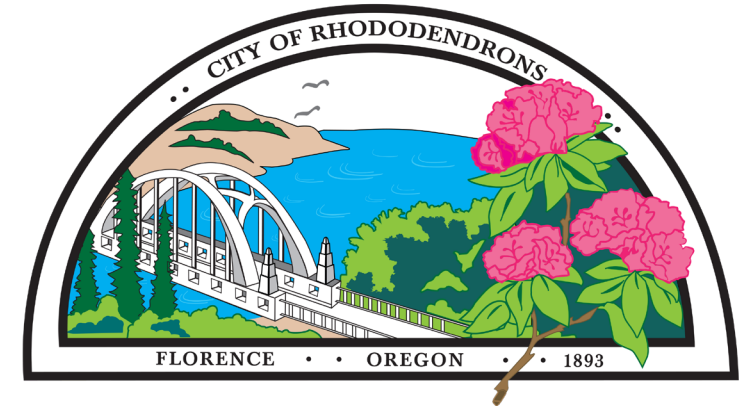


Florence Housing Implementation Plan

Public Open House #2

November 10, 2022



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Agenda



1. Background
2. Objectives
3. HIP Housing Strategy Categories
4. Online Survey Results
5. Project Status & Next Steps

Project Participants



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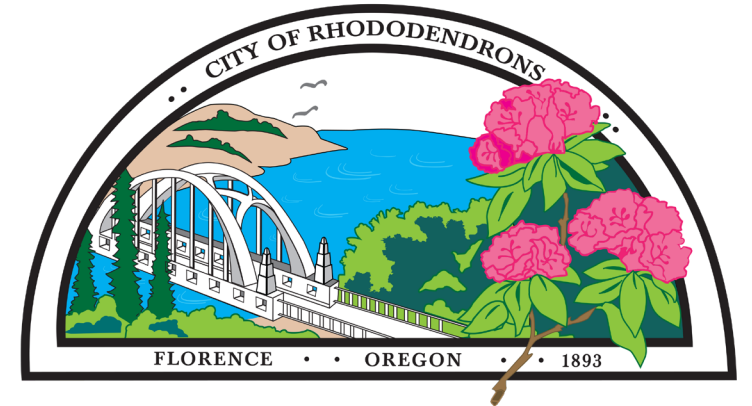
- Department of Land Conservation and Development (DLCD) providing grant funding and guidance



- Project consultant team providing technical assistance to the City

- Stakeholder Advisory Team (SAT)
- Interested Stakeholders
- General public
- City Staff

Project Orientation and Background



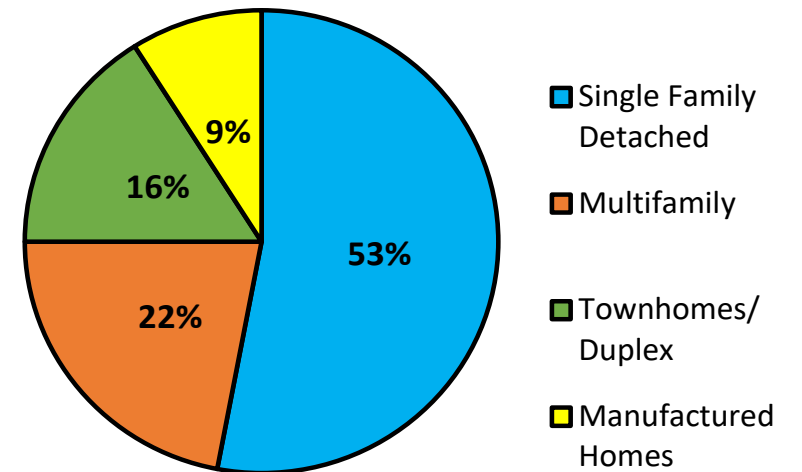
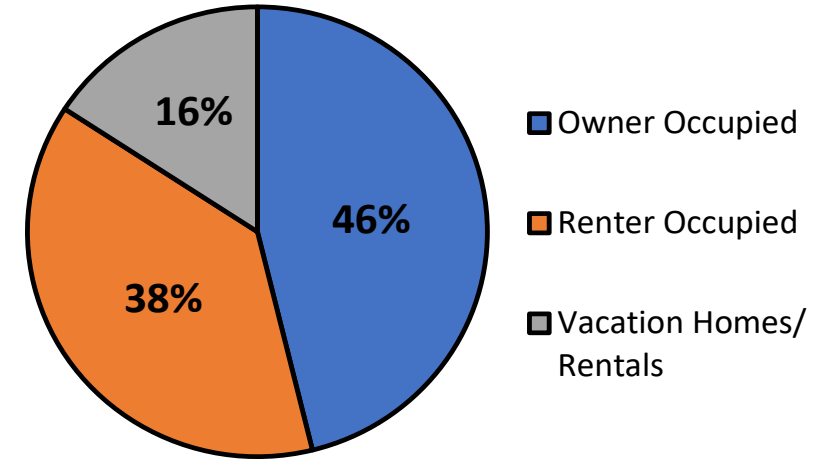
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Project Background – Housing in Florence

- Need for 1,600 units of housing over the next 20 years. *Housing need by type is shown on charts.* (HNA, 2018)
- Need for 87 units for homeless individuals and families over the next 20 years (RLNA, 2020)
- Median sale price in 2021 for a home in Florence was \$370,000, up 42% over five years from \$212,000 (RMLS, 2016)

20-Year Housing Need: Unit Types



Project Background – Housing in Florence

- Recent housing work:
 - Housing Needs Analysis (2018)
 - Residential and land division Code Updates (2019)
 - Multiple Unit Limited Tax Exemption Program (2022)



Cottage Cluster, Newport (Credit: MIG/APG)

Project Overview – HIP Objectives



- Understand the issues and policies needed:
 - for **short term rental housing**, and
 - to support **transitional housing** for people experiencing housing insecurity and crisis.
- Update City codes to remove discretionary or subjective criteria that regulate development of **needed housing**. Particularly for natural resource and hazard protection policies and zones.
- To support housing development, identify which **strategies, programs, and funding** opportunities the City would like to pursue. Using the strategies in the 2018 HNA as a starting point.
- Prepare a logistical approaches to implement strategies.

Project Overview –HIP Outcomes

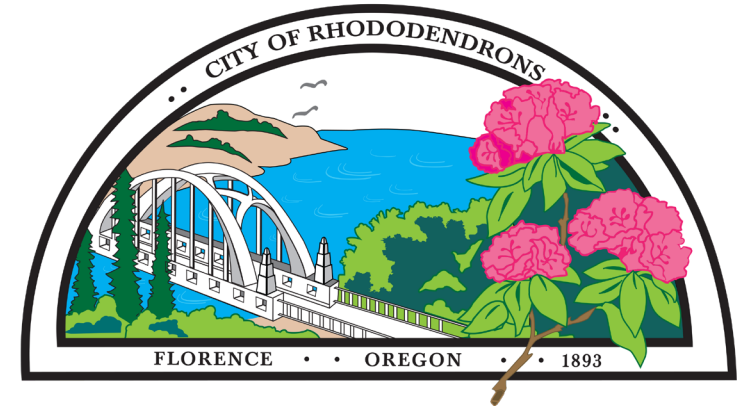
- **Housing Implementation Plan**

- Review programs suitable for Florence
- Identify implementation steps for each recommended program
- Establish prioritization and partners for each recommended program

- **Code Amendments**

- Draft code amendments to Florence Title 10, Zoning Code and Title 11, Subdivision Code that are:
 - Consistent with state requirements for clear and objective path for housing
 - Consistent with recent state legislation related to transitional housing and group housing

Types of Housing Strategies



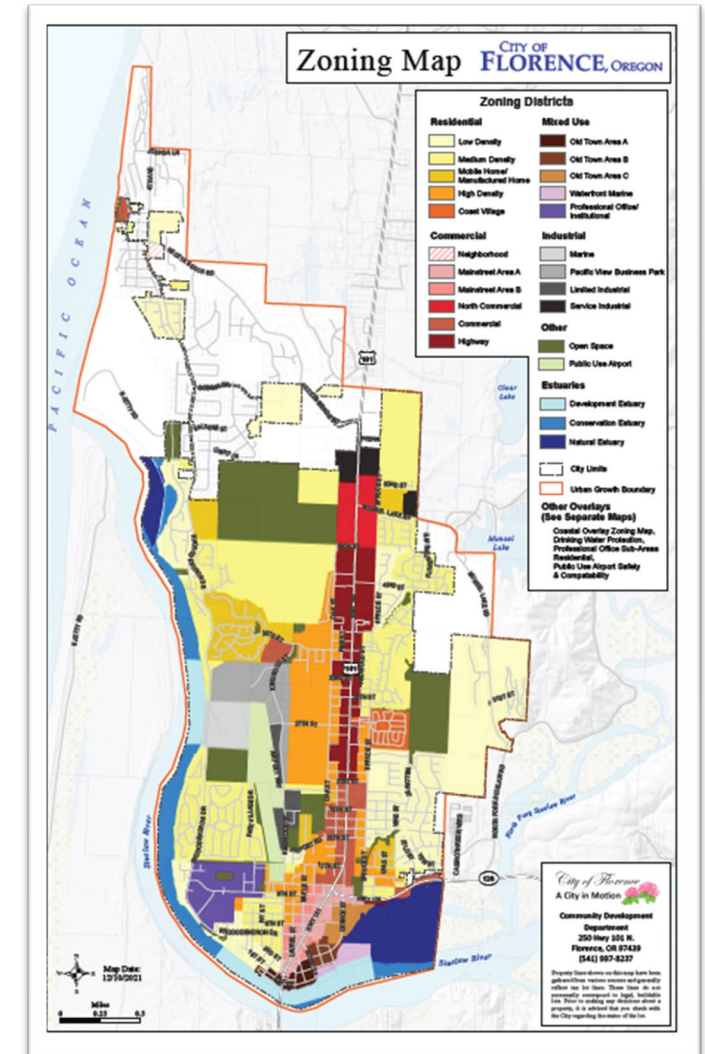
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Land Supply Strategies

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

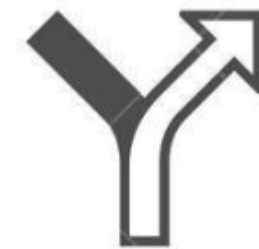
- Rezone Land
- Urban Growth Boundary expansion or amendment
- Plan for future annexations



Policy and Development Code 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.

- Allow a variety of housing types
- Programs to inspect substandard housing
- Increase allowed density



Development Incentives

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

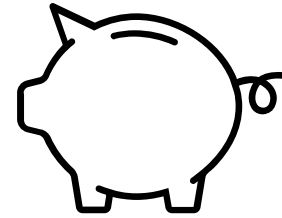
- SDC reductions or exemptions
- Tax exemptions or abatements
- Expedited development review or pre-approved plans



Housing Funding Sources

Intended to help the City establish its own funding to more directly participate in housing development and partnerships.

- Tax Increment Financing (TIF)
- Construction Excise Tax (CET)
- General Obligation Bonds
- Land Acquisition and Banking



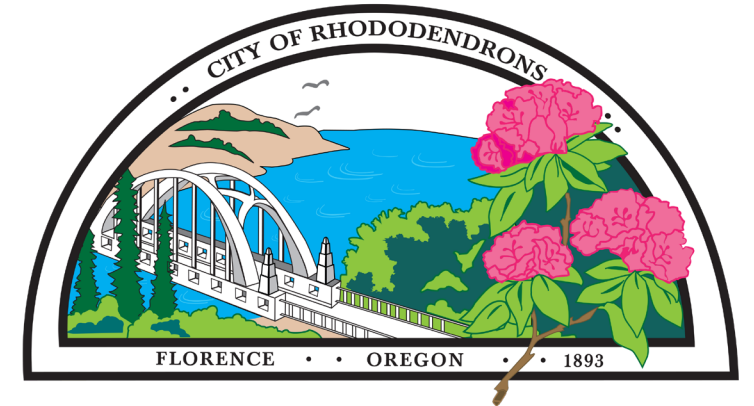
Programs and Partnerships

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

- Subsidized affordable housing
- Public Private Partnerships (PPP)
- Financial Assistance and Homebuyer Education
- Tenant Protection Programs



Online Open House and Survey Results

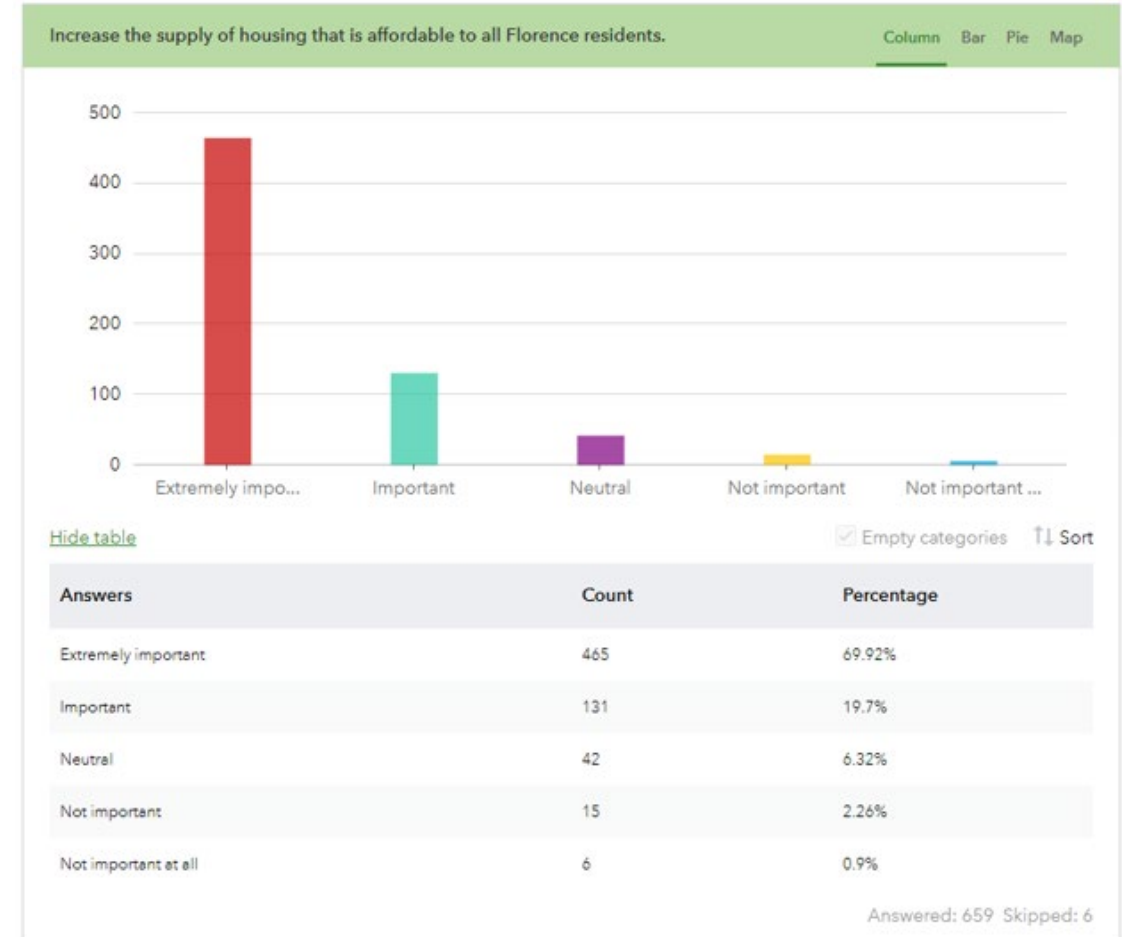


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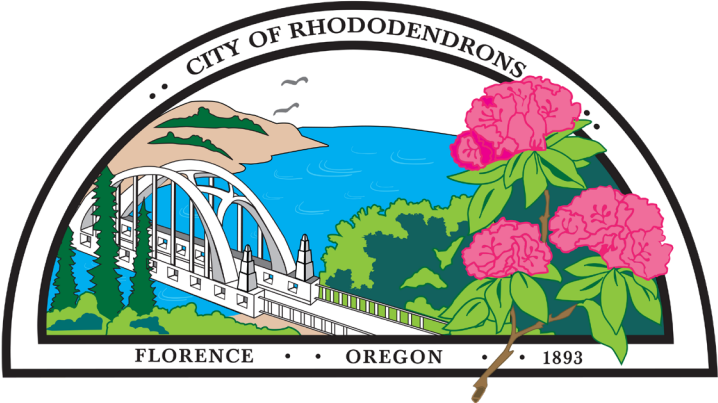


Community Input

- ~1,500 virtual open house visits
- 665 responses to the HIP Survey
 - Dissatisfaction with housing conditions in City
 - Supportive of affordable housing and housing options
 - Concerns over homelessness
 - Support for transitional housing (~70%)
 - Concerns over impact of STRs on housing supply
 - Supportive of zoning code updates



Project Status & Next Steps



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JOHNSON
ECONOMICS

Progress Report

- ✓ Draft Code Updates
 - ✓ Clear and Objective Standards for Housing Development
 - ✓ Affordable Housing Legislation
- ✓ Online open house and survey
- ✓ Stakeholder Advisory Team Meetings 1 to 4
- ✓ Draft HIP
- Transitional Housing updates
- Short Term Rental updates
- City Council Work Session (December 2023)
- Stakeholder Advisory Team Meeting #5 (February 2023)
- Finalized Code Updates and HIP (February 2023)

Thank you!