

Red text identifies where the old policy or program is addressed in the New Chapter 7 update.

Goal # 1: Encourage a wide range housing types satisfying the urban development needs of the Prineville community.

Housing Values and Policies

- It is essential to develop strategies that increase the variety of housing choices in the community. These strategies must include an inventory and analysis of needed housing types, existing housing supplies, and strategies for meeting the changing community demographic.

Intro

- It is necessary to provide adequate buildable residential land for the 20 year planning horizon.

Intro

- It is necessary to accommodate growth and provide mechanisms to ensure that a variety of housing options for all income levels are available in both existing neighborhoods and new residential areas.

Intro, policy 1

- It is necessary to encourage development and redevelopment of residential areas to make them safe, convenient, and attractive places to live and located close to schools, services, parks, shopping and employment centers.

Policy 7, 11, 12, 13, 14

- The community should maintain the feel of a small community through careful design of new and redeveloping residential areas.

Not Addressed - This is a comment, would require significant design review and opinion.

- A regular housing analysis shall be the basis for understanding and projecting housing needs. City staff will need to manage the calibration data in order to accommodate local cultural characteristics and anomalies.

Intro

- The Prineville community needs a full range of housing types to sustain a healthy community.

Policy 1, 6, 8,

- Development code regulations will need to be modified to encourage needed housing types within the UGB.

Intro, Policy 1, 2, 6, 7, 8, 14

- The Prineville community desires to encourage and sustain affordable housing while protecting the physical characteristics of land relating to soils, slope, erosion, drainage, natural features, and vegetation.

Policy 4

Original Chapter 7 Goals and Policies

Programs:

The City shall:

1. Regularly monitor and analyze residential land inventories each year.

Intro, Policy 13

2. Determine housing type demand and encourage mechanisms to permit development of needed housing types.

Intro, Policy 1, 2, 3, 6, 8

3. Allocate where the identified needed housing should be developed by using overlay mapping techniques and framework planning within 2 years of the date of acknowledgement of this Plan.

Not Addressed – This is a specific task that was not implemented.

4. Encourage the development of “complete neighborhoods”. The City may need to update development regulations in order to remove any barriers that restrict quality residential design and/or hinder “complete neighborhood development”.

Policy 1, 7, 14

5. Update the development codes with regard to housing development and natural feature protection.

Intro, Policy 4

Goal # 2: Identify and analyze existing housing stock and determine opportunities for rehabilitation, redevelopment, and connection to urban infrastructure and services.

Housing Rehabilitation Values and Policies

- It is important to inventory existing residences in need of rehabilitation and develop strategies to improve housing stock

Not Addressed – This is a specific task. Strategies are addressed in intro and are part of the housing analysis.

- Housing that is in need of rehabilitation, without connections to urban services limits the livability of the community, and diminishes redevelopment potential.

Not Addressed - This is just a comment

- The Prineville community understands that it is necessary for the public health and safety of the community to identify and remedy situations where residences are not connected to City sewer and water.

Policy 11

- Improved residential structural integrity and weatherproofing will reduce energy consumption levels for those living in older homes and the overall community.

Policy 9, 11

Original Chapter 7 Goals and Policies

Programs:

The City shall:

1. Inventory and determine which residential units and neighborhoods would benefit from rehabilitation and connection to urban services.

Not Addressed – This is a specific task.

2. Encourage rehabilitation and maintenance of housing in existing neighborhoods to preserve the housing stock and increase the availability of safe and sanitary living units.

Policy 3, 9, 11

3. Explore funding options such as CDBG, HOME, and other local, State or Federal programs designed to help promote affordable housing and disadvantaged property owners rehabilitate their homes.

Policy 3, 11

4. Study and develop a range of incentives and other programs aimed at helping the community understand the value of participating in the rehabilitation of housing units.

Not Addressed – This is a specific task.

Goal # 3: Identify and permit alternatives to traditional stick-built homes, such as manufactured, mobile homes, and accessory dwellings necessary for providing a range of housing choices with in the UGB.

Alternative Housing Values and Policies

- Manufactured, mobile homes and accessory dwellings are appropriate in certain residential areas and subject to the same siting requirements and compatibility standards as traditional stick-built homes.

Policy 8

- It is necessary for the public health and safety of the community to allow for a full range of housing types for all income levels.

Policy 1

- The Prineville community contains a significant number of older mobile homes and manufactured homes that need repair or replacement.

Policy 3, 9, 11

- State law requires the City to establish clear and objective criteria and standards for the placement and design of mobile home or manufactured dwelling parks.

Not Addressed - This is just a comment. We have such standards.

- In order to protect the public health and safety of all residents the City, in conjunction with the Crook County Building Department, Prineville shall impose safety and inspection requirements for homes, which were not constructed in conformance with the National Manufactured Home Construction and Safety Standards Act of 1974.

Not Addressed - This is a function of the Crook County Building Department.

- In order to enhance industry and commerce, a mobile home or manufactured dwelling park shall not be established on land zoned for commercial or industrial use.

Policy 8

Original Chapter 7 Goals and Policies

- Accessory dwellings to homes, i.e. “ADUs”, are necessary to provide a range of housing types in new subdivisions and existing neighborhoods subject to appropriate compatibility standards and siting requirements.

Policy 6

- Temporary housing for medical hardships and the disadvantaged is necessary and shall be permitted in residential areas and subject to special development conditions.

Policy 10

Programs:

The City shall:

1. Revise and update the development codes to ensure that wide ranges of housing types are required and permitted throughout the community.

Policy 1, 2, 7

2. Inventory all manufactured, mobile and accessory dwellings.

Not Addressed – This is a specific task with no identified purpose.

3. Provide for mobile home or manufactured dwelling parks within the urban growth boundaries to allow persons and families a choice of residential settings.

Policy 1, 8

4. Update regulations to require development of new mobile home parks and siting of individual mobile homes consistent with State law.

Policy 1, 8

5. Develop special standards for the siting and development of accessory dwellings.

Policy 6

6. Institute fee mechanisms and programs that help to encourage the development of affordable housing.

Policy 3, 5, 10, 11

Goal # 4: Promote and protect neighborhood qualities that reflect the small town appeal of Prineville and improve compatibility between various uses.

Compatibility Values and Policies

- Compatibility standards are effective tools for making sure neighborhood uses are consistent with community goals and design standards.

Policy 2, 7, 8 provide opportunity to address compatibility in the zoning code.

Original Chapter 7 Goals and Policies

- It is necessary for the public health and safety of the community to monitor and manage neighborhood uses.

Policy 2, 7, 8 provide opportunity to address this in the zoning code.

- The Prineville community desires to preserve, protect, and strengthen the vitality and stability of existing neighborhoods while permitting uses that make neighborhoods more “complete” and reduce vehicle miles traveled.

Policy 1, 7, 14

- Developments that border underdeveloped urban lands and/or rural lands at the edges of the Urban Growth Boundary (UGB) shall include design techniques to reduce the impact of new, denser urban development on abutting lower density lands. Examples of such techniques include the use of buffer areas, designing projects that work with the natural features of the site, shadow plats, and redevelopment plans that extend 300 feet off site, density transition zones, increased landscaping, master planning areas larger than the project site, etc.

Policy 2, 7, 14 provide opportunity to address this in the zoning code. This is very specific for a comp plan.

- New residential developments in areas without an established character or quality should be permitted maximum flexibility in design and housing type consistent with densities and goals and objectives of this Plan.

Not Addressed - Very subjective policy.

- New developments in existing residential areas where there is an established character deemed desirable by community standards should use a variety of compatibility techniques to blend in with surrounding developments, including landscaping, traffic patterns, mass, height, screened parking areas, public facilities, visual impact, architectural styles and lighting.

Not Addressed - Very subjective policy, would require significant design review.

- “Complete neighborhoods” include private and public nonresidential uses for the convenience and safety of the neighborhood residents. These uses should be permitted within residential areas. Such facilities shall be compatible with surrounding developments, and their appearance should enhance the area.

Policy 1, 7, 14

- Multi-modal access should be provided internally and to adjacent new and existing neighborhood developments.

Policy 15

- Where alleys are available, garages or parking areas in neighborhoods should be accessed from alleys instead of driveways connecting to public streets.

Not Addressed - This is a specific design policy that has not been utilized other than in new residential development or commercial uses.

- Residential units should be permitted above or as an incidental use in conjunction with certain commercial and industrial uses as a way to improve compatibility between uses and zones.

Policy 1, 7

Original Chapter 7 Goals and Policies

- A range of housing types, including housing for the elderly, disabled, developmentally challenged and low income citizens of the community should be dispersed throughout those residential neighborhoods which are close to schools, services, parks, shopping and employment centers rather than concentrating these dwellings in just a few areas.

Policy 1, 2, 6, 7, 14 provide opportunity to address this in the zoning code.

- A range of lot sizes should be dispersed throughout the community to provide space for a full spectrum of housing types.

Policy 1, 2, 7, 12, 14

- Higher density developments should be in close proximity to schools, services, parks, shopping, employment centers, and public transit.

Policy 1, 2

- Smaller lot sizes may be appropriate and should be encouraged with flexible Planned Unit Development (PUD) ordinances allowing a mix of lot sizes.

Policy 14

- It is necessary to allow residential areas near the urban growth boundary to develop in a more efficient manner. A clustered approach or PUD style of development will provide a buffer between the rural resource lands and the urban area. This technique can blend the uses and soften the edge between agriculture and urban residential densities.

Policy 12, 14

- The City and County have agreed that no development can occur in the unincorporated residential areas until compatibility and transition issues are resolved by use of community planning and/or master planning techniques. Such techniques ensure proper development of the urban area and help protect existing neighborhood qualities and livability. New developments in existing residential neighborhoods (especially those not contiguous to the incorporated City) may provide for less density. New developments on larger parcels, not within established neighborhoods, are anticipated to develop a mixture of higher densities and other non-residential uses to support the development of new "complete neighborhoods."

Not Addressed – This is a function of the Urban Growth Management Agreement (UGMA)

- Areas developed or designated for multi-family development should be compatible with adjoining land uses and not detract from the character of existing residential areas.

Policy 1, 2, 7 provide opportunity to address this in the zoning code.

- The location of most multi-family housing will be best suited near the City core, major transportation corridors, schools, services, parks, shopping, employment centers, and transit corridors.

Policy 1, 2

- The Prineville community demands a quality living experience for all residents and multi-family developments. Thus, site plans for multi-family developments or attached single-family housing are required to provide for adequate yard space for residents and play space for children which have distinct area and definite shape, appropriate for the proposed use, and are not just the residue left after buildings are designed and placed on the land.

Policy 1, 2, 14 provide opportunity to address this in the zoning code.

Original Chapter 7 Goals and Policies

Programs:

The City shall:

1. Modify the land use regulations to improve compatibility standards between uses in the development of “complete neighborhoods” and redevelopment in existing neighborhoods.

Policy 1, 7 provide opportunity to address this in the zoning code.

2. Modify the land use regulations to require multi-modal access in new and redeveloping neighborhoods as appropriate.

Policy 15

3. Modify the land use regulations to permit a range of housing types and flexible PUD standards that encourage more efficient use of land.

Policy 1, 12, 14

4. The City shall develop transition zoning overlay regulations and implementation ordinances to assist in reducing the potential negative impacts associated with urban development and lower density areas.

Not Addressed – This is a specific task that has not been implemented.

Goal # 5: Promote quality affordable housing and recognize that lack of affordable housing is an economic issue negatively affecting the community

Affordable Housing Values and Policies

- Affordable housing should be available for all income levels in the community. This issue affects all citizens.

Intro, Policy 3, 8, 10

- It is necessary for the public health, safety, and economic values of the community to improve awareness of affordable housing problems and to encourage affordable housing for all income levels.

Intro

- A lack of particular housing choices create traffic congestion as people commute from one community to another, increase costs for businesses related to employee travel time, employee absences, unnecessary street expansions and parking demand, reduced mobility for certain disadvantaged groups, and unnecessary community subsidy to remedy these and other impacts.

Not Addressed - This is a comment.

- The profit margin on affordable housing projects is very thin. Barriers to affordable housing will need to be removed from local regulations and land use processes to enable property owners and developers to pursue affordable housing projects.

Not Addressed - This is a comment.

- The City will be experiencing the same types of demographic forces that currently impact Bend, Redmond, and other communities in Oregon. For example, the population will age and the baby-boomer generation will retire. Households will become smaller. To prepare for this eventuality Prineville must provide for a variety of housing types. The variety will help meet affordability demand, and it will help meet new housing demand in general. Since there will be more single head of households, people will desire units that are smaller and those that will require less maintenance

Original Chapter 7 Goals and Policies

and can be located within walking distances of shopping, houses of worship, parks/recreation, schools, and medical facilities. This dictates development of more compact housing forms and innovations in how structures are designed and arranged to suit a variety of needs.

Policy 1

- The City and County should encourage subsidized housing to be located at a variety of locations in close proximity to support services and/or near transit.

Policy 3, 2

- Residential zones and other neighborhoods should offer a wide variety of compatible housing types and densities.

Policy 1

Programs:

The City shall:

1. Participate with Housing Works(formerly Central Oregon Regional Housing Authority), COCAAN and/or other public or private non-profit organizations in the development of a regional housing plan to address issues and to establish programs which address housing affordability, density, home ownership, neighborhoods and location. Such plans should provide for a detailed management program to assign respective implementation roles and responsibilities to those governmental bodies operating in the planning area and having interests in carrying out the goal.

Policy 3

2. Provide funding for affordable housing when feasible and with community consensus.

Not Addressed - This is a specific task when deemed appropriate by Council.

3. Modify the development review process to expedite affordable housing proposals and reduce development and operating costs when such proposals are in accordance with zoning ordinances and with provisions of comprehensive plans.

Not Addressed - This is a specific task that is not necessary.

4. Determine that SDC payments and other development deposits, fees and taxes for affordable housing projects will be deferred until title transfer or final occupancy of the structure. Additional methods and devices for reducing development barriers should be examined and, after consideration of the impact on lower income households, include, but not be limited to: (1) tax incentives and disincentives; (2) building and construction code revision; (3) zoning and land use controls; (4) subsidies and loans; (5) fee and less-than-fee acquisition techniques; (6) enforcement of local health and safety codes; and (7) coordination of the development of urban facilities and services to disperse low income housing throughout the planning area.

Not Addressed - This is a City financial decision. Potential strategies are included in the comp plan.

5. Examine any needed changes to local regulations to create incentives for increasing population densities in urban areas taking into consideration (1) key facilities, (2) the economic, environmental, social and energy consequences of the proposed densities and (3) the optimal use of existing urban land particularly in sections containing significant amounts of unsound substandard structures. This may include the promotion and development of institutional and financial mechanisms to provide for affordable housing and the investigation of available federal, state and local programs and private options for financing affordable and special needs housing.

Not Addressed - Potential strategies are a part of the comp plan.

Original Chapter 7 Goals and Policies

6. Monitor the stability of existing affordable housing options to determine their sustainability and usefulness.

Not Addressed - This is a specific task with no identified purpose.

7. Encourage and support social and health service organizations, which offer support programs for those with special needs, particularly those programs that help people remain in the community.

Policy 10

8. Preserve existing affordable housing through adoption of land use regulations that promote affordable housing and examine alternatives for providing services, including transit.

Policy 3, 9, 11

9. Create an inventory of city-owned land that can be set aside for housing development this may include the development of organizational capability to coordinate such efforts.

Not Addressed - This is a specific task. City has limited land, an inventory is not needed.

10. Develop a density bonus program in which developers may receive “credit” in additional units (beyond what zoning allows) if units available and affordable to households under 80% of median income are integrated into new projects.

Policy 1 provides the opportunity to address this in the zoning code.

11. Modify the development regulations to allow housing above retail in the town center/downtown.

Policy 7 provides the opportunity to address this in the zoning code.

12. Develop workforce housing standards and implementation programs.

Policy 1, 7 provides the opportunity to address this in the zoning code.

13. Build understanding and support for affordable housing by instituting a public information program and community forums.

Not Addressed - This is a specific task that would likely be done by the Housing Authority.

Goal # 6: Recognize that addressing the housing needs of the community is essential to the successful future of Prineville as desirable place to live, work, shop, and play.

Housing Management Strategy Values and Policies

- Strategies to improve the type and range of housing choices in the community must be based upon careful examination of demographic data, trends, and local demands.

Not Addressed - This is a comment.

- Certain development regulations and techniques can influence the market-driven nature of housing development.

Not Addressed - This is a comment.

- The recent Census data is one of many resources necessary to examine for understanding local and regional demographics.

Not Addressed - This is a comment.

Original Chapter 7 Goals and Policies

- The vitality of the City depends not just on the health of one aspect of housing but preferably by taking a systemic approach to growth and development, preservation and continuity.

Not Addressed - This is a comment.

- The greatest housing needs include a more diverse base of affordable rental opportunities signified by range of rent and housing type, particularly smaller sized structures such as duplexes and triplexes. However, the ability to take advantage of low interest rates has moved many people into homeownership where they are paying more than 30% of income on mortgages.

Not Addressed - This is a comment.

- The community needs affordable single-family homes. Some potential homebuyers are being priced out of the market due to insufficient income and escalating real estate prices. For renters, the census data and other information suggests that there is a high demand for units serving people under 80% of median income. It also appears there is adequate supply of apartment units affordable to people at median income or less, and yet many households are paying more than 30% of household income for housing.

Not Addressed - This is a comment.

- There is a need for temporary shelters or transitional housing opportunities for people with special needs, including but not limited to, households experiencing domestic violence issues, or youth homelessness.

Policy 10

- The population projections anticipate more than 16,000 people will live in the UGB in the year 2024. This means that the community will need to provide more living units for new households where families will number 2.50 persons per household. Thus, over the 20-year period the community is expected to grow at 3-5 % per year on average.

Not Addressed - This is a comment.

Programs:

The City shall:

1. Examine the most recent sources of data to determine housing needs and monitor demographic trends.

Intro

2. Promote an awareness of housing issues and provide regulatory solutions. This may include changes to development regulations and increased flexibility for those who desire to build affordable housing units.

Intro

3. Provide flexible regulations as appropriate for those entities that propose to build temporary shelters and transitional housing opportunities.

Policy 1, 10 provide an opportunity to address this in the zoning code.

4. Monitor and evaluate the population projections as they are amended from time to time. The City shall also inventory all new development and prepare a report of all new activity and housing unit creation, demolitions and expansion.

Not Addressed - This is a specific task. It is done annually in coordination with PSU & Crook County Building.

5. Budget funds for staffing to support a sustainable housing program.

Not Addressed - This is a specific task with no identifiable need.