

RESOLUTION # 324

A RESOLUTION ADOPTING THE HOUSING TASK FORCE REPORT.

WHEREAS the availability of affordable housing is of critical concern to most Oregonians; and

WHEREAS the City recognizes that it has a significant role in the availability and cost of housing; and

WHEREAS the City recognizes that in order to provide a range of housing types that will meet the needs of a broad sector of the housing market, and will be consistent with the latest state-of-the-art technologies; and

WHEREAS the City Council formed a Housing Task Force by Resolution #288, with the charge to formulate a set of specific housing policies; and

WHEREAS the Housing Task Force has held a series of public meetings involving many different interest groups which are involved in the housing issue; and

WHEREAS the Housing Task Force has completed its Report; and

WHEREAS the Troutdale Planning Commission has reviewed this report, and has unanimously recommended its adoption by the City Council; now

THEREFORE BE IT RESOLVED THAT the City Council accept the Report entitled "'Housing' - A Report to the Troutdale City Council - November 1979"; and


BE IT FURTHER RESOLVED THAT the policies adopted as a part of the Report, and attached to this Resolution as Exhibit 'A', be included in the City's Comprehensive Plan; and

BE IT FURTHER RESOLVED THAT the staff be directed to prepare the ordinances, procedures and standards necessary to implement the adopted policies.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 12th DAY OF February, 1980.

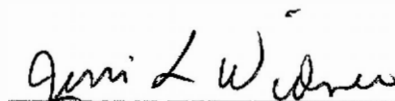
YEAS: 4

NAYS: 0



R. M. Sturges, Mayor

ATTEST:



Jerri L. Widner
Finance Director/
City Recorder

HOUSING POLICIESA. ATTITUDES

- The City recognizes that builders and developers are providing a necessary and desirable service and will cooperate with builders and developers in carrying out the Comprehensive Plan Housing Policies. The City will commit to a workable partnership with developers and together, in a spirit of cooperation, develop adequate housing in a timely and efficient manner.
- The City will attempt to work with builders and developers in creating a positive image of the City of Troutdale in terms of it being a desirable place to live and work, as well as a desirable place to do business.

B. FEES AND CHARGES

- The City recognizes that its fees and charges are part of the cost of a new home, and will take protective measures to ensure that its fees and charges are not arbitrary, unnecessary, or inefficient. The City's fees and charges should be reviewed regularly to determine their impact on housing costs, and to determine whether or not they are as reasonable and efficient as possible.
- Fees and charges directly attributable to growth shall reflect the true cost of servicing such growth. Services and facilities that benefit the general public should be shared by that part of the general public that benefits.

C. STANDARDS AND ORDINANCES

- The City recognizes that the Zoning Ordinance should set the minimum standards and not go beyond things which are essential for the public health, safety and welfare.
- The City's standards for zone changes and subdivision plat reviews will be clear, non-arbitrary, and objective.
- The City will periodically review its standards to determine whether they are vague, discretionary or subjective. If so, steps will be taken to make these standards clear and objective.

D. TIME

- The City recognizes the increasing cost of time delays. The City will attempt to streamline the land development process and the permit issuance process to reduce unnecessary time delays.

- The Planning Commission will be encouraged to meet twice a month, when necessary, if the developer can provide answers within that two-week period, in order to prevent an unnecessary one-month delay.
- The City staff will make its reviews clear and in a timely fashion to prevent delay.

E. ALTERNATIVE HOUSING TYPES

- Manufactured homes are recognized as a legitimate and affordable alternative housing type.
- Manufactured home parks or subdivisions will not be required to go through any review process beyond that required for conventional stick-framed housing.
- Manufactured home parks or subdivisions may be allowed in R-4 zones as well as in multi-family zones if it is a planned unit development. Individual manufactured homes may be allowed in any residential zone as a conditional use subject to clear and objective standards.
- Condominium ownership is recognized as a legitimate and affordable housing alternative. Condominium developments will be encouraged, provided the density meets the requirements in the Comprehensive Plan.
- The City recognizes the need for housing for senior citizens, and will encourage senior center complexes, manufactured home parks, or other developments that serve primarily senior citizens.
- Single-family, attached homes are recognized as a legitimate and desirable alternative to single-family detached homes, and will be considered in all zones. The City will make necessary changes to the Zoning Ordinance in order to allow single-family attached homes.
- The use of "zero lot line" siting is recognized as a method of increasing the usable outdoor area of a lot.
- The City recognizes the need for additional multi-family homes in Troutdale, and will encourage multi-family development in areas designated for such in the Comprehensive Plan. The City should not allow, or allow only as a conditional use, single-family dwellings in the Transitional Area of the Comprehensive Plan.

- The City recognizes the need for rental units and will continually monitor vacancy rates in order to accommodate the rental market.
- The City recognizes the increasing importance of solar orientation, and will consider solar orientation in the subdivision review and Design Review processes.
- The City will change the Zoning Ordinance to offer incentives for the use of more energy efficient techniques.
- Mixtures of single-family, duplexes, tri-plexes and four-plexes all within one subdivision will be encouraged as part of a Planned Development as an attractive and desirable alternative to providing just one type of housing in a subdivision.
- Mixes of multi-family dwellings and professional offices or limited commercial will be encouraged in the higher intensity areas outlined in the Comprehensive Plan.

F. NEIGHBORHOOD CHARACTER

- Building neighborhood identity will be emphasized during the subdivision review process in terms of the street pattern and lot arrangement, access to major streets, and relationship to surrounding land uses.
- The establishment of neighborhood groups will be encouraged in order to give citizens within a neighborhood more identity with that particular neighborhood.

G. HOUSING REHABILITATION

- Methods of improving the quality of deteriorated housing stock, particularly in the downtown area, will be pursued in order to upgrade the total housing stock. The Model Housing Code will be reviewed for its applicability to the City, and if found to be applicable, may be adopted in whole or in part.
- The City will attempt to offer incentives to homeowners to repair and upgrade poor quality housing stock.

H. PROVISION OF PUBLIC SERVICE

- The City will make all efforts to make necessary public services including sewer, water, storm drainage, police, fire, parks and schools available to property which is urbanizable in a timely and efficient manner.

I. HOUSING QUALITY

The City will continue to strictly enforce the Uniform Building Code, as mandated by the State of Oregon, recognizing that the Code is a minimum Code. The City will continue to encourage the construction of high quality homes appropriate to the local climate. "Quality" shall be in relationship to the structural aspects of the home, and not the size, design or type of home.

J. GOVERNMENT REGULATION

The City will attempt to balance the benefits of its regulatory actions with the cost of such regulations as related to the price of housing, as well as the City cost of regulating.

K. PUBLIC INFORMATION

The City will keep the public informed of land development proposals occurring in their neighborhood.

The City will attempt to balance the costs of providing public information with the public's right to know.