meaning having rents that those in the service industry can afford.

Justice impacted individuals are a highly disadvantaged social group when it comes to obtaining/maintaining housing and gainful employment opportunities .

Investors are afraid due to either Tennant rights being too lenient or the idea (culture of tenants in Oregon)

increase demand in infrastructure of roads and utilities.

I wrote up above. Locals who have lived here their whole life can't afford to live in the only place they've known. Our town has been taken over by the wealthy and the real estate brokers have turned into sharks.

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

I would like to see a balance with resource conservation and development. Small and moderate sized houses, fewer giant homes. More owner occupancy Utilize existing vacant, built, real estate; e.g the office building across from the police station.

I THINK THAT RENTAL PROPERTIES SHOULD HAVE A LIMIT OF RENTAL RENT, IT SHOULD BE CONTROLLED BY THE CITY BECAUSE PEOPLE CAN'T AFFORD THE HIGH PRICES OF LANDLORDS.

I feel that this town wants a certain demographic to live here and that excludes people of color and individuals under the poverty level.

Greedy Landlords exploiting a stressed housing supply and preventing solutions to address it.

Greed

Friends of Florence

Florence does not have the infrastructure to support more people. Florence roads, public services, medical facilities, pharmacies and grocery stores are already maxed out and can't support more people.

finding affordable plans that fit city's design parameters, and are small and affordable to build

Excessive charges by the city which raise costs of providing affordable housing. Excessive requirements by the city which discourages people from building homes.

Employers like the casino and big grocery stores can afford to pay their employees more but choose not to.

Don't allow developers or whatever you want top call them to take the wild out of Florence. Push it down the road or in areas that are not in the areas where houses already are please

Disparity between wages and rents/home prices.

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

Development fees/SDCs

Developers aren't coming to the area to build the needed kinds of housing. Clearly development is happening, but the only people benefitting are the wealthy.

Developers are focusing on big, expensive single family homes.

Cost of land

city water/sewer demand vs wells & septic

City leaders attitudes or ideas about who Florence is - a small city dependent on it's work force, and the recognition that more and more families are single parent; so child care must be part of the equation.

City Council only interested in wealthy. They are not interested in providing housing for lower-income people, only insofar as it relates to the Bay Street workforce.

Can't do just 3. Land use needs to be designated for more high-density building. Current contracts that required % low income homes must be enforced and better negotiated. Pass ordinances to limit short term and 2nd homes that sit vacant like Monterey.

Builders who refuse to adjust their approach when it comes to profitability of homes that are affordable for middle income families. City officials and regs that don't offer incentives, subsidies, or the like to encourage middle income housing.

Builders are driven by a basic profit motive. There is more profit in large, executive type homes, so that is what they build. We need a change in the incentives so that more affordable housing is built.

Attitudes of decision makers and elected officials.

Appeal of the area to those downscaling from pricier housing...drives up housing costs here.

If you selected "other" in the previous question, please specify other challenges to housing development in Florence.

all factors make it difficult

Affordable land, city development cost/fees

Affordable housing

affordability

Adequate infrastructure capacity/funding (water, waste water, etc) for future development.

55 and over communities/gated communities do not allow young professionals to move into Florence

3 mile prairie a joke as affordable housing needed to the folks that drive tourism, namely minimum wage service workers unable to live where they work!

What kind of strategies do you think would best address Florence’s biggest housing challenges?

Answers	Count	Percentage
Allow development of more housing types in more zones.	365	54.89%
Provide financial incentives for developers/home builders.	299	44.96%
Limit short term/vacation rentals.	301	45.26%
Allow more flexibility on zoning/development regulations (e.g., adjust minimum parking or open space requirements).	252	37.89%
Partnerships to support housing development or funding sources (e.g., partner with non-profits or other regional housing groups).	409	61.5%
Homelessness support services (e.g., emergency shelters).	303	45.56%
Other	49	7.37%

Answered: 644 Skipped: 21

If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

With interest rates on the rise, a \$300K house is not affordable. We need affordable housing.

We need transitional housing that people can live in on social security budget, which is generally about \$1K a month, including nicer mobile parks where people own the lots., tiny home communities, apartments, 4 plex home, duplexes etc renting and b

Transition or short term housing support for new hires in select sectors, such as medical, schools, tourism, etc. This would allow people to commit to a job knowing that they will find permanent housing as it comes available

To help combat in-migration give incentives for locals moving to Florence

Tiny house community.

If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

The City has tried. Again, The issue is having a true developer and not a want to be developer ie home builder attempting to become a developer.

Some percentage of houses for sale need to be reserved for local people so they doesn't get snapped up by more out of towners and drive up prices...again. Vacation rentals and second homes should be heavily penalized.

Reduce regulation and speed up permit approval. It costs contractors \$\$ and lengthens home building time.

Reduce fees to builders meeting the needs vs speculation, and/pre-sold

PROVIDE JOBS THAT WILL PAY EVEN THE MOST LOWEST RENT OR MORTGAGE PAYMENTS!! TWO PEOPLE WORKING AT \$15/HR JOBS CANNOT EVEN AFFORD IT!

Permit cost. Red tape

People might be more interested in moving to denser housing if there were shared opportunities for hobby's in town like a shared woodshop or bike shop (see parks/rec plan). Tool libraries for ppl in apartments, etc.

Partner with Peace Health to expand social health service outreach and investigate Ana bus transportation to reduce increase I need for parking and road construction and reduce noise, energy, and residential costs associated with car ownership.,

None

Negotiate with HUD re: low-income housing in Florence to give current residents priority over people moving here. Survey the homeless housing needs to determine those who resided here before their homelessness due to housing cost increases or illness.

More AFFORDABLE housing

If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

Lumber costs will decline if more Logging is allowed on Federal forest land and reduce fire danger at the same time

Long term planning with regard to climate change and climate in-migration

Let the new homeowners help work on their homes, since there is a small workforce

Instead of trying to ruin the economy and limit what actually is working, STR, which brings in great revenue. Build first time home buyers with with down payment assistance. HUD apartments Buildings.

I think the First Step program, started in the parking lot of Presbyterian Church of the Siuslaw and now moving into the parking lot of the Florence Christian Church, is a good model.

Housing First has worked in Utah and elsewhere to end homelessness and giving these people homes ends up costing the public less.

Homeless shelters drag down an area. Let private enterprise solve the problem. Government has always failed.

Have employer and city of Florence subsidized low income apartments;

Grant funding. Not tax money. Streamline the permitting process. Ensure builders/developers know all the city's regs & inspection basics so they can build to code faster. Possibly simplify code (without cheapening it) & make cnstxn faster/less expensive.

Full time jobs

Focus on services for the current population. Our planning commission needs to listen to the voices of Florence and not annex land that should not be built upon in order to obtain tax revenue.

Finding individuals and/or organizations willing to take on this crisis with a bit of altruism instead of always going for the maximum profit potential, which for investors/builders is rarely true low-income housing. Good luck on that.

If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

Find ways to provide affordable housing to the working class in safe, drug-free environment.

Find ways to incentivize development of affordable housing. Current rewards for luxury housing are so great that developers are incentivized to build luxury over affordable.

Do absolutely nothing. The problem will solve itself without government, and without extorting money from citizens through taxes/fees...

developing watch dog committee

Create programs that can build and help people get financed for small "starter homes" such as co-op mobile home parks and town homes.

Cooperative housing communities for seniors in general and for disabled persons on low fixed incomes

Bring in more family style homes for younger family's not just low income

Bring in factorys

Better to build apartments with more stories to limit all the stripping of trees off of land to build single story single unit houses

As a potential real estate investor and friend to many other potential investors, our biggest fear is destructive tenants and inability to remove them. Focus on bringing good Jobs here.

Areas such as the old ballfield in Quince could be a duplex/triplex/fourplex/apartment "neighborhood with open space for kids and pets, shared laundry, etc. Geared towards old town employees with shuttles. More out of the box housing ideas.

An all around approach, everyones situations is different. If we are aware of that we can work on solutions that truly apply to those situations.

If you selected "other" for the previous question, what other strategies do you think would help with housing production in Florence?

elect new city council that is not so elitist; stop Florence being run by a bunch of good ole boys hanging out at the airport

Is there anything else you would like to share about housing in Florence?

Is there anything else you would like to share about housing in Florence?

Stop catering to seniors and remember we need young people to care for us.

I'm against multunits that were proposed near 35th and Rhododendron Dr.. These types of construction should be done off of Hwy 101

Would love to see affordable housing for young families and workers. Also, want to see controlled growth. We don't want Florence to be another over developed city. Let's keep Florence quaint and livable.

Without housing and decent wages people will leave and refuse to relocate to places like this. Those here are overworked just to afford ridiculous rents for survival. It leaves people bitter and disconnected from the communities they live in.

Without adequate low income housing, we can't supply enough services for our retired residents to get all their needs met.

With the amount of retired people Florence has supporting housing resources for working families must be a priority. Seniors need the working class to take care of them. Support affordable housing.

Why not put low-income or rent-controlled housing for workers and families on the old school property on Quince Street and also the old Public Works site on Spruce? We don't need another hotel.... we need reasonable housing.

Why do all cities think they need to grow bigger. Bigger is not always better

Why create more housing when there are not enough services available. Doctors,vets, clinics, pharmacies. I believe our city should not grow!!-,

Is there anything else you would like to share about housing in Florence?

When I lived in Yuma, AZ. the police would remove the homeless people from the city. I liked that. Homeless people and druggies cause crime in towns. Get rid of them.

When even our lower middle class, with occupations that require education or training, cannot afford to live in our area, how can we expect our service workers to have shelter. We need more low income housing..

We've lived here 35 years, in that time, housing has ALWAYS been an issue. The goal was for rich white landowners(RWL) to keep the working poor taking care of the RWL and keep the working poor, poor.

We will never solve our tight employee market without offering homes in which they can live.

We too often think of "homelessness" as being completely without a roof overhead, when really it includes, for instance, folks living in an rV who cannot afford to park in an RV park and are forced to be itinerant, parking anywhere they can get away with.

We need to take a serious look at building homes with home safety in mind. Covering up attic vents. Enclosing eaves. Multipaned windows. Landscaping with at least five (better more) feet of non-combustible material near the house.

We need to have more affordable housing in this town..of that I'm sure of..How does the town expect to support the tourist trade when the workers can barely afford to live here? The developers have made a lot of money building homes for the wealthy..

We need to enforce the codes against littering and camping. If you coddle transients we will get more transients

We need smaller, affordable homes for seniors and young families. We don't need more single family homes or luxury homes

We need more low income or just lower rent prices for single mothers.!

We need more healthcare and better shopping options and kind BEFORE. Nor land is destroyed to build what our community cannot service.

We need family housing for working couples

We need change not just focus groups and surveys

Is there anything else you would like to share about housing in Florence?

We need a permanent, year-round shelter in Florence.

We need "stepping stones". Not everyone needs a lot of land or a huge house, but we do want a place that we own to call home. Places like mobile home parks and Coast Village are perfect ideas, but no banks will finance w/out 30% dn or int. rates over 10%.

We must make changes. Not having housing available for the workforce that we need and want in our community is not acceptable.

We must address the repercussions of climate change in terms of sea level rise, flooding, fire hazard, population growth and real estate values.

We have to make housing attractive so land values are increased by neighbors homes. Avoid NIMBY!!!

We have several projects in the works. Apartments and townhouses can be affordable. We are not growing very quickly, but with the new projects coming to fruition it should help.

We have a lot of nonprofit groups and resources for the homeless to survive here. That's not a bad thing but the word is out

We have a few shoddy hotels that could be purchased by the city and turned into temp housing for homeless

We do not at present have the infrastructure to support the large numbers of people moving here and PeaceHealth health services for an aging population is especially broken

We depend on a workforce that is inadequately paid to live here. This drastically affects live ability for all...shortage of health care workers, teachers, restaurant and other tourist attraction businesses.

We are losing so many family's that we need. DR, Nurses and other people that all these older people need wont look at us as an option because housing is not available. Working class homes are what we are in despite need of

Vacation rentals contribute to the tourism economy and provide work for construction, maintenance, retail sectors. Limiting vacation rentals will result in either selling to a new owner, likely moving into Florence, burdening the service economy

Vacant, rundown properties, could be cleared and reused

Is there anything else you would like to share about housing in Florence?

Until we have more truly affordable housing we will have a shortage of employees for all businesses. And all businesses will have limited growth, or business failure until we have employees paid a livable wage.

traffic issues are a big problem....safely getting in and out of residential areas to proceed on 126 or 101 is dangerous as there are not enough traffic signals and the speed limits are not adhered to

Too many vacation rentals that could be rentals.

Too many trees are being cut down to make room for single residential houses. And we don't need to build homeless shelters to attract more homeless people. Better to train homeless people to work and get them off of welfare payrolls

Too little protections for native vegetation. Need more repurposing of derelict/underused properties that could be redeveloped for or to include housing.

To keep its stores, care facilities, and tourist destinations staffed so the rest of Florence can flourish we need affordable housing. The people under 50 in this town need to stop being tossed aside and told to live with other family members or leave

This is important to talk about. However, I will rise the fact that well off people REALLY HATE people who are unhoused and unfairly make them to be terrible people. There isn't enough room to finish!

They're just isn't anything available for the people who actually RUN THIS TOWN, the grocery workers, waitresses, the everyday Joe hasn't got a chance to live where they're roots are. It's being stolen from the wealthy. I am one paycheck away from losing

There was no consideration of the tourist economy on peoples ability to pay a 12 month a year housing expense. How do you accomplish that on a seasonal job? Florence's biggest people is that it has very few family wage jobs, that provide an annual wage.

there should be more of a variety of housing, more affordable housing, more walkable/bikeable neighborhoods, more open/parklike places

There should be a moratorium on single family homes -- force the builders to think about other projects

Is there anything else you would like to share about housing in Florence?

There seem to be no rentals available. When a rental opens up the cost is unattainable for people who work in this town. People cannot afford \$1500 a month rent while working at a minimum wage job.

there needs to be planning that ties the housing to the overall community with walkable paths, bike lanes on streets, parks and open space.

There needs to be more apartments because most young adults move out of Florence because it's too expensive or there's not enough options for housing.

There isn't enough for any age/income levels. Service workers can't find a place to live at any price.

There is an immediate need(within two years) for affordable housing for the workforce & lower income seniors.

There is a very large area north of Cushman that could be added to Florence's urban growth area. It is owned by the company formerly known as Davidson Industries

There are very few options for low income workers to live here. This has created a labor shortage here in Florence.

There are NO available homes. Our community is losing medical professionals as a result. Not only them, but people in the service industry that caters to this town can't even find homes here, much less AFFORDABLE homes

The use of family homes as vacation rentals is the number one issue hurting the working people of Florence and keeping rent unaffordable.

The specific configuration of the housing situation in and near Florence disincentivizes young individuals to stay in or move to Florence, which is an issue for the town.

The price for renting a home, apartment or duplex, is extremely too expensive. That is the reason my daughter and Son-In-Law are living with us. Am sure there are many other families with their children living with their parents.

The Planning Commission should not make behind-the-scenes deals and decisions outside of the public decision-making process.

The only evidence based proven solution has been to increase the amount of available land from public to private use

Is there anything else you would like to share about housing in Florence?

The long term rentals that are available have so many restrictions it shuts out the families that need them. For example, no pets, no smoking anywhere on property, massive deposits, etc.

The homeless in Florence needs to be under control. The crime rates have increased over the past couple of years, including car break-ins, theft around homes and mailboxes.

The greed of the few elite is killing the working class this town depends on for a work force and nobody cares enough do anything that will create actual results. This town does not care about ordinary people or helping out the less fortunate

The Federal government had an excellent Farm Home Administration program in the 1980s that provided subsidized housing for working people (even single without children!) that provided TRULY AFFORDABLE house payments. It helped many at that time.

The existing planning and public works requirements make it so the only way for builders to make money is to build gated communities

The estimated number housing needed does not seem high enough on the initial report. The city needs to actively partner with nonprofits in the housing and homeless services world to create a more robust and trusted city.

The current developments touted as affordable housing are anything but compared to working class wages in town, especially those in the service industry.

The county is a big part of helping or hindering the solutions to the housing situation in and around Florence. County permitting and land use rules for the areas surrounding Florence seem to impede construction.

The cost of taxes and day to day expences sre crazy

The cost of living in Florence is causing homelessness and is too high to maintain young families from being very poor.

The continual drive to flip houses drives up prices across the board for first time home buyers and then makes any rental rates increase as well.

The city should try to negotiate with BLM to open up more land for development.

Is there anything else you would like to share about housing in Florence?

The city should consider using redevelopment funds to revitalize areas on both sides of 101. Mixed use development with commercial adjacent to 101 and housing behind the commercial would be one thought.

The city needs to identify street ROW land that will never be used, make it available (no charge, no fees) to builders that meet a specific criteria for the build ie: basic home, capped profit, first time home buyer type criteria and etc

The city government will do anything for the wealthy residents of Florence, anything for Bay Street. Nothing for less well-off residents. their attitude is let them eat cake.

The City and Public Works present barriers / red tape / slow responses with too much bureaucracy / delays.

The beauty of Florence is the wild coast, the greenery, the wildness of the environment. The lack of big box stores and disgusting commercial centers, public storages - all eye sores.

Thank you for the opportunity comment!!

Thank you City of Florence for taking this on, Getting housing for employees is our biggest challenge to expansion.

Stop raising the prices of houses and rentals. Look at who is actually renting and what their income is and go accordingly. Build houses that are sized for families. Also, stop charging outrageous for old broken homes. make it easier to find housing

Stop prioritizing the wants of out of towners over the needs of working people who earn their living here and are raising their families here. Invest in the next generation of Florence residents by making homeownership possible for local working families

STOP 55 AND OLDER AND GATED COMMUNITIES!!!!

State and county need to supply treatment centers for drug addiction and mental illness

Something, anything to entice professionals & other needed workers to stay in Florence (eg mortgage/housing assistance program)

Something has to give so that more diversity in the types of housing options are available. More incentives for apartments would help increase housing for our work forCe.

Is there anything else you would like to share about housing in Florence?

Some can afford the housing here, some receive help but the majority don't earn enough on their own but earn too much for help.

Seniors taking low rent homes, we need workers too.

Seniors can't afford rent and don't feel safe

Senior people need one level floor apartment with a washer and dryer so they don't have to go upstairs and don't have to go out of their house for laundry

Seems like we need to address employment opportunities/ training so workers can afford basic housing.

Restrict HOA development and provide oversight to HOA CCR agreements that builders use. Our HOA is a good example of the builder ignoring state laws and bailing out on their responsibilities.

Resources for subsidized housing for low income. Resources to shelter the unhoused.

Rents are out of control and wages have barely risen to afford housing.

Rentals!

Rent control for low income families

Quit catering to California's ideologies

Property owners and others that pay city taxes but live outside city limits should be able to vote in city elections for candidates and issues

Prices of trying to buy a house is way too high even for 2 people working full time

Please prioritize housing people who are actual longer term residents, and/or people who actually work here. Not random homeless people.

Please no homeless shelters, or severely limit any!

Is there anything else you would like to share about housing in Florence?

Perhaps revising or removing some of the Zoning requirement that make no sense as far as the existing homes in those zones.

People making \$15/hr need a place they can afford to live. An agency that helps them find housing/roommates could help.

People are turning down jobs in the Florence area because they can't find a place to live.

Partner/contact the local Realtor Board in Florence they have state and national grants and knowledge on housing at state and local levels

Over priced, too many vacation homes, a majority don't allow pets which is ridiculous, and if they do, it's small dogs only.

Outreach, people of disadvantaged social groups feel like there is no point in participating in programs because there are too many constraints and hoops to jump through in order to move forward. Consequently this leads to more failed programs...

Outlying areas (Upper River) should be embraced as assets in terms of workers and consumers; partner to expand housing and critical social service needs

Our City government is not interested in the needs of our community, only their own!!!

Not sure about the homeless population but we need solutions for the transient camper population. Low income RV spots

Not enough infrastructure to support all the new growth. Long lines now at the understaffed grocery stores, long waits at now understaffed medical facilities, Rhododendron Drive speed limit too high for all the new subdivisions. Power Grid & EV push.

NO MORE BONDS ! TAXES HAVE TO COME DOWN OR FLORENCE WILL LOSE EXISTING CITIZENS TO CITIES OUTSIDE OF OREGON.

No just get rid of the panhandling and the camping on city streets. Everyone who has property that is not cleared it. Do it! Sick of the ones who trash it! AKA the ones who trash it!

Is there anything else you would like to share about housing in Florence?

No homeless housing in Florence... keep them in Eugene. No homeless services here. We don't have a lot of crime here.

no crowding and over population, save the beauty

Need to make sure that development of new housing does not put existing housing at increased risk due to changes in things like water flow or creating traffic pass-throughs for areas not built for high traffic.

Need support services once home is attained

Need studio apartments for affordability.

Need housing for young families, affordable for them to rent, buy. Starter homes as they used to be called . 17th and 18th St area was that type neighborhood.

Need affordable housing for workforce

My major concern is that once Florence exceeds 10,000 residents then it is obligated to follow the State's zoning codes which allows formulti-unit buildings in a former single-family home zone, which will denigrate neighborhoods and property values.

Most homeless people need psychological help not a cheep house. It is cruel that homeless people are left to take care of themsrlves when they are not able.

More support for First Step and Habitat for Humanity projects which is not to say that the planning commission is not supportive. However, where the rubber meets the road is the incentive problem that would encourage developers.

More public tookets

More affordable rentals for those on fixed incomes/seniots

Many people who want to work here in jobs dont simply because they cannot find a place to live. Or people who have lived here have moved away due to not being able to find a decent rental.

Make sure people from Florence get the houses and not sale to people that are moving here.

Is there anything else you would like to share about housing in Florence?

Make more houses, make them affordable, maintain homes to standards.

Make a cap on fees. If its \$5k to move in a rental, its nit tangible

Low income tiny houses maybe in a managed rv type park, overseen to keep out drugs, crime or litter. Have residents have responsibility for keeping it clean

Low cost housing needs to be for Florence residents. We don't want to import more people who live off the state. Florence first.

Love Florence, just wish it could equal opportunity for all who need it and deserve it.

Lack of housing means young people move away and rarely come back, so intergenerational support is gone (both ways). Families with young children and elders with aging issues all need community to survive.

Kudos to city staff for their work on this issue. What's irresponsible is the city council having too many conflicts of interest. the mayor is in real estate. two commissioners are also on the port. Whose interest are they serving when they vote?

Keep rental increases below 6% per year. Those on fixed incomes/social security can not afford 7-10% annual increases

Keep it affordable especially for low low income families

just that is would be nice for this problem to have solutions ASAP

It's terrible! no industry of any kind to support housing

It's not just a Florence problem, it's everywhere. To me the greatest issue is private equity buying up houses and apartment buildings and jacking up the rent. You didn't even mention gentrification.

It's hard to attract employees for businesses when there is no place to live. Professionals in the community are leaving because they get priced out of rentals.

It's not affordable for the people who live here and work here.

Is there anything else you would like to share about housing in Florence?

IT WOULD BE GREAT TO HAVE A BUILDING THAT WILL BE ABLE TO ACCOMMODATE THE HOMELESS DURING THE DAY AND PROVIDE LUNCHES/DINNERS AND RECREATIONAL FACILITIES.

Increasing the amount of housing needs to well planned, not smooshing families together in multi-family complexes. There also needs to be a way to provide jobs for folks to be able to afford housing here. Don't impose rules to limit short term rentals.

in our retirement/tourism town, the service industry makes up the majority of the workers in Florence. "affordable housing" needs to be re-labeled as "workforce housing" needs based on a minimum wage of \$15/hr. for a fulltime minimum wage worker

I'm glad this issue is being addressed. Please make more housing at realistic affordable rates for the income levels here such as minimum wage and seniors on Social Security.

If young people cannot afford to live here and build a life, and equity in their home (the same way that many people making the rules did when they were younger) then schools and services will go by the wayside.

If we don't provide affordable housing to the under age 40 people, they will move away. How in the world will this town prosper.

If Florence encourages homelessness by providing housing, more homeless will arrive.

If an area can not support all variations of it's community then it is destined to fail. No one buys or wants a puzzle with missing pieces...

If a housing solution is not found, the future of Florence is predetermined. This is a critical issue that must be syndicated by businesses and government to solve.

I'm in Real Estate and I would love to see more affordable homes for fist time home buyers.

I'd like to know if the upcoming low-income housing will be reserved specifically to support local residents or Will other low income people from outside of our area be given housing? Please make it for local working residents

I would like to see some tiny home developments

Is there anything else you would like to share about housing in Florence?

I would like to see more parking downtown and less RV's and large rigs taking up multiple parking spaces on the streets. We should provide provide specific parking for RV's, etc.

I work in the Department of Human Services and we see people with housing needs daily. We do not have the resources to offer. I purchased one of the last homes under \$200,000 (in 2017) as a single parent of two children. We need more affordable options.

I THINK THAT RENTAL PROPERTIES SHOULD HAVE A LIMIT OF RENTAL RENT, IT SHOULD BE CONTROLLED BY THE CITY BECAUSE PEOPLE CAN'T AFFORD THE HIGH PRICES OF LANDLORDS.

I only hope that we don't ruin the beauty and small time feel of Florence. We can't get people to work here so having even more people to shop, eat, recreate will ruin Florence.

I must say that this was a poorly constructed, somewhat biased survey. I assume not professionally developed

I know so many people who have been trying to get a place of their own for years, and more people -especially the professionals we need, would move here if they knew they would have a place to live

I imagine most people (homeless) are not able to share their opinions on this survey. Please remember how they're affected by these decisions.

I have so much to say. It is such a complex topic. I am glad there is some action happening and that the community is being encouraged to participate.

I have known multiple people (including myself) who have been evicted from their homes when they were great tenants, solely for the purpose of turning it into a vacation rental. We need housing for the people who live here, not tourists.

I have heard so many people complain of being able to find work but not housing units to rent or affordable to buy.

I have had experience with every landlord that have no accountability when it comes to the condition of the rentals, they know we are desperate and won't leave because we have nowhere to go. 3 years, every landlord is the same. Just barely liveable

Is there anything else you would like to share about housing in Florence?

I feel like vacation rental rules/laws should not be restricted for homes that also serve as the owners' primary residence. For example, we own and live in a home that has two guest bedrooms that we'd like to rent out but our HOA won't allow it.

I feel its imperative to have affordable housing options for renters to supply enough employees that are required for businesses here. The help wanted signs, reduced hours of business from lack of employees are mainly because of the lack of rentals.

I don't know how we can solve the problem without funding from other sources to help compensate land owners and builders for building *truly* affordable homes or finding funds to help working-class people in our town afford rents and purchases.

I believe that home and property owners should have the right to choose what kind of rental they build. The variety of rental types in Florence can open more opportunities for income to the city and its tax base than limiting types of housing.

I am more concerned with the infra-structure. Roads, water supply, sewer capacity, emergency responders, hospitals and medical clinics.

I am especially concerned about housing for families with children.

I am 70, educated at Oxford, have dozens of industry awards in my profession and yet cannot afford housing despite currently working 3 jobs. The problem isn't so much the cost and lack of housing here as it is low wages and SSA rules that limit seniors.

Human greed and excessive prices for rentals is a MAJOR problem as well

How you plan for the future of a vision of a future Florence too be, most people live and move here because of the blend of natural habitats, versus people, Workers versus retirements, develope in a way that will preserve are butifule spaces.

How do the codes/zoning/regulations in Florence relate to Lane County's zoning and regulations? How will the City of Florence's housing efforts impact adjacent communities that are outside of City boundaries? Can City changes help beyond City boundaries?

Housing that is commensurate with salaries of local residents is essential to encourage younger people to move here.

Is there anything else you would like to share about housing in Florence?

Housing stock is not just a supply or demand issue. It is also an issue of how we want the existing housing stock utilized. Do we want neighbors or visitors?

Housing prices have hurt mid class home ownership.

Housing options are scarce and expensive. I am 31, a single parent, and work full time at our hospital. I am a third generation resident, not a California transplant. I make \$20/hour at my job, and I struggle to afford the rent for my home.

Housing needs often go hand in hand with other social needs. There needs to be more support of every kind for low income people.

Housing is not the core issue for homelessness, mental illness and drug addiction and resulting violence need to be addressed.

Housing impacts one's stability and security. Drug use impacts stability/housing and housing impacts drug use. Must recognize drug problem in Florence - it is horrible in some areas especially.

Housing for WORKING PEOPLE should be prioritized. Mental health services for the homeless is critical if a shelter is created. Thanks for surveying!

Housing for low income is where I feel the community would benefit most. Low income needs affordable housing

Housing costs need to be compatible with middle income earners in order to better attract and retain people who are employed to provide the Florence area with crucial infrastructure needs (e.g. hospital employees, school staff, etc.)

Homeless here have family and coworkers living in one house together to help. We have a FULL HOUSE and ALL would be in a rental and are on waiting lists and all have income. All work/school here

Homelessness' is directly related to drug use. more effort needs to be directed at stopping the illegal drug flow and rehabilitation.

Homelessness is a VERY MAJOR PROBLEM. There aren't enough rentals. There is no where for the homeless to park their cars or trailers/motorhomes, neighborhoods don't want them there and call and take up valuable police time and resources.

Is there anything else you would like to share about housing in Florence?

Homelessness is a issue, consult with professionals that know what the best way to deal with this in a humane way. Work for shelter type programs.

Homelessness has become an increasingly major problem here in Florence. Current Oregon policies have failed to address this problem adequately and in fact has multiplied this homeless crisis. They need rehabilitation not policies that enable dependency.

Hard to find available housing and when found it's not affordable. I fear for my children as they grow older.

Give the homeless a hand up, not a handout.

Florence needs to get real about what the population explosion has done to real estate prices and availability. Working folks can no longer afford to live in their home town. See above comment for the rest of this thought. Won't fit here.

Florence needs to focus on middle class and affordable housing. It says alot when nurses, medical social workers and caregivers can't find places to rent. We have lost countless workers because they can't afford to buy and they either can't find rentals

Florence needs more affordable homes especially for single low income parents.

Florence needs a solution for the unhoused in our community. They are here whether we like it or not. The city needs to provide basic things such as toilets and showers and shelter of some sort with restrictions/requirements to be followed

Florence cannot survive if workers can't afford to live here.

Florence being a retirement community, or so it seems, presents obstacles to developing the kinds of housing needed here. Government has to be involved. Private industry can't do it all.

Every house/apt built means 2 more cars on the road. Not good.

Encourage employers to employees well. More than \$15-17 an hour. This would incentivize more to work. To have classes for potential home buyers to learn to prepare for home purchase and value being sterling tenants. More ADU's that are rentable.

Is there anything else you would like to share about housing in Florence?

Eliminating homelessness should become a major priority of the City Council and all areas of Florence City government.

Don't destroy this town with high density housing. Leave some space for the animals which have always lived here. People will be leaving this area if you continue to build on every square inch.

don't be greedy and destructive

Do not provide anything for the homeless but a bus ticket to Eugene. Anything you give them will only make the situation worse and more of them will come here. Keep Florence nice. It's one of the last good places.

Do not let money be more important than the beauty of our natural surroundings.

Do NOT build on lot on corner of 35th & Rhododendron. It will cause a traffic nightmare & be detrimental to our natural environment

Do not build more in tsunami zone. Do not destroy the beauty of wooded area homes by Re zoning in less congested areas. Save open space for our wildlife. Develop infrastructure to support growth, health care, schools, fire/police support and shops

Creating incentives for local employers to participate in housing projects would be useful.

Create diversity within development that allows interaction with neighbors.

Consider encouraging multi-generational neighborhoods, and possibly resurrect the concept of renting out extra empty bedrooms to young singles trying to get a start in life.

Consider "in-fill" housing.

codes need updated to allow temporary housing.

Climate change is real

City needs to be more reasonable to allow quicker building to happen and loosen zoning restrictions to allow more density housing

Is there anything else you would like to share about housing in Florence?

City governments should let the market deal with houses your not in the realstate market business

Cap on rental rates 2500 for a 30 year old 3bdrm is awful

By increasing the available housing in any way you will provide our city with many more workers to fill our job pool, please create more housing for the people who are working hard but have no where to live.

Businesses need staff. Staff cannot find rentals and when they rarely do its \$2000 for a leaky mobile home. It's terrible really

Better paying jobs and me tal health support would be helpful.

Be open minded to suggestions ...

As as new resident of Florence, I'm shocked by the number of homeless individuals for such a small area. Relocating to Florence for a job, all I was able to find for myself was a small rental house outside of town.

As an "older" community, we have to think of younger people in the necessary work force supporting the community. They are, in my opinion, who Florence needs to make sure can find housing and be able to afford living and supporting their families.

Are you also planning for more services? Medical care providers? School influx of new students? Where will people find family wage jobs? More Police & Fire personnel?

Affordable housing needs to be available for people in service jobs who don't make much money. Apartments and other multi-family housing. Those should be multi-level to take up less land and leave more green space around it for parks and playgrounds.

Affordable housing inventory lacking

Additional housing will create more demand on public infrastructure, i.e.; streets, traffic control mechanisms, drainage, parks, etc. No more housing developments should be built outside the Urban Growth Boundary.

Add affordable "workforce" housing in high density zones only. DO NOT damage or destroy the character of existing neighborhoods w/high density, reduced lot sizes, increasing lot coverage, and adding cheaper housing types.

Is there anything else you would like to share about housing in Florence?

A multi-pronged approach might be the most adaptive.

A lot of the homeless say they cannot get a job because they do not have an address. Helping Hands Coalition has an address for them as a P.O. Box

A good contact for some great information and advice would be LUXE Properties in San Diego, California. Speak to Tim Barzal, Principal.

A bold move to house the homeless would bring a lot of positive attention to our town

\$300,000 homes are NOT affordable for most of the workers we rely on to make Florence the comfortable place we all want to live in. We NEED better options.

Why can the hospital and medical establishments help to set up some kind of housing for the medical professionals so we can get and keep doctors. We are in dire need of doctors.

UNTIL THIS ISSUE OF HAVING JOBS THAT WILL ACTUALLY PAY LIVING WAGES IN TOWN, EVERYTHING WILL BE JUST A BANDAID!

In almost every instance where the government has attempted to "fix" a societal ill it has failed, and most often has made conditions worse. Government social engineering has proven to be hugely expensive while failing to achieve their stated goals.

Seems like some kind of small hut to house them in inclement weather with a porta potty or something like that would help. And not have it too far from stores

Transitional Housing Survey

If the City allows transitional housing, what types of shelter should be permitted?

Answers	Count	Percentage
Tiny homes	141	67.79%
Tents	16	7.69%
Congregate or group housing	82	39.42%
Converted hotels or motels	102	49.04%
Apartments	112	53.85%
RVs/trailers	69	33.17%
Yurts	38	18.27%
Manufactured/mobile homes	83	39.9%
Any housing type	27	12.98%
Other	12	5.77%

Answered: 184 Skipped: 24

If you selected "other" in the previous question, what other types of shelter should be allowed as transitional housing?

What would work for the area and the purpose. Might be different for various situations and types needed for support.

We are not equipped to handle this!!! Period!! I feel for these folks, but give them cab fare or a bus ticket to Eugene to get the help they need.

tiny homes

This will open a gateway to more homeless moving here. Look at Grants Pass, we don't want to be like them.

If you selected "other" in the previous question, what other types of shelter should be allowed as transitional housing?

Take some of these vacant buildings (like the one across from the police department) and let the homeless stay in there. It's already equipped with hot & cold water, toilets, heat, & electricity.

Provide safe and monitored parking areas for people who live in vehicles.

None. Bus them back to Portland and San Francisco where they came from

None

No tent cities

All off the street.

Absolutely no transitional housing. You are opening the door to homeless and drugs.

A true transitional shelter

What should be the maximum length of stay for guests?

Answers	Count	Percentage
Less than 60 days	32	15.38%
Up to 60 days	18	8.65%
Up to 90 days	34	16.35%
Up to 120 days	8	3.85%
Up to 180 days	18	8.65%
Up to one year	44	21.15%
Up to two years	13	6.25%
Over two years	8	3.85%
Other	21	10.1%

Answered: 196 Skipped: 12

If you selected "other" in the previous question, what do you think the maximum length of stay should be for transitional housing guests?

ZERO!! ZILCH!!! NONE!! NADA!!

Zero days

Variable per goal/achievement.

Up to one year, but if a family can move out sooner, they should to allow for someone else to receive help. Not sure how this can be monitored.

Until Florence has a housing market that is realistically affordable for local workers, people should be allowed to stay as long as it takes to find stable affordable housing. So a long time.

Under six months.

Transition needs to allow enough time to "transition." People need to recover. Homelessness brings with it many illnesses — let them heal and get their feet back under them.

Tiny homes, many of which are classified as RVs should be allowed to be used by lower income residents as permanent homes

They should move on to other cities that have the infrastructure to help them. We do not.

The maximum stay should depend on the policies and procedures of the organization or host providing shelter.

The maximum limit should be flexible for unique and unexpected situation.

That should be market driven. If there were more affordable or supportive housing length of time in transition would work itself out.

None.

None this is not a good idea.

None

If you selected "other" in the previous question, what do you think the maximum length of stay should be for transitional housing guests?

I think up to two years because I am imagining the "transitional" part. Different people have different circumstances. People who lost it all in a fire sometimes have insurance/other monies. People who just left an abusive husband have other challenges

I chose 1 year because that would be a length of time it would take to establish themselves and move up

forever

Depends, people need to transfer out into other types of housing and if there isn't any, well then they are stuck back in a loop of issues and won't succeed. Hard to be able to answer this question with varying circumstances.

As long as they need. Different people with different needs require different stay lengths.

A time limit is good, only if there are suitable rentals available for people to move into when the time limit is reached.

90 or more based on history of tenant, such as are they in the midst of securing employment

45

18 mos - two years, depends a lot in availability of jobs and lower income housing available.

What areas or zones should the City allow transitional housing?

Answers	Count	Percentage
Any residential zone	55	26.44%
Low-density residential zones	40	19.23%
Medium-density residential zones	30	14.42%
High-density residential zones	38	18.27%
Institutional or office zones	80	38.46%
Commercial zones	95	45.67%
Other	24	11.54%

Answered: 189 Skipped: 19

If you selected "other" for the previous question, what areas should allow transitional housing?

None

Willamette National Forest

where there is ample space. Vacant lots, acreage.

They should be placed in close proximity to all of the services that provide assistance to people transitioning.

See above.

see above

Pacific View lots that haven't been sold or used in the last 20 years.

Out of the city limits and never in neighborhoods, parks, or near businesses. No drugs allowed.

No where

No transitional housing

If you selected "other" for the previous question, what areas should allow transitional housing?

Located in a manner to not impact the character of an existing neighborhood

Land owned by willing religious organizations

Land owned by religious organizations

It depends on the housing type

it depends on each type of housing. you shouldn't build apartments right next to an expensive housing subdivision, and an RV park would be better outside of town etc

Isn't there space in the industrial park?

I'm not sure. I think I would need to hear pros/cons of the different areas to make a decision. They need to be located where people can access services on foot or access free or very low-cost transportation.

Everywhere. The habitat matches the neighborhood, or it's a vacant or parking lot, wherever it is.

churches

By putting people in specific places you make people stigmatized. Not cool. You make them less valuable to society and further push good community members away.

Are there un zoned areas that could be special zoned for this purpose?

Any buildings that's vacant.

Any area that is close to transit, employment opportunities, and/or services (like groceries, libraries, medical facilities.)

What sort of amenities or development standards should apply to transitional housing?

Answers	Count	Percentage
Landscaping/screening requirements	135	64.9%
Minimum parking	127	61.06%
Bike parking	116	55.77%
Storage facilities	111	53.37%
Minimum open space	68	32.69%
Common spaces/areas	117	56.25%
Must have architectural design requirements	83	39.9%
Other	19	9.13%

Answered: 188 Skipped: 20

If you selected "other" in the previous question, what kind of development standards or amenities should be required with transitional housing?

Xtra police for existing neighbors more patrols

Wifi, laundry facilities, on-site counselors.

We need to find and/or build facilities with professional help for addictions and mental health. Without these facilities , homelessness will deplete the quality of life for citizens.

The common space should include laundry facilities and a staffed office with people available to counsel. Should also provide a valid mailing address for each resident, and access to Internet

See above.

Provide shelter and safety for our un-housed citizens.

Not ugly

None

Need controls for keeping it clean

If you selected "other" in the previous question, what kind of development standards or amenities should be required with transitional housing?

It should be a space designed to protect people's dignity. Not treat them like cattle. Not reinforce to them that people who are struggling are unwelcome and in the way.

I might need more info to be sure I understand what I've selected.

I am thinking of architectural design requirements like a community kitchen, laundry area...that kind of thing. Gardening ...

Cleanliness and behavior standards

Basically the same standards as apply to non-transitional housing; transitional housing residents are people, too.

Aesthetically attractive inside and out including the landscaping.

ADA for sure..... Connections with Community members, social services, employment opportunity/resources

Access to either public transit or walking distance from things like grocery store and employment opportunities

If you have other ideas for how Florence should limit or manage the location and number of transitional housing projects, please write them here.

Other Transitional Housing Ideas

Word will get out that Florence has housing for homeless and will attract more.

While the "tiny house" idea is nice in some ways, I think units with shared walls would save a lot of energy. I think common spaces for cooking, laundry, bathing, and just hanging out are important.

We need to allow a variety of transitional and shelter services, including no/low barrier housing, to meet the needs of all people who are unhoused. It is not acceptable that the City of Florence allows people to die sleeping in a restaurant doorway.

We have the Rhody Express; possibly, even if transitional housing is allowed further away, we could give residents a free bus pass.

Other Transitional Housing Ideas

WE ARE NOT GEARED UP FOR THIS!! PERHAPS MAGGIE BAGON CAN HAVE THEM MOVE IN.

Transitional housing residency be accompanied with plan toward self-sufficiency and more permanent housing.

Transitional housing distance from essential City services should include access to transit. Can public transit be expanded for more hours and more stops to meet possible for increased demand if transitional housing increases?

This survey makes it sound like transitional housing is bad or occupants are less than. Also, location near jobs, schools and healthcare would be great. But be realistic. Provide transportation.

This needs to be adaptable to community ACTUAL needs (current and possible future issues) that will help support and boost them up and out to not need support systems. ALSO some will ALWAYS need support systems and we need to have options for them.

They should have a long-term financial plan to ensure that they are viable and effective in caring for their residents and adding to the community, not detracting from it.

There must be permanent housing available for the number of people using the transitional housing. Person/couple moves into short term transitional housing with a pre approval for permanent housing in town. Not a homeless cure.

The occupants should have reasonably close access to public transportation

Take care of your fellow man

Strict Drug testing! If people want to live there using taxpayer dollars, then strict enforcement of illegal drugs must be enforced. Educational and support services should be available and taken advantage of by people using this type of housing.

Should include a mentoring and vetting program like that of the Presbyterian Church and proposed by Paul Pearson for the Christian Church transitional housing program.

Require on-site manager

None don't do it. Look at Grants Pass, this not a good idea.

Other Transitional Housing Ideas

NO TAX PAYER FUNDED TRANSITIONAL HOUSING

no

need to have access to public transportation

Must require therapy or outpatient rehab

Locating near public transportation would be very helpful--or increasing public transportation options to new transitional housing.

Limit to percentage of low cost housing available

let people live. if they can only afford a tiny house, let them live in one.

Including land owned by willing religious institutions, but limiting the number of units/residents per location.

Ideally, I think the development of transitional housing units should be planned carefully, but my main concern is getting our houseless neighbors into safe and supportive shelter. Human rights and basic needs overrides "design standards" and planning.

I think showing concern for neighbors' privacy with landscaping and noise would be wise , to reduce friction. The use of landscaping to reduce noise and increase privacy can go a long way in keeping Florence beautiful and GREEN.

I think a further distance from services should be allowed if the location is near public transit or near safe walking/biking paths.

I know a lot of people who would prefer to be outside of the city. Just because they prefer something small or cant afford or need as much doesn't mean they don't have a vehicle. A rural setting would also make it easier to have gardens, animals & shops

I believe that transitional housing should be a partnership approach with organizations, such as habitat or homeless mission/shelters who work in this area around the country. No need to reinvent the wheel. Find the best and partner for the best solutio

Other Transitional Housing Ideas

I am not sure what 10% really would be. I am expecting transitional housing to be for homeless that are getting on their feet or have a job. Not sure why keeping the distance between transitional housing areas and city services???

I am neutral about the distance from essential services because people live all over the place and when they need help, they figure out how to get it. In my mind, transitional housing includes community development within the housing project itself.

Each project should limit the number of units/residents to lesson problems with behavior

Do not locate near businesses, neighborhoods, city services and amenities as there is no adequate help here in Florence.

Do not allow any

Anything like this would have to be seriously monitored and maintained. I understand people needing a leg up, but there's no need to destroy or trash places as commonly happens. If it's not offered then the problem goes elsewhere. We don't need this.

Any transitional housing units should have a management plan of how transitional housing residents will be served in seeking permanent housing opportunities. Residents should be required to actively participate in services

A robust transit system, walkable mixed neighborhoods, and truly affordable housing would make transitional housing much more likely to succeed.

Short Term Rental Survey

If you have any concerns about STRs, please rank them in order of greatest concern (1) to lowest concern (7). If you do not have any concerns at this time, leave this section blank.

Rank	Answers	1	2	3	4	5	6	Average score
1	Changes in availability of housing	58.5% 86	14.29% 21	6.12% 9	4.08% 6	6.12% 9	10.88% 16	4.82
2	Changes in housing costs and/or home values	17.69% 26	40.82% 60	6.12% 9	8.16% 12	14.97% 22	12.24% 18	4.01
3	Parking	4.08% 6	14.29% 21	26.53% 39	22.45% 33	12.24% 18	20.41% 30	3.14
4	Traffic	6.8% 10	10.2% 15	20.41% 30	25.17% 37	19.05% 28	18.37% 27	3.05
5	Noise	8.84% 13	9.52% 14	16.33% 24	23.13% 34	25.85% 38	16.33% 24	3.03
6	Trash and/or litter	4.08% 6	10.88% 16	24.49% 36	17.01% 25	21.77% 32	21.77% 32	2.93

Answered: 147 Skipped: 21

Are there any other concerns about STRs that were not mentioned in the previous question?

Why should there be different rules for STRs and motels?

trailers on vehicles

Tourism industry needs employees. These employees cannot serve if they do not have housing.

Too many short term rentals

These limit the amount of long term rentals which are needed to support our economy.

There are lots of STRs located outside city limits, and in Dunes City, that also impact the availability of both housing available for rentals and for purchase as residences. Florence needs to work with Lane County to restrict these as well.

theft

Are there any other concerns about STRs that were not mentioned in the previous question?

The Landowner needs to be responsible for conduct of short term rental occupants

Taxes, impact fees

STRs bring tourism/money to a community. They are a good idea.

STRs are a cyclical phenomenon & occur during tourist seasons. Leave them alone and address the lack of affordable rental housing.

STR's provide a place to stay for traveling healthcare professionals because there is no lease agreement and the owner has flexibility on the price of rent.

Some neighborhoods are just for people. There is no tourist draw. Maybe STRs should be restricted in single-family residential areas.

should be a minimum stay of 30 days

Short term rental are hurting local people by removing housing from the rental market and by taking away smaller more affordable homes from potential local buyers.

Perhaps a city-wide higher tax-rate for STRs might discourage them a wee bit.

People are turning living spaces into STR and it kicks out (seen it happen several times this year already) long standing good community who now can't afford to live here and can't find a few place to live. I am afraid EVERYDAY this happening to me.

Outside investors are pushing the cost of rent up with the purchase and commercial use of STR's in the Florence area.

No.

No!

NO STRs period!! Attracts too many "bad hombres", crime and destruction....

Are there any other concerns about STRs that were not mentioned in the previous question?

No

My only STR concern is that it lowers the pool of available rentals.

My concern is limiting them in any way will crash the Real Estate, Small Business, and tourism that Florence depends on Economically. Putting restrictions on STR will not solve the housing crisis.

My biggest concern is the loss of available long-term rentals for the workforce and other residents, as dwellings are converted to STRs.

Liability of the owners of the rental concerning types of activities taking place on or in the home or unit. (i.e., weddings, large parties, reunions, etc.)

It refers to the first one, but AirBnB units can much more profitable than monthly rent, so it's tempting for people to rent them out to tourists.

Increase in crime

I think some short term rentals are appropriate given our town. I also do not want regulation that could be imposed on crisis or transitional stays.

I see many vacation rentals around that I assume are taxed as tourism dollars so tourism ranks higher than affordable housing?

I guess it's obvious that only wealthy people who can afford to own and rent these benefit from them. People who cannot afford basic shelter reap no benefit. I think the owners should have to pay taxes to the city to fund services to support .

I don't understand why motels are not considered STRs. Could a dwelling be converted from STR to regular rental easily?

I don't think there should be different rules for motels and STR's.

Honestly, they shouldn't be allowed period.

Are there any other concerns about STRs that were not mentioned in the previous question?

Higher taxation of properties used by owners less than 6 months a year. Need to reduce or eliminate the number of "summer homes" used by owners only a couple weeks or months a year. Non-resident tax. A house next to sits empty 360 days a year.

from what I understand/heard some residents are living in motels and not on short term basis because lack of regular rentals/lease affordable rents

For every short term rental, there is a family that doesn't have a permanent home.

Crime, theft increase

Consider ADU's as STR. Allow small homes to be added to large lots with a primary home. Minimize homes 2000 sq. ft homes and bigger to not be STR. Learn from Lincoln City!!!

City resources used to enforce and regulate codes and policies. I worry about being displaced from my rental if my landlord decide they can make more money with it as a short term rental.

Almost every day I see FB posts regarding new hospital employees needing housing.

Absentee owners and investment firms do not have the same investment in the overall health of the community.

Any additional questions, comments, or concerns you would like to share?

Any additional questions, comments, or concerns you would like to share?

Yes. I think we should adopt at least a temporary- say 5-10 year limit within city limits to how many STRs there can be.

we need some short term for travel nurses and new school staff just to get them here.

We moved from a big city to enjoy the little city life...why???

Any additional questions, comments, or concerns you would like to share?

This project needs much more study!

This is a tough issue. I suspect short-term renters bring quite a bit of business to our local businesses and contribute to our success as a tourism destination, so limiting them too much seems problematic from that standpoint.

There are State, county and city regulations for noise, parking, and occupancy limits, writing special rules for STR's seems like a waste of time when they just need to comply with existing rules already on the books.

STRs serve a valuable function in our community, especially in our tourism economy. However, housing our local residents must take first priority.

STR's allow Florence more tourists and their spending dollars in town. This helps promote businesses and welcomes tourism, and creates more jobs in these fields.

STR operational standards should be more stringent. Fewer parked vehicles, reduced party noise...

STR are only taking away homes & land from work force or other Homes where people Live year around and raise families or have businesses.

STR are maintained and repaired constantly, are already under strict contract guideines for each guest, are already monitored, are owned by tax paying people, are already helping the economy, already pays taxes and fees.

Short term rentals should be penalized, taxed and in every other way treated with the hostility they deserve.

Short term rentals are high-risk properties with significant cost to maintain. City government needs to better understand the nature of that market before it starts attempting to draft regulation.

Short term rentals are an important part of the mix of housing for a tourism economy, but they have driven up housing prices and created scarcity for people who live and work in this region.

Short term neighbors can be noisy. Long term neighbors can be noisy. We shouldn't create different classes and treat each group differently

On the host question, I'd say they have to be nearby (certain radius?), but not necessarily onsite.

Any additional questions, comments, or concerns you would like to share?

Noise, cleanliness, and police support need to be part of this plan.

Most STR exp Air B&B's are usually more luxury or higher price homes. This will not help aide the lower cost rentals or homes needed. What it will do is crash a market in a little that needs the tourism and depends on it.

If owners take a housing unit normally reserved for renting and want to make it STR, they should not be able to do so with all their properties. We need to maintain housing for our actual residents.

I'd like more situational study and information on what other communities have done and how we can best balance our community, those members who make life possible intown, economy, tourists and culture of Florence.

I would like to know which homes are designated as STR, and there should be a way to reach the owner if neighbors feel the need.

I think STR's are a significant cause of the housing shortage.

I don't understand the idea of a host. Also the room tax is just going to be paid by the renter. How much does the city charge the owners for operating A STR?

I don't see a real need in this area for STRs because there are several hotels that can offer short term stays.

I appreciate having STRs in our community for friends and family to stay when they visit. When it's not available here, we have to meet somewhere else. But I also know a lot of people are disrespectful with their use.

Grandfather in current STR's, but as houses sell don't allow STR. Also, no new STR's in new builds.

Florence does not have nearly enough hotel rooms. Florence can remain a tourist based "City in Motion" or th city can go ahead and kill the Golden Goose.

Fines only work if they are high enough, otherwise the cost of the fines will just be added to the rental cost and str rules ignored.

Bed and Breakfast should be classified as STR's

Any additional questions, comments, or concerns you would like to share?

At one point we were living in an area on 2nd Ave past Driftwood Shores and the house next door was an STR. The problems from the people who stayed there were terrible. Regulations as above should be consistent throughout Lane County, not just Florence

Zoning Updates Survey/Comments

Zoning Update Comments

Zoning is super important and being able to look to the future/long term solutions and consequences. Being aware of specific materials, labor, how the land is used in conjunction with natural land elements/weather/disasters are important. ran out of space

Zoning is not the issue - it is land availability and the continued decision to build houses that are not affordable for first time home buyers or are primary work force / family-wage type homes

With the add'l developments, expansions into the urban growth, rural - utilities, water supply and individual costs for residents to be able to pay for their utilities, maintenance for additional population growth, housing, and com'l businesses/flora/fauna?

Where are all these expected residents going to work?

We need to maintain the character of existing neighborhoods

Very concerned that natural resource protections be clarified and strengthened

Vacation rentals and non-resident properties should be taxed higher

Unless there is something done to prioritize local buyers and to limit or heavily penalize second homes and STR's nothing will change. More people from more expensive housing markets will snap up homes for sale and STR's will push out local renters

Unfortunately Californians have inundated Florence with their horrible ideas. Leave us alone!

Zoning Update Comments

These changes look helpful.

The Three Mile Prairie Project is more affordable than other housing projects but could use a few houses smaller than the 1000 sqft zoning requirement.

The proposed code changes will have a positive impact. We need short term emergency, transitional, and affordable housing options for our growing homeless population. Housed residents are becoming homeless due to rent increases- working families & elderly

The need seems to be for low and mid range housing Vacation rentals typically don't seem to fall into that category. Restrictions on vacation rentals will hurt the tourist economy and investments into short term rentals that provide work for many

The code of allowing travel trailers and motorhomes to park in residential neighborhoods should be limited to 24 hours. The city should work with state and county parks to use campsites for those that are homeless during the winter months.

Simplify Zoning laws and allow for greater percentages of building pads.

Setting art new developments with well-planned communities. But do not allow going in to established neighborhoods and allowing tear-downs of existing buildings and building multi family homes in its place.

Reevaluate lots designated commercial to allow more housing. Too many empty commercial properties that won't fill up, as nobody who could use that property can't get people to work there with no housing available.

Protect greenspace as much as possible.

Prohibit short-term rentals until some reasonable percent of residential occupancy is attained.

Please make sure to protect wetlands and areas set aside for natural beauty. Keep the vegetation requirements. We are the "city of rhododendrons" and we don't want to forget that!

Please make housing affordable in Florence

Please focus on making it possible for owners of single family homes to put an ADU, small trailer, or other small dwelling in their yard.

Zoning Update Comments

Please enforce hour code. Really enforce it!

Please allow for work force housing

Parking large vehicles is a major issue. Perhaps designated parking areas should be enforced...

old town to 126 to Greentrees. Quince St. Spruce has diversity we may look at adding different types of structures. From 2 Tiny homes on one lot. High density 3 story structure tucked away Consider duplexes as well. sensible codes

Not familiar with enough to comment

None

No homeless shelters

New housing should be owner or renter occupied.

needed changes

Need more flexibility and outside the box strategies

More ADU's

Mobile or mfg. homes anywhere is too broad

Loosen restrictions. Offer breaks in fees. Get people interested in building safe, affordable single family and higher density housing along with whatever higher end homes people are interested in

long overdue

Listed issues cover what's needed

Zoning Update Comments

Just like in other growing communities I'm seeing massive environmental destruction here. Our beautiful, unique coastal forests are being mowed down right and left. And I wonder about our water supply? No one ever talks about the aquifer.

I've read a lot lately about how vibrant communities mix zoning, where people live and work and play in mixed areas. I'm sure there are downsides to this, but it also seems like a good way to have a vested interest in healthy engaged areas.

It's about damn time!!!

It seems the code changes are top down, i.e. Federal to State to local (even small cities) and are attempting to usurp the control of zoning issues

Implement an understandable "zoning appeals" process and clarify adjudicators.

if there is multiple sewer hook ups required there should be a discount

If the city values protection to forests habitats etc why do they allow forests to be torn down on 35th st bordering golf course or approve construction on 35th and rhododendron which is stopped now

I'd like zoning code changes to make more housing possibilities available. Allowing duplexes on single-family detached homes is a good start, but it's just a start. We need to be creative and open to ideas in order to be both attractive and effective.

I would like to put an ADU on my property but I cannot afford to because I have to use the most expensive methods of construction. I cannot put a container home, a prefab home such as shown in the previous slide, etc.

I want to revision institutional senior living with a model that has younger people that can't afford housing with seniors that have no family or assistance in Florence. Current zoning requires only one residence per 2 acres.

I THINK THAT MOST PEOPLE WHO ARE VACATIONING HERE IN FLORENCE ARE SERIOUS ABOUT WANTING TO LIVE HERE EVENTHOUGH HOUSING VACANCIES ARE LIMITED OR NONE.

I think emergency housing and housing for low-income people is important, but there also needs to be regulations or financial assistance (or both) to help maintain properties and the area and ensure safety so neighbors will welcome these additions.

Zoning Update Comments

I like putting 10-12 tiny houses on an acre, have shared laundry, common spaces, encourage self management. Zoning should address this type of development. It's working in some areas of the country, not so much in others. Zone for this please

I have some concerns about the proposed action to allow mfr/prefab dwellings, depending on the standards for those structures. I am in favor of allowing affordable housing, allowing emergency shelters, and protecting natural resources.

I don't believe there should be apartments or many duplexes in already crowded residential areas

I do not like the State mandated zoning codes that allow multi-family units being built in single-family zones. This will decrease property values and increase traffic congestion among other problems.

I DO NOT AGREE with building on a private property where there is a single home built and occupied. Believe there is enough vacant property in Florence to build enough housing that is needed.

I am opposed to any changes at this time.

Have a mind to preserving it's natural beauty. Ie not cutting native rhodies and laurelwood. Maintain a green zone between homes and keep lots a good size. Homes which are thrown up too fast do not weather well in our climate.

Hard to get permits and process is very hard

Florence needs housing that working class can afford but not necessarily housing for the homeless who'll not take care of it anyway.

Find a way to support RV parking on private property to accommodate migrating professionals (nurses, teachers, construction workers, etc.). Overnight Parking accommodations for workers who are sleeping in the vehicles because there's no place to rent

Environmental impacts

Environmental impact needs to be taken into account with Zoning Code

Zoning Update Comments

Eliminate the thought process in the bureaucracy that puts out the notion that "Well, we don't have to require this, but we can so we will". That just makes it undesirable to even think of building.

Don't allow individual manufactured dwellings on any lot that allows housing. Don't allow affordable housing on land that is owned by a public body or religious nonprofit. Don't allow the conversion of a hotel or motels for affordable housing.

Don't allow housing near wetland/natural wildlife areas, don't allow manufactured, prefab dwellings on any lot. Don't allow affordable housing on any property that borders a residential zone or on land owned by a public body regardless of location.

Do not restrict developers about clearing their property. Allow them to build and landscape afterwards.

Do not destroy our wildlife habitats in this process. Concentrate on rezoning commercial lots for housing.

Clean up unused buildings and spaces and put in apartments or some type of housing for families. Grow up if you can't grow out. Have less 55+ communities, more open communities.

changing code to allow for more types of housing in more areas and limiting the number of short-term rentals allowed in a certain area

Better "ease of use" for the average homeowner who wishes to remodel, add on, or build. As it is now, if one is not a professional contractor or builder, it is hard to look up information for a project to even decide if you want to forward.

Being responsive and timely when changing in Zoning Code are need is key in my view.

Be careful about allowing more manufactured homes in this area. Be careful about overregulating STRs

Apartments and multi-family dwelling need to be build in proximity to the jobs and not integrated into single family dwelling areas. Not a good mix.

Allowances for more ADUs

Allow tiny homes, that may be classified as RVs on lots that are not large enough for single family or double wides. Allow those with old mobile homes to put in new single wide mobile homes on smaller lots.

Zoning Update Comments

Allow the conversion of a hotel or motel to an emergency shelter or affordable housing

allow temporary use of RV's in city limits driveways, tempoarry being at least a month to several months for them to locate better housing.

ADU and smaller lot sizes would do a lot toward increased numbers of dwellings. There are many single people working in our area and these could be served better.

"Section 8" housing needs to be addressed, and added to the mix for access to affordable housing.



MEMORANDUM

DRAFT HOUSING STRATEGIES

Florence Housing Implementation Plan

DATE November 7, 2022
TO Wendy Farley- Campbell, Planning Director, City of Florence
FROM Brendan Buckley, Johnson Economics
CC Florence HIP Project Management Team

INTRODUCTION

The Florence Housing Implementation Plan (HIP) will provide recommended housing programs and funding strategies that will guide future housing development in the City. This draft memo provides a list of potential and recommended strategies that might be included in the final Plan. The purpose of this memo is to present a broader list to the Project Management Team (PMT) in order to review the strategies and assess which might be appropriate for Florence and their relative priority level.

The tables on the following pages present the Draft HIP Housing Strategies, broken into five categories. This draft list was compiled in the following manner:

- 1) The Housing Needs Analysis (HNA) contained 34 recommended action items, which became the starting point for this list. The action items were reviewed by the PMT and Advisory Committee (AC) as part of the background analysis of this HIP project. The list was condensed based on feedback received at that time. Some items had already been completed since the completion of the HNA (e.g. ADU regulations, or direction to conduct a code audit). Other items were redundant.
- 2) Some items that are being addressed by the Code Audit and Update, or Short-Term Rental (STR) tasks of the HIP project have been removed, as these are being addressed in more detail by those parallel tasks (e.g. middle housing standards, Fair Housing Act, STR regulations).
- 3) The consultant team then supplemented the condensed HNA action items with additional potential housing strategies that were not yet covered or needed additional elaboration. These strategies are organized into five categories, as discussed more below.
- 4) The remaining HNA action items were then reorganized to fit into the five categories of strategies. In some cases, one or more of the HNA action items have been folded into a similar strategy. The exact wording of all HNA action items was not maintained in all cases, but the draft strategies are designed

to include the intent of all items on the condensed list. (In some cases, the language of HNA items is preserved.)

The compiled list of draft strategies is broken up in to five broad categories:

- 1) **Land Supply Strategies:** Potential ways to increase the supply of residential land available for the development of future housing.
- 2) **Policy and Code Strategies:** Potential changes to the Zoning Code or City policies related to review processes or other regulations to help meet the community’s housing needs and goals.
- 3) **Development Incentives:** Potential tools the City could use to facilitate development of identified categories of housing, or development in general.
- 4) **Funding Sources:** Sources of funding for the City to more directly contribute to housing development projects.
- 5) **Programs and Partnerships:** Ways the City can encourage or participate in private or non-profit development activities.

As noted, the remaining HNA action items have been reorganized to fit within these categories.

DRAFT HOUSING STRATEGIES

The following is a summary of the strategies, which are discussed in more detail on the following pages.

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5.10 PROMOTE SERVICES TO ALLOW SENIORS AND THOSE WITH SPECIAL NEEDS TO REMAIN IN THEIR OWN HOMES
5.11 PROVIDE INFO AND EDUCATION TO SMALL DEVELOPERS

The following tables present the strategies in more detail. Each includes a description of the strategy, and additional discussion or considerations on its application.

Initial Priority: In this preliminary draft, the potential strategies have been assigned an initial assessment of the priority the community might place on pursuing them. This assessment is based on staff and consultant assessments and feedback received thus far.



The priorities shown in the following table are only *initial assessments*, and as the project progresses, we seek feedback from the Advisory Team and others on how strategies should be prioritized, and the importance placed on them by the community.


INITIAL PRIORITY KEY	
HIGH PRIORITY	
MEDIUM PRIORITY	
LOW PRIORITY	

Factors considered when assigning initial priority include judgements on the likelihood of effectiveness, resources needed, level of community support, and past experience with similar programs. Other factors may be introduced and considered as the advisory committee and other stakeholders review the list of potential strategies.

1) LAND SUPPLY STRATEGIES



These strategies address potential ways to increase the supply of residential land available for the development of future housing.



STRATEGY	Discussion	Preliminary Priority
LAND SUPPLY STRATEGIES		
<p>1.1 REZONE LAND:</p> <p>Re-designate land from other residential designations and/or from commercial, industrial, or institutional designations to meet specific housing needs, assuming there is an adequate supply of land available to meet non-residential needs.</p>	<p>This approach may be considered if there are some subareas or zones that could accommodate desired types of housing that currently are zoned for other uses. A common example would be areas that might be appropriate for needed multi-family residential (MFR) such as apartments or workforce housing (e.g. corridors or town center areas) which are currently zoned only for low-density residential (LDR).</p> <p>Some considerations might be: proximity to transit/transport corridors, parcel size and ownership suitable for larger projects, proximity to current or planned higher density areas.</p> <p>Another related consideration is protecting prime locations for desired housing from other uses. In other words, ensuring that areas most suitable for a desired use such as MFR or workforce housing, will not be developed for commercial or LDR uses instead.</p> <p>Currently, Florence has some lands that are not zoned consistently with their underlying Comp Plan designation, that should be rezoned for consistency. Another consideration is ensuring that areas outside of City limits, but within the UGB, are preserved for development with the desired future uses and densities rather than more rural uses. This might be accomplished through an MOU with Lane County regarding development proposals within the UGB.</p>	<p>MEDIUM</p> 
<p>1.2 UGB AMENDMENT OR SWAP:</p> <p>A UGB Adjustment, or “swap” may be appropriate when a city has sufficient residential land capacity within the existing UGB, however certain areas inside the UGB are highly unlikely or infeasible to develop within the planning horizon.</p>	<p>The HNA did not find a need to expand the Urban Growth Boundary (UGB) area based on forecasted 20-year housing growth. The City has expansive UGB lands to the north and east of the current City limits.</p> <p>Factors that may discourage housing development may include landowners unwilling to sell, access or siting challenges, or current land uses that are more financially productive than housing development for that location (e.g., productive farm use or timber harvesting). For coastal communities, environmental constraints such as wetlands and slopes can be a particular barrier to development. In these instances, cities may explore</p>	<p>LOW</p> 

STRATEGY	Discussion	Preliminary Priority
LAND SUPPLY STRATEGIES		
	<p>options to remove these areas from the UGB in exchange for adding other areas outside the UGB that are more feasible to urbanize.</p> <p>The City should review the current land within the UGB to determine if any areas are poor candidates for development in the future. However, once removed, these areas will no longer be candidates for future annexation and development.</p>	
<p>1.3 PLAN FOR FUTURE ANNEXATIONS:</p> <p>Support orderly annexation phasing, that meets City goals and most efficient provision of services. Prioritize capital improvements and other infrastructure projects towards areas that will be most suitable for next annexation and meeting City housing goals.</p>	<p>The City can plan its capital expenditures and infrastructure investments to prioritize those expansion areas that will best meet City goals. These might be areas near current corridors or infrastructure, and those areas where future zoning will create neighborhoods that best meet the City’s housing goals (e.g. prioritize a planned neighborhood cluster over low density residential). As mentioned under strategy 1.1 above, consider zoning in UGB areas to best suit future needs assuming future annexation.</p>	<p>HIGH</p> 

2) POLICY & CODE STRATEGIES


These strategies address potential changes to the Zoning Code or City policies related to review processes or other regulations to help meet the community’s housing needs and goals.



STRATEGY	Discussion	Preliminary Priority
POLICY & CODE STRATEGIES		
<p>2.1 CODE UPDATES TO SUPPORT A VARIETY OF HOUSING TYPES:</p> <p>In addition to duplexes, allow other middle housing types or other forms of housing currently defined as multi-family uses in appropriate areas, to lower the costs of housing and public facilities, and offer housing variety for owners and renters.</p>	<p>This code update strategy could create significantly increased opportunities for housing variety in residential areas, which provides more supply for different housing needs, beyond what is included in new middle housing rules. Amendments to development standards may be required to offer greater flexibility to sites and address impediments such as minimum lot size, maximum density, etc.</p> <p>In addition, these types of changes may be needed in areas that have not yet been addressed by recommended code updates, or 2019 code changes. For instance, the Mainstreet District, Old Town District, and Professional Office District may need additional consideration to allow a greater variety of housing types, while preserving their intent as mixed-use zones.</p>	<p>MEDIUM</p> 
<p>2.2 REGULATORY INCENTIVES FOR AFFORDABLE AND SPECIAL NEEDS HOUSING:</p> <p>Create incentives for developers to provide a community benefit (such as affordable, workforce, or special needs housing), in exchange for the ability to build a project that would not otherwise be allowed by the development code. Examples of these types of regulatory incentives include density or height bonuses, parking reductions, or other incentives.</p>	<p>Some development regulations can present obstacles or add costs to housing developments. In addition to or in lieu of financial incentives, the City can offer concessions on regulatory standards that provide meaningful economic value. The incentives typically include relief from certain development standards such as parking, setbacks, or density.</p> <p>The concessions should be offered in exchange for the development of needed housing types that meet City housing goals. This might include housing for specific income groups such as very-low, low, or moderate which would include “workforce” housing. Other targeted housing types could include senior housing, assisted living, memory care, homeless shelter or transitional housing, drug and alcohol rehab and mental health facilities. The City might consider some or all of these to prioritize.</p> <p>Regulatory incentives should be offered in return for commitments that the affordable housing and special needs populations will be served by the property over a significant length of time (at least 20 years). Bonuses can be tied to the number of units that</p>	<p>LOW</p> 


STRATEGY	Discussion	Preliminary Priority
POLICY & CODE STRATEGIES		
	qualify, level of affordability, and/or length of commitment. These programs might require the City to monitor performance and compliance. However, if partnering with another agencies or funding programs, these partners often provide their own monitoring (see Section V below.)	
<p>2.3 REDUCE UNNECESSARY BARRIERS TO HOUSING:</p> <p>Some development standards or requirements can pose barriers to providing housing. The regulations that artificially raise the cost of housing development and/or can make development of specific types of housing physically or financially infeasible can include density limitations, maximum height restrictions, minimum parking requirements, architectural design standards, etc.</p>	<p>According to the American Planning Association, excessively burdensome zoning laws and regulations restrict the development of multifamily housing structures such as condos and apartments. This can reduce the supply of housing units, and lead to higher prices. A study conducted by the National Association of Home Builders and the National Multifamily Housing Council claims that more than 30% of multifamily housing development costs result from regulations imposed by all levels of government. Another study has found that those regulations account for nearly 25% of the cost of new single-family home construction and development on average.</p> <p>The City can consider additional code amendments, beyond those required for middle housing, to facilitate development of desired housing types. Many of these types of changes were included in the 2019 code update, including changes to height and parking standards. However, standards for multi-family housing may need updates due to unintended consequences that have become apparent since the last code update.</p>	<p>MEDIUM</p> 
<p>2.4 CREATE A PROGRAM TO INSPECT AND REMEDY SUBSTANDARD HOUSING:</p> <p>Unsafe or unhealthy housing conditions should be eliminated.</p>	<p>The City currently lacks a code to define unsafe or unhealthy housing. A code and inspection program could be developed to help upgrade the quality of local existing housing. Most examples of these programs include only rental housing.</p>	<p>HIGH</p> 

3) DEVELOPMENT INCENTIVES

These strategies address potential tools the City could use to facilitate development of identified categories of housing, or development in general.


STRATEGY	Discussion	Preliminary Priority
DEVELOPMENT INCENTIVES		
<p>3.1 SDC REDUCTIONS, EXEMPTIONS, DEFERRALS:</p> <p>This strategy can be applied to regulated affordable housing and/or other specific housing types. SDCs are one-time charges assessed on new development to pay for the costs of expanding public facilities. Reduction, exemption, or deferral of SDCs assists developers by reducing their development costs when building targeted housing types. Developers would benefit from this strategy only when their projects meet assistance program requirements.</p> <p>Set fees and system development charges (SDCs) on new construction of targeted housing as low as possible while ensuring necessary infrastructure to make neighborhoods cost-effective places to live and good investments for homeowners.</p>	<p>With deferral or financing for SDCs, the fiscal impacts to the City and its partners is significantly reduced since charges are eventually paid. The period of repayment should not be a detriment to public agencies that operate on indefinite timelines. A financing program can be more beneficial to the property owner because SDCs are paid gradually, rather than in a lump sum soon after the completion of the project.</p> <p>SDC deferrals typically allow a development to delay payment of the fees for a specified period of time or until the certificate of occupancy is issued, rather than at the time the building permit is issued. SDC deferral can be combined with SDC financing so that payments begin after one year and continue for a certain number of years. The City could offer a lower interest rate (e.g., 0.25% above the Oregon Prime rate) and/or allow the lien to be in second position for affordable housing developments. The City could work with other service providers to such an SDC deferral and financing program for certain types of housing developments.</p> <p>The City currently offers financing and deferrals of SDC's until occupancy, as well as reductions for multi-family housing. Currently these programs are available to all types of development and not targeted, so would not provide an extra incentive to affordable housing or other targeted types.</p> <p>Permitting fees are another potential cost that can be reduced, but these typically are lower than SDCs and therefore offer less of an incentive. In addition, Florence uses fees to pay for third party inspections, and cannot easily conduct those with staff.</p>	<p>MEDIUM</p> 
<p>3.2 TAX EXEMPTIONS & ABATEMENTS:</p> <p>Tax abatements are reductions in property taxes for housing and may include full or partial tax exemptions</p>	<p>This strategy offers an additional financial incentive to developers which can improve the long-term economic performance of a property and improve its viability. They can have a significant impact on the financial feasibility of an affordable housing development. However, the city will forego taxes on the</p>	<p>MEDIUM</p>



STRATEGY	Discussion	Preliminary Priority
<p>DEVELOPMENT INCENTIVES</p>		
<p>or freezes on the assessed value of properties. Abatements are often provided to non-profit corporations or to private developers in exchange for developing affordable or other desired housing types.</p>	<p>property, generally for ten years.</p> <p>The City already offers a Multi-Unit Property Tax Exemption (MUPTEx) for properties of 3+ units, near transit corridors. The City might consider some of the other options for tax exemptions mentioned below.</p> <p>In general, market-rate developers will use the program that maximizes benefits while requiring the fewest changes to their development plans. Specific programs authorized in Oregon include the following, Among others.</p> <ul style="list-style-type: none"> • Vertical Housing Tax Exemption. This program is meant to encourage vertical mixed-use buildings in areas where they might be viable, typically downtowns or town centers. • Low-income Rental Housing (or Non-Profit). This program is aimed at encouraging subsidized affordable housing development and can be more broadly applied geographically. Units must be affordable at 60% of Area Median Income to be eligible. One program is aimed at non-profit, and another is for any developer. <p>One challenge for Florence may be the competition of the current MUPTEx program. This will allow for a tax exemption for any property with 3 or more units (which may include many middle housing developments as well). The availability of this program may remove the need for a developer to participate in an exemption aimed at affordable housing. An update of the MUPTEx program to ensure that redevelopment and infill projects are qualified might also be useful.</p>	
<p>3.3 EXPEDITED DEVELOPMENT REVIEW:</p> <p>Offer expedited review and permitting for residential or mixed-use projects that meet certain criteria (e.g., receive local, state, or federal affordable housing funding for development of workforce housing).</p>	<p>This is an HNA action item. The City has worked to streamline and modernize its processes. Policy already requires a 100-day review timeline, which can be expedited for a fee.</p> <p>Other efficiencies might be available for affordable or other special needs housing, or expedited fees might be waived. Another option to consider would be an internal point-of-contact staff person to walk a specific application through the planning and permitting process.</p>	<p>HIGH</p> 


STRATEGY	Discussion	Preliminary Priority
DEVELOPMENT INCENTIVES		
	The City is receiving state funding for staff assistance and expedited fee waivers for special needs housing.	
<p>3.4 PRE-APPROVED DESIGNS:</p> <p>Consider pre-approving some ADU, middle housing, and other housing designs to accelerate their development process and lower housing costs.</p>	<p>Pre-approved designs allow for quick approval for the applicant, with a result that has been pre-screened to meet the City’s needs. For non-professional applicants (e.g. a homeowner building an ADU) this can also overcome some of the learning curve and hurdles of unfamiliarity that might otherwise deter the project.</p> <p>This approach works best for small or simpler housing types, and likely would be more difficult for larger multi-family developments due to the number of variables. ADU’s, small or tiny homes, duplexes, and cottage cluster designs might be good candidates.</p> <p>Eugene runs a similar program and has allowed Cottage Grove to use their same plans for a reduced cost. Other cities can provide additional examples.</p>	<p>MEDIUM</p> 

4) HOUSING FUNDING SOURCES

These strategies are aimed at helping the City establish its own funding to more directly participate in housing development and partnerships. For the most part, City’s do not build housing; this is the purview of private and non-profit entities that specialize in development (see Section 5 Programs and Partnerships). However, because of this, City’s may find that they lack the leverage to encourage housing development that meets the City’s goals. A direct funding source can ensure that City’s can partner meaningfully, while having the leverage to request public benefits.



STRATEGY	Discussion	Preliminary Priority
FUNDING SOURCES		
<p>4.1 TAX INCREMENT FINANCING:</p> <p>The City could use tax increment financing (TIF) revenue for one-off housing projects, a pilot program, or possibly other efforts. TIF is a funding mechanism in which future tax revenues in targeted development or redevelopment areas are diverted to finance infrastructure improvements and/or development—potentially including affordable and/or market-rate housing. Use of TIF would limit the program to Urban Renewal Areas (URA or TIF District).</p>	<p>Florence has a current TIF district that covers the Old Town area at the southern edge of the city. The district works by accruing the tax revenue from new development since the district was formed (2006), to dedicate projects in the area.</p> <p>The Florence Urban Renewal Agency (FURA) should assess current projects (most recently reviewed in 2016) for the potential to encourage and contribute funding towards housing projects in the area. The 2016 Strategy identified a number of potential catalyst sites in the district, as well as some proposed tools including a design and development assistance fund, a preservation and rehabilitation program, and a catalyst development fund. These types of programs can be applied to housing, or mixed-use projects that include housing. Another key way that TIF can contribute to private development is through paying for public infrastructure or off-site improvements that a developer would otherwise be responsible for. This can help reduce the development costs and make an otherwise infeasible project feasible.</p> <p>In addition, the City has remaining capacity under state statute to expand the current district or create a new one. This approach could be used to include other key sites that are seen as good candidates for housing development.</p> <p>TIF is one way for a City to build a dedicate source of funding to participate more directly in these types of projects, that are typically beyond the scope of the general fund.</p>	<p>MEDIUM</p> 



STRATEGY	Discussion	Preliminary Priority
FUNDING SOURCES		
<p>4.2 CONSTRUCTION EXCISE TAX (CET):</p> <p>Adopt a tax on construction projects that can be used to fund affordable housing. According to statute, the tax may be imposed on improvements to real property that result in a new structure or additional square footage in an existing structure. Cities and counties may levy a CET on residential construction for up to 1% of the permit value; or on commercial and industrial construction, with no cap on the rate of the CET.</p>	<p>State law requires that revenue from a CET be spent on specific types of programs and activities:</p> <p>The City may retain 4% of funds to cover administrative costs. If the City uses a residential CET, The funds remaining must be allocated as follows:</p> <ul style="list-style-type: none"> • 50% must be used for developer incentives (e.g., fee and SDC waivers, tax abatements, etc.) • 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction. • 15% flows to Oregon Housing and Community Services (OHCS) for homeowner programs. <p>If the City implements a CET on commercial or industrial uses, 50% of the funds must be used for allowed developer incentives and the remaining 50% are unrestricted.</p> <p>This type of tax can be a source to repay or “backfill” some other developer incentives such as SDC waivers. At the same time, it is a tax on development, and thus is an additional cost. Like all development costs, they are eventually passed to the buyer or renter. However, it is one way for for-profit private development, which is the bulk of development activity, to help fund rarer affordable housing development projects.</p>	<p>HIGH</p> 
<p>4.3 GENERAL OBLIGATION BONDS:</p> <p>Cities and counties can issue voter-approved general obligation bonds to provide direct funding for construction and other capital costs associated with the development and construction of affordable housing. Funds can be loaned or granted to public and privately owned affordable housing projects.</p>	<p>Following the passage of Measure 102, Oregon local governments, including cities and counties, can now issue voter approved general obligation bonds to provide direct funding for construction and other capital costs associated with the development and construction of affordable housing.</p> <p>These funds can be loaned or granted to both public and privately owned affordable housing projects. “Affordability” is required to be determined by voters and each jurisdiction and can be above or below minimum affordability levels established for the federal LIHTC program and other established federal and State affordable housing finance programs, defining affordability by reference to Area Median Income (AMI) as established by HUD.</p>	<p>MEDIUM</p> 


STRATEGY	Discussion	Preliminary Priority
FUNDING SOURCES		
	<p>The bonds could be paired with other financing available to affordable housing developers, such as Low Income Housing Tax Credits (LIHTC), or could be used for homeownership opportunities.</p> <p>This approach can be used to create significant housing funds with the resources to have a large impact on identified housing shortfalls in the community. It is likely the method that would generate the highest dedicated funding for most cities. In coastal communities it could contribute directly to new workforce housing, senior affordable housing, and other targeted housing types. However, there are political challenges in pursuing this because it requires voter approval and constitutes a new levy on property owners. The uses and goals for this funding must be carefully considered and communicated to voters.</p>	
<p>4.4 LAND ACQUISITION AND BANKING:</p> <p>This is not a funding source, but a tool to establish capital assets that are valuable for partnering with developers. Land banking is the acquisition and holding of properties without immediate plans for development, but with the intent that properties eventually be used for affordable or other desired housing. Public agencies or larger non-profits may be better equipped than small community development corporations to do both land acquisition and banking.</p> <p>The land assets can be used as a partnering incentive (through offering at a discount), but also to ensure that a key site is not used for undesired development (e.g. a key catalyst site in old town). Sites can be acquired via the types of funding sources listed above, or they might be surplus government property already in inventory.</p>	<p>Land banking can be used as an anti-displacement strategy. Land banks can acquire land in high-opportunity areas where prices are going up and develop affordable housing before the market becomes too competitive.</p>	<p>MEDIUM</p> 





5) PROGRAMS & PARTNERSHIPS


These strategies represent ways the City can encourage or participate in private or non-profit development activities, who initiate almost all housing development in an community.

STRATEGY	Discussion	Preliminary Priority
PROGRAMS & PARTNERSHIPS		
<p>5.1 SUBSIDIZED AFFORDABLE HOUSING:</p> <p>Subsidized affordable housing refers to housing that is usually provided by a non-profit entity such as an agency, land trust, or housing authority, though it is also offered by for-profit developers in some cases. These properties typically utilize specific financing programs that require the units be offered at specific affordability levels, for a certain number of years.</p> <p>This is how most “affordable housing” is built, and rarely is this done by a City itself. However, these developments very often require a complex mix of programs and incentives layered with each other, to become feasible. In that way, the types of incentives and programs discussed in this plan can all help make the City a partner in facilitating subsidized affordable housing development by these community partners.</p>	<p>Different programs offer different affordability standards and requirements. Typically, HUD funded programs such as public housing and Section 8 vouchers or properties, require tenants to pay 30% of their income in rent. Other programs, such as tax credits, require that rents be set at a level deemed affordable to households at a certain percentage of Area Median Income (two common levels are 30% AMI, or 60% AMI).</p> <p>Affordable housing developers use a wide range of funding sources including:</p> <ul style="list-style-type: none"> • Low Income Housing Tax Credits (LIHTC) • Project-Based Section 8 • Indian Housing Block Grants • Community Development Block Grants • Local Innovation and Fast Track (LIFT) Program • Non-profit fundraising <p>These can be the most complicated and difficult development projects due to the need for multiple sources of financing and incentives. The City can play a role in offering additional incentives and programs (e.g. MUPTe) to layer with these types of programs to help projects become feasible.</p>	<p>MEDIUM</p> 
<p>5.2 PUBLIC PRIVATE PARTNERSHIPS:</p> <p>Arrangements between public and private entities to create more and/or affordable housing (related to 5.1). Cities can engage in PPPs in a variety of ways, such as providing flexibility in development standards</p>	<p>The most common partnership model is for the City to provide financial assistance to a partner organization, but partnerships can include other activities such as providing administrative capacity, donating land, etc. Often the comprehensive funding of affordable housing development requires numerous funding sources, and the City’s financial contribution can help supplement funding from the state, federal, and other sources.</p>	<p>MEDIUM</p> 

STRATEGY	Discussion	Preliminary Priority
PROGRAMS & PARTNERSHIPS		
<p>and helping leverage public funding.</p> <p>These efforts typically involve utilization of a variety of other housing measures or strategies, including those described in this report to assist the partner entity.</p>	<p>If a source of City funding is available, the City can participate more directly in these projects and exercise more leverage over achieving public goods. Land banking or control over a key site is another strong tool to use to encourage desired housing types or other public goods. The value of the land becomes a bargaining chip for negotiating with private partners.</p>	
<p>5.3 FINANCIAL ASSISTANCE AND HOMEBUYER EDUCATION PROGRAMS:</p> <p>A rental assistance program can help eligible low-income households with their past due rent and protect them from eviction risk. The city can promote stable homeownership opportunities with a range of tools such as foreclosure prevention guidance, down payment assistance loans, Homebuyer Opportunity Limited Tax Exemption, etc. City can also provide services to help homeowners or fund community organizations to help homeowners repair and retain their homes.</p> <p>A homebuyer education program helps homebuyers have a better understanding of what’s involved in the home-buying process, what is needed from the borrower to be approved for a mortgage loan, the benefits / challenges of homeownership, and mortgage and lending terms, etc.</p>	<p>These programs generally involve drawing on resources from outside agencies or educators in these fields. It may be possible to partner with an agency to provide these types of services locally, to be hosted in City facilities. The City can also keep educational information available on-line or on-site.</p>	<p>HIGH</p> 
<p>5.4 TENANT PROTECTION PROGRAMS AND POLICIES:</p> <p>Tenant protections include local regulations and enforcement programs that provide protections for tenants of existing affordable housing and Low-cost market rate (LCMR) housing against evictions,</p>	<p>Tenant protections can be implemented through policies and/or programs. The Oregon State Legislature is currently in the process of reviewing Senate Bill 608, which would regulate some tenant protection policies statewide.</p> <p>With the exception of rent regulation, local jurisdictions have the ability create tenant protection regulations that go beyond state requirements as long as they do not conflict with them. Potential programs include:</p>	<p>LOW</p> 

STRATEGY	Discussion	Preliminary Priority
PROGRAMS & PARTNERSHIPS		
<p>excessive rent increases, discrimination, and health and safety violations. Tenant protections can also provide various types of assistance to renters. The purpose of these protections is help tenants of affordable units to access and retain their housing, particularly for very low-income and other vulnerable community members.</p>	<ul style="list-style-type: none"> • Notification for No-Cause Evictions. Under the provisions of ORS 90.427, landlords are required to give 30- or 60-day notification of no-cause evictions. However, Senate Bill 608, mandates a 90-day notice for no-cause eviction statewide. (These are state, not city mandates.) • Renter Relocation Assistance. These programs require landlords to pay a set amount to assist tenants when lease conditions change—such as no-cause eviction, substantial rent increase, or not receiving the option to renew a lease. Recent state legislation also addresses these programs, however cities can consider their own requirements. • Rental Registration. These programs allow jurisdictions to keep an accurate inventory of residential rentals. A well-maintained inventory can help improve notification of changes to local landlord-tenant laws. • Rental Inspection Program. Rental inspection programs monitor rentals to protect tenants and require more accountability from landlords. Inspection programs can be combined with a registration program or stand-alone. Also, the types of housing or dwellings that a required to register for the program can vary to all housing, affordable housing, multi-family housing, or other criteria. <p>Several of these programs require relatively significant administrative time and resources and may not be appropriate for the City at this time but could be considered for implementation in the future.</p>	
<p>5.5 ESTABLISH A PERMANENT AFFORDABLE HOUSING ADVISORY COMMITTEE</p> <p>Establish a permanent Affordable Housing Advisory Committee to establish and oversee an affordable housing program that identifies specific actions to increase the supply of housing that is affordable to low to middle income individuals and families. With staff, the committee would monitor and ensure the continued affordability of affordable housing the City has built, required, or incentivized.</p>	<p>(HNA action item) Home for Good and other affordable housing agencies could lead or help form this type of partnership.</p>	<p>MEDIUM</p> 

STRATEGY	Discussion	Preliminary Priority
PROGRAMS & PARTNERSHIPS		
<p>5.6 PROVIDE A DESIGN AND DEVELOPMENT ASSISTANCE PROGRAM (DDAP)</p> <p>Provide a DDAP to help property owners evaluate redevelopment potential if it supports the creation of long-term housing.</p>	<p>This is an HNA action item, that is also part of the FURA 2016 strategy. This program could be developed for the UR Area and then implemented citywide.</p>	<p>MEDIUM</p> 
<p>5.7 REESTABLISH THE DOWNTOWN PRESERVATION AND REHABILITATION PROGRAM</p> <p>Reestablish the program which will incentivize façade improvements.</p>	<p>This is an HNA action item, that is also part of the FURA 2016 strategy. This program could be developed for the UR Area and then implemented citywide.</p> <p>This program might apply to buildings with upper story residential uses. Current TIF funding is limited.</p>	<p>LOW</p> 
<p>5.8 ENCOURAGE THE DEVELOPMENT OF A TINY HOME VILLAGE</p> <p>Encourage development of a tiny home artist/maker village with shared common areas and sustainable energy elements.</p>	<p>(HNA action item) Might be appropriate for Mainstreet District, Old Town District.</p>	<p>LOW</p> 
<p>5.9 PURSUE PARTNERSHIPS WITH MAJOR EMPLOYERS</p> <p>Involve major employers in efforts to develop and support housing affordable to their workforce. Pursue partnerships with Lane Community College to develop student housing.</p>	<p>(HNA action item) Multiple groups are discussing this need among major private and public developers with workforce housing need. These talks are in beginning stages.</p> <p>Changes to LCC on-site enrollment and virtual learning may reduce the priority of this action. Stabilized enrollment, and housing interest from existing students should be monitored in coming years to assess priority.</p>	<p>MEDIUM</p> 
<p>5.10 PROMOTE SUPPORT SERVICES FOR REMAINING IN HOME</p> <p>Promote the provision of support services, including transportation options, to allow seniors and those</p>	<p>(HNA action item) These programs likely for partner agencies, but city can choose to contribute funding or in-kind.</p>	<p>LOW</p>

STRATEGY	Discussion	Preliminary Priority
PROGRAMS & PARTNERSHIPS		
with special needs to remain in their own homes or non-institutional settings.		
<p>5.11 PROVIDE INFO AND EDUCATION TO SMALL DEVELOPERS:</p> <p>Educating developers about the City’s policies, goals for housing, and funding sources may provide greater clarity and certainty for small-scale developers or homeowners interested in redevelopment/subdivision of their property. This information could be provided as pamphlets at the planning counter and online.</p> <p>This strategy is recommended to be implemented after some of the strategies listed in this plan are already implemented.</p>	<p>(HNA action item) This strategy has low legal risk for the City and requires a low level of cost and administrative burden over the long-term. This effort may ultimately help the City form long term partnerships with developers. This strategy supports existing housing programs within the community and can build upon existing informational resources developed for those programs.</p>	<p>MEDIUM</p> 