

Housing Implementation Plan (HIP) Project



City of Florence
A City in Motion

What is the Housing Implementation Plan Project?

The City of Florence is going through a process to create a **Housing Implementation Plan (HIP)**. This project will **research, recommend** and **prepare** code updates that will ensure internal consistency, local sustainability and conformance with the State of Oregon's housing requirements.

Project Background:

Throughout 2017 and 2018, the City embarked on the **Housing & Economic Opportunities Project (HEOP)**. This project resulted in the City of Florence City Council adopting the Economic Opportunities Analysis (EOA) and the Housing Needs Analysis (HNA). This project concluded that the City of Florence needs to add 1,600 units of housing over the next 20 years to keep up with an average growth rate of 0.9%. As part of this process, the City and its consultants identified and evaluated a number of housing recommendations to meet future Housing needs. Since this plan's adoption, the City has completed numerous of the recommendations.

In 2019, the City undertook the subsequent code update that was focused on **modifying the City's residential codes**. At the time, the City's residential development codes were over 35 years old and reflected the development patterns of that time period. The 2019 code updates addressed the desire for the "missing middle" housing types such as townhomes, duets, duplexes, cottages and multi-family developments.

The HIP project will **continue the work from 2018 and 2019** to support the City's mission of Florence's sustainable and economically viable future and being **Oregon's Premier Coastal Community**.

What is a Housing Implementation Plan?

The Housing Implementation Plan will identify affordable housing strategies, programs, and funding opportunities that will guide future housing development programs in the City of Florence.

Project Objectives:

- Understand the issues and policies needed related to short term rental housing
- Understand the issues, define a process and set policies 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.
- Identify issues with City natural resource and hazards protection policies related to providing a clear and objective path for housing development.
- Identify which strategies, programs, and funding opportunities the City of Florence would like to pursue to support housing development and prepare a logistical approaches to implement them.



Community Involvement:

The City of Florence is committed to engaging with its community members and has developed a **Public Involvement & Communications Plan** to guide stakeholder and public involvement throughout this project. This can be accessed at the City of Florence's Project page: <https://www.ci.florence.or.us/planning/housing-implementation-plan-project>

Additionally, the City is establishing a **Stakeholder Advisory Team (SAT)** which will include representatives from City departments, the local business community, education representatives, representatives from housing and social services support agencies, local health advocates, and local residential housing developers.

The **SAT** will review work products and provide recommendations on key project issues and decisions, provide guidance on scenarios and policy options and guide stakeholder and community engagement strategies. The group will also serve as liaisons between the project and the stakeholder's representative constituents.

The City of Florence and consulting team will be hosting **two open houses**. These open houses will provide opportunities to gather input from members of the community. The consultants and the City will do outreach to promote these opportunities about one month prior to their scheduled dates.

Project Funding:

The project is funded by the **Department of Land Conservation and Development (DLCD)** through a grant provided to hire the consulting team. The consulting firms will provide guidance and draft the final HIP and resulting code amendments.

Stakeholder Advisory Team (SAT) Meeting Schedule

(Meeting Dates Subject to Change, Please Check the City's Website for More Information)

Meeting #1	April 28, 2022
Meeting #2	June 15, 2022
Meeting #3	July 28, 2022
Meeting #4	November 1, 2022
Meeting #5	January 26, 2023

Public Open Houses

(Meeting Dates Subject to Change, Please Check the City's Website for More Information)

Open House #1	October 19, 2022
Open House #2	November 8, 2022



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If you are interested in staying up to date on the project, please subscribe to receive emails regarding HIP project updates and meeting notifications on the City's project webpage:

<https://www.ci.florence.or.us/planning/housing-implementation-plan-project>