



Location: City Hall – Council Chambers
Date: September 24, 2019
Time: 6:30 PM

City Council Meeting Agenda

Mayor Steve Uffelman, Council Members Jason Beebe, Janet Hutchison, Patricia Jungmann, Gail Merritt, Jeff Papke, Teresa Rodriguez and City Manager Steve Forrester

Call to Order

Flag Salute

Additions to Agenda

Consent Agenda

- [1.](#) Regular Meeting Brief 9-10-19
- [2.](#) Liquor License Renewals

Visitors, Appearances and Requests

3. Crook County Foundation Update - Brandi Ebner

Council Business

Staff Reports and Requests

Ordinances

- [4.](#) Ordinance No. 1254 - Comprehensive Plan Amendment - Housing **(FIRST PRESENTATION) (PUBLIC HEARING)** - Josh Smith

Resolutions

Visitors, Appearances and Requests

Adjourn

Agenda items maybe added or removed as necessary after publication deadline



CITY OF PRINEVILLE
Regular Meeting Brief
387 NE Third Street – Prineville, OR 97754
541.447.5627 ph 541-447-5628 fax

Full Meeting Recordings Available at:
<http://cityofprineville.com/meetings/>

City Council Meeting Brief
September 10th, 2019

Council Members Present:

Steve Uffelman
Patricia Jungmann
Gail Merritt
Jason Beebe

Teresa Rodriguez
Jeff Papke
Janet Hutchison

Council Members Absent

None.

Additions to the Agenda

None.

Consent Agenda

1. Regular Meeting Brief 8-27-19
2. Liquor License Renewals

Councilor Merritt made a motion to approve the Consent Agenda as presented. Motion seconded. No discussion on motion, motion carried.

Visitors, Appearances and Requests:

3. **EDCO Update**– Kelsey Lucas / Bryan Iverson

Kelsey Lucas, Prineville EDCO Director and Bryan Iverson, Prineville EDCO Board Chair went through a power point presentation that highlighted the current full board members; business leads and pending projects; local events; active enterprise zones and those to begin in the future; local program focus areas; short and long term goals and the newly formed Prineville downtown association.

Public Appearances

No one came forward.

Council Business

None.

Staff Reports and Requests:**4. Manager's Report**

Steve Forrester, City Manager reported: The League of Oregon Cities conference registration deadline is coming up; there is a ceremony for Mike McLane on September 20th; the hydro project team will be meeting with Representative Iverson and Annette Liebe regarding fish passage, work continues on the new helibase; the new fuel system is ready and waiting for equipment; and Scott Smith, Street Superintendent informed us that they will be installing the big bridge beams tomorrow.

5. Housing Comprehensive Plan Update and Handout – Josh Smith

Josh Smith, Planning Director gave an overview of the recent Planning Commission approval of the Comprehensive Plan update to coincide with the recent housing inventory study, Mr. Smith handed out the proposed update and asked council to look over, ask questions or make any changes prior to this coming to them at the next meeting.

6. Committee Reports

Council Merritt attended the roundabout design meeting with Mayor Uffelman and the artist selected is Greg Congleton. He will be getting community input and coming back with ideas.

Councilor Rodriguez attended the County Natural Resources meeting and they will be working with Bureau of Land Management (BLM) to open up 640 acres to the public; and the prescribed burn was successful.

Ordinances:

None.

Resolutions:**7. Resolution No. 1414 – Authorizing IGA for the Central Oregon Regional Collaborative – Andrew Spreadborough**

Andrew Spreadborough, NeighborImpact Executive Director provided the background explaining that this agreement is between the cities whose citizens are eligible for the regional housing loan program. This is for the CDBG grant that the city previously approved to be the applicant for.

There were no questions.

Councilor Hutchison made a motion to approve Resolution No. 1414. Motion seconded. No discussion on motion. All in favor, motion carried.

Visitors Appearances and Requests:

No one came forward.

Adjourn

Councilor Rodriguez made a motion to adjourn the meeting. Motion seconded. No discussion on motion. All in favor, motion carried.

Meeting adjourned at 7:25 P.M.

Motions and Outcomes:

Motion:	Outcome	Beebe	Hutchison	Jungmann	Merritt	Papke	Rodriguez	Uffelman
Consent Agenda as Presented	PASSED	-	Y	Y	Y	Y	-	Y
Resolution No. 1414 – Authorizing IGA for the Central Oregon Regional Collaborative	PASSED	Y	Y	Y	Y	Y	Y	Y
Adjourn Meeting	PASSED	Y	Y	Y	Y	Y	Y	Y

Public Records Disclosure

Under the Oregon public records law, all documents referred to in this session are available at the City's website. www.cityofprineville.com. An electronic copy of the meeting packet is available for download at www.cityofprineville.com/packets. A full recording of this meeting is available at www.cityofprineville.com/meetings

Liquor License Renewals

September 24, 2019

Crossroads BBQ

Good Bike Company

Mazatlan Restaurant

Chevron (Colvin Oil)

Ranchero Mexican Restaurant



STAFF REPORT

MEETING DATE: 9/24/2019

PREPARED BY: Joshua Smith

SECTION: Ordinance

DEPARTMENT: Planning

CITY GOAL: Strive to improve on transparency & effective communication.

SUBJECT: Chapter 7 amendment to the City's Comprehensive Plan.

REASON FOR CONSIDERATION: See attached Planning Commission recommendation.

BACKGROUND: See attached Planning Commission recommendation.

FISCAL IMPACT: None.

RECOMMENDATION: See attached Planning Commission recommendation.



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION RECOMMENDATION

File No.: AM-2019-101
Applicant: City of Prineville
Notice to DLCD: 7/16/2019
PC Workshops: 08/6/2019
Newspaper Notice: Planning Commission Notice – 8/9/2019 & 8/13/2019
Public Hearing: Planning Commission – 8/20/2019
Proposal: Amend Comprehensive Plan Chapter 7 (Housing) based on the recently updated Buildable Land Inventory and Housing Needs Analysis.

Background

The City of Prineville adopted our current Comprehensive Plan in 2007 by Ordinance 1143. There have only been minor changes to that plan associated with Marijuana (Ordinances 1212, 1215 & 1222). The Department of Land Conservation and Development (DLCD) provided a grant opportunity to provide technical assistance to communities needing to update their Buildable Lands Inventories and Housing Needs Analysis. The grant administered by the State was awarded to the City of Prineville and accepted by City Council on September 25th, 2018 by Resolution 1372. A local Technical Assistance Committee was formed that held 4 meetings on the various drafts of the studies and held one public open house on March 23rd, 2019. The final studies were provided to the City in June of 2019 in three documents; Residential Buildable Lands Inventory, Housing and Residential Needs Assessment and a Housing Strategies Report.

Consistent with Statewide Planning Goal 10

Oregon Statewide Planning Goal 10 requires Cities to provide for the housing needs of the State. The Goal requires a Buildable Lands Inventory and plans that encourage the availability of adequate numbers of needed housing. The plans created for the City as listed above, meet the requirements of Goal 10 and now need to be incorporated into the City's Comprehensive Plan Chapter 7.

Planning Commission Conclusions and Recommendation

The proposed changes will not negatively effect property values or impose new regulations. The Housing Chapter is used as a basis to create Land Use Code language and justify whether the City should expand it's UGB. The information in the housing study documents were used to update the housing data and simplify the goals and policies of Chapter 7. Chapter 7 is now much shorter with references to the Housing Analysis documents for further detail if desired as well as reducing the goals and policies from 6 Goals and 93 policies to 1 Goal and 15 policies.

The Planning Commission recommends City Council approve these amendments with the understanding that 3 Commissioners have concerns with the City Council pursuing potential housing strategies 7 & 8 referenced in the document.

EXHIBITS

Exhibit A – Planning Commission recommended replacement of Comprehensive Plan Chapter 7.

Marty Bailey: *M M Bailey* Date: 9-3-19
Planning Commission Chair

ORDINANCE NO. 1254

AN ORDINANCE AMENDING THE CITY’S COMPREHENSIVE PLAN CHAPTER 154 (“PLAN”) TO UPDATE CHAPTER 7 (HOUSING) BASED ON A RECENT HOUSING ANALYSIS AND BUILDABLE LANDS INVENTORY.

WHEREAS, City of Prineville (“City”) staff initiated amendment procedures to the City’s Comprehensive Plan (Chapter 154) for review by the City Planning Commission at one workshop held on August 6, 2019; and

WHEREAS, pursuant to Section 153.233 of the Code, required notice was submitted to the Department of Land Conservation and Development and published once a week for two consecutive weeks prior to the hearing scheduled for August 20, 2019; and

WHEREAS, on August 20, 2019, the City Planning Commission held a public hearing and consented to the amendment and recommended the City Council approve the proposed amendment as shown on Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, pursuant to Section 153.252.020 of the Code, required notice was published 10 days prior to the City Council hearing of a legislative change scheduled for September 24, 2019; and

WHEREAS, on September 24, 2019 the City Council held a public hearing on the amendment shown in Exhibit A; and

WHEREAS, the City Council approved the amendment to the plan; and

NOW, THEREFORE, the people of the City of Prineville ordain as follows:

1. That the City’s Comprehensive Plan Chapter 154 is amended as shown on Exhibit A

Presented for the first time at a regular meeting of the City Council held on September 24, 2019, and the City Council finally enacted the foregoing ordinance this ____ day of October, 2019.

Stephen P. Uffelman
Mayor

ATTEST:

Lisa Morgan, City Recorder

7



Housing (2019)

Prineville's Comprehensive Plan	
Table of Contents - Chapter 7	
Purpose and Intent	Housing
Introduction	
Demographic Conditions and Trends	
Housing Conditions and Housing Trends	
Current and Projected Current Housing Needs	
Comparison of Projected Compare Need and Buildable Land Supply	
Strategies to Accommodate Future Housing Needs	
Housing Goal	
Policies	
	Adopted ???? 2019

Chapter 7 Housing

Purpose and Intent

The purpose of this chapter is to ensure the provision of appropriate types and amounts of land within urban growth boundary supporting a range of housing types necessary to meet current and future needs. These lands should support suitable housing for all income levels. Likewise, the Plan must also ensure that the appropriate type, location and phasing of public facilities and services are sufficient to support housing development in areas presently developed or undergoing development, or redevelopment.

This Chapter includes three supporting documents: (1) A Buildable Lands Inventory produced by Angelo Planning Group dated May 2, 2019; (2) A Housing Need Analysis produced by Johnson Economics dated June, 2019; and (3) A Housing Strategies Report produced by Angelo Planning Group dated June 10, 2019. These documents are the sources of information found in this Chapter and provide additional information for reference.

Introduction

Having affordable, quality housing in safe neighborhoods with access to community services is essential for all Oregonians. Like other cities in Oregon, the City of Prineville is responsible for helping to ensure that its residents have access to a variety of housing types that meet the housing needs of households and residents of all incomes, ages and specific needs. The City does this primarily by regulating residential land uses within the City, and working with and supporting non-profit and market rate developers, and other housing agencies in developing needed housing.

In addition, the City has undertaken and will continue to implement and update a variety of activities to meet current and future housing needs:

- Conduct and periodically update an analysis of current and future housing conditions and needs. The City most recently conducted this analysis in 2019. The results are summarized in this element of the Comprehensive Plan and described in more detail in a supporting Housing and Residential Land Need Assessment Report.
- Conduct and periodically update an inventory of buildable residential land (BLI) to ensure that the City has an adequate supply of land zoned for residential use to meet projected future needs. The City most recently conducted this analysis in 2019. The results are summarized in this element of the Comprehensive Plan and described in more detail in a supporting Buildable Lands Inventory Report.
- Adopt and amend, as needed, a set of housing-related Comprehensive Plan policies to address future housing needs.
- Regularly update and apply regulations in the City's Zoning and Land Division Ordinances to meet a variety of housing needs identified in the Comprehensive Plan and supporting documents.
- Implement additional strategies to address housing needs in partnership with state and county agencies and other housing organizations. Potential strategies are described in more detail in section 4 of the Housing Strategies Report prepared as part of the Housing Needs Analysis in 2019.

Demographic Conditions and Trends

Unless otherwise noted, the flowing discussion refers to the Prineville Urban Growth Boundary (UGB) area, not the city limits.

- Prineville is a City of an estimated 10,000 people within its City limits, (11,910 people within the UGB), located in Crook County in Central Oregon. An estimated 19% of the population in the UGB lives outside the city limits.
- Prineville has experienced steady growth, growing over 36% in population since 2000. In contrast, Crook County and the state experienced population growth of 15% and 21% respectively. (US Census and PSU Population Research Center)
- The Prineville UGB was home to an estimated 5,218 households in 2018, an increase of roughly 1,850 households since 2000. The percentage of families fell between 2000 and 2018 from 67% to 53% of all households. The city has a smaller share of family households than Crook County (65%) and the state (63%).
- Prineville's estimated average household size is 2.26 persons, having also fallen since 2000. This is lower than the Crook County average of 2.31 and the statewide average of 2.47.

FIGURE 1.1: PRINEVILLE DEMOGRAPHIC PROFILE (UGB)

POPULATION, HOUSEHOLDS, FAMILIES, AND YEAR-ROUND HOUSING UNITS					
	2000	2010	Growth	2018	Growth
	(Census)	(Census)	00-10	(PSU)	10-18
Population ¹	8,755	11,010	25.8%	11,910	8.2%
Households ²	3,362	4,415	31.3%	5,218	18.2%
Families ³	2,275	2,879	27%	2,755	-4%
Housing Units ⁴	3,596	4,975	38%	5,307	7%
Group Quarters Population ⁵	181	236	30%	118	-50%
Household Size (non-group)	2.55	2.44	-4%	2.26	-7%
Avg. Family Size	3.09	2.98	-4%	2.96	-1%
PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2000	2010	Growth	2018	Growth
	(Census)	(Census)	00-10	(Proj.)	10-18
Per Capita (\$)	\$14,163	\$17,692	25%	\$18,503	5%
Median HH (\$)	\$30,435	\$30,628	1%	\$33,195	8%

SOURCE: Census, PSU Population Research Center, and Johnson Economics

Census Tables: DP-1 (2000, 2010); DP-3 (2000); S1901; S19301

1 From PSU Population Research Center, Population Forecast Program, final forecast for Crook Co. (2017)

² 2018 Households = (2018 population - Group Quarters Population)/2018 HH Size

³ Ratio of 2018 Families to total HH is based on 2016 ACS 5-year Estimates

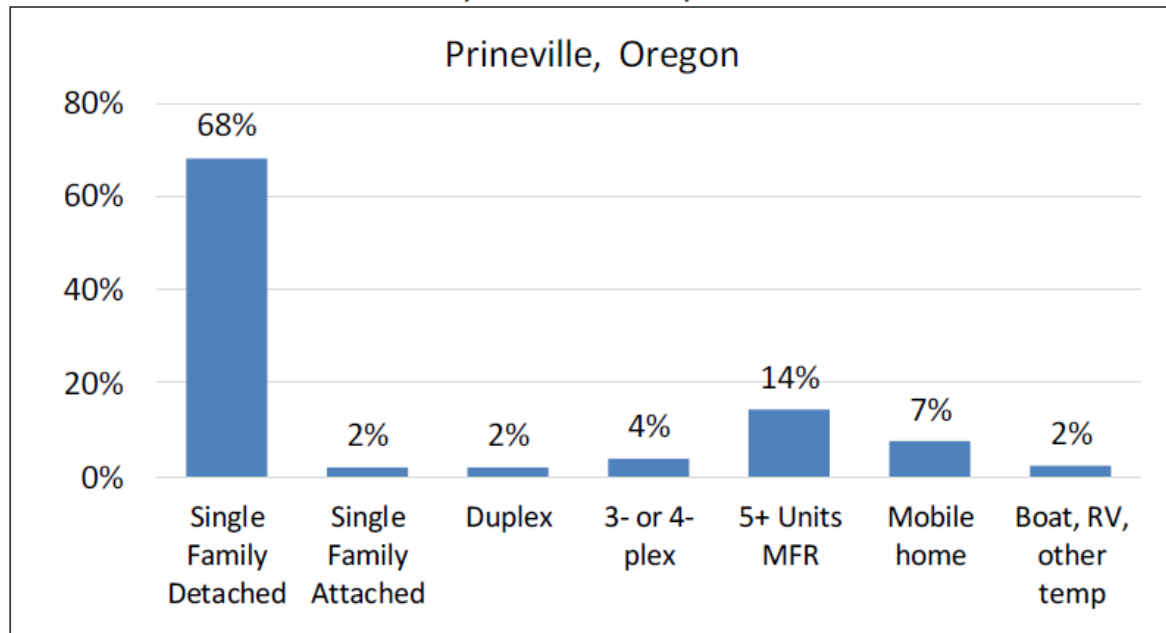
⁴ 2018 housing units are the '10 Census total plus new units permitted from '10 through '18 (source: Census, Cities)

⁵ Ratio of 2018 Group Quarters Population to Total Population is kept constant from 2010.

Housing Conditions and Trends

- **Housing Tenure.** Prineville has a greater share of owner households (55%) than renter households (45%) according to the Census. The ownership rate in Prineville has fallen significantly from 63% since 2000. During this period the statewide rate fell from 64% to 61%. Nationally, the homeownership rate has nearly reached the historical average of 65%, after the rate climbed from the late 1990's to 2004 (69%). The estimated ownership rate is higher in Crook County (67%) and statewide (61%).
- **Housing Stock.** The Prineville UGB had an estimated 5,300 housing units in 2018, with a very low estimated vacancy rate (includes ownership and rental units). Figure 2.1 shows the estimated number of units by type in 2017. Detached single-family homes represent an estimated 68% of housing units (includes manufactured homes on a single-family lot). Units in larger apartment complexes of 5 or more units represent 14% of units, and other types of attached homes represent an additional 8% of units. (Attached single family generally includes townhomes, some condo flats, and plexes which are separately metered.) Mobile homes (in parks) represent 7% of the inventory.

FIGURE 2.1: ESTIMATED SHARE OF UNITS, BY PROPERTY TYPE, 2017

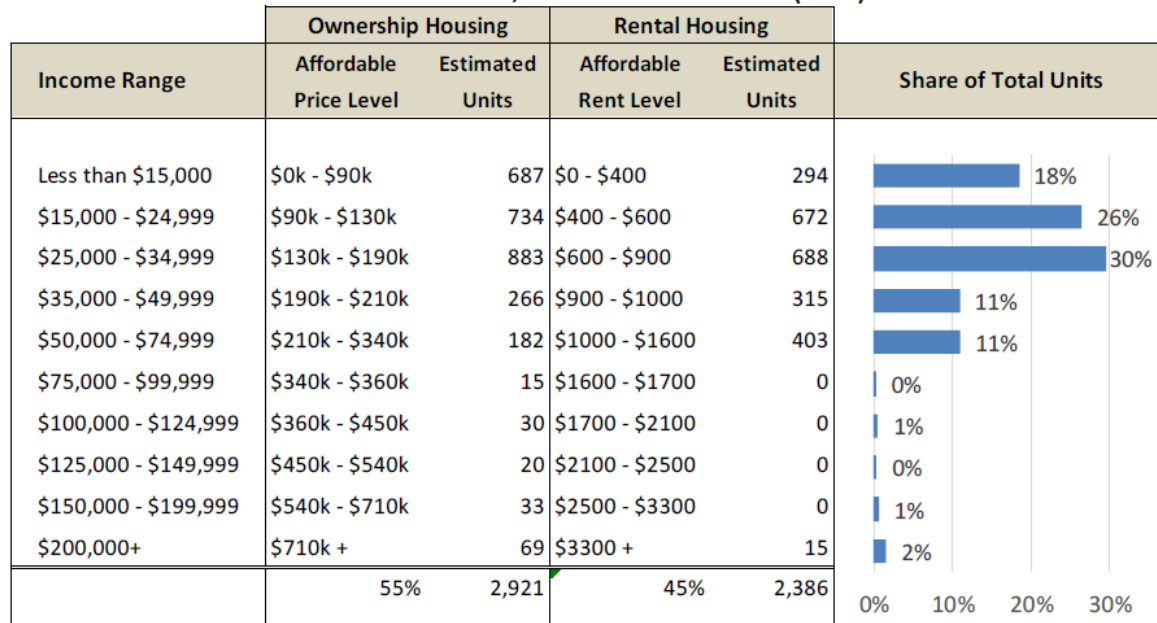


SOURCE: City of Prineville, Census ACS 2017

Current and Projected Housing Needs

- The results show a need for 1,020 new housing units by 2039.
- Of the new units needed, roughly 57% are projected to be ownership units, while 43% are projected to be rental units. This is due to the forecast of a slightly higher homeownership rate in the future.
- The table shows no new need for ownership housing at the low-end of the pricing spectrum, but in the middle. This is because these are the value levels where a majority of the city's housing is currently found. Therefore, what Figure 4.3 represents is that there may be support for some units at higher price points.
- The greatest need for rental units is found at the lowest and middle price points. There is support for some units in the \$900 to \$1,100 rent levels, which is above most current market rents. This shows that there is some support for new, more expensive rental supply. There is also a need for some single-family homes for rent at higher price points.

FIGURE 3.4: PROFILE OF CURRENT HOUSING SUPPLY, ESTIMATED AFFORDABILITY (2018)



Sources: US Census, PSU Population Research Center, JOHNSON ECONOMICS
Census Tables: B25004, B25032, B25063, B25075 (2017 ACS 5-yr Estimates)

Housing

FIGURE 4.3: PROJECTED FUTURE NEED FOR NEW HOUSING UNITS (2039), PRINEVILLE

OWNERSHIP HOUSING										
Price Range	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units	Cumulative %
			2-unit	3- or 4-plex	5+ Units MFR					
\$0k - \$90k	0	0	0	0	0	0	0	0	0.0%	0.0%
\$90k - \$130k	0	0	0	0	0	0	0	0	0.0%	0.0%
\$130k - \$190k	0	0	0	0	0	0	0	0	0.0%	0.0%
\$190k - \$240k	17	21	0	7	0	59	0	104	17.8%	17.8%
\$240k - \$320k	121	0	0	0	0	0	0	121	20.7%	38.6%
\$320k - \$360k	181	0	0	0	0	0	0	181	31.1%	69.6%
\$360k - \$450k	108	0	0	0	0	0	0	108	18.6%	88.2%
\$450k - \$540k	49	0	0	0	0	0	0	49	8.5%	96.7%
\$540k - \$710k	19	0	0	0	0	0	0	19	3.3%	100.0%
\$710k +	0	0	0	0	0	0	0	0	0.0%	100.0%
Totals:	495	21	0	7	0	59	0	582	% of All Units: 57.0%	
Percentage:	85.0%	3.6%	0.0%	1.2%	0.0%	10.2%	0.0%	100.0%		

RENTAL HOUSING										
Price Range	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units	Cumulative %
			2-unit	3- or 4-plex	5+ Units MFR					
\$0 - \$400	33	20	19	31	143	20	15	280	63.9%	63.9%
\$400 - \$600	0	0	0	0	0	0	0	0	0.0%	63.9%
\$600 - \$900	0	0	0	0	0	0	0	0	0.0%	63.9%
\$900 - \$1100	85	0	5	5	5	5	0	107	24.3%	88.2%
\$1100 - \$1500	0	0	0	0	0	0	0	0	0.0%	88.2%
\$1500 - \$1700	23	0	0	0	0	0	0	23	5.2%	93.4%
\$1700 - \$2100	5	0	0	0	0	0	0	5	1.1%	94.5%
\$2100 - \$2500	2	0	0	0	0	0	0	2	0.5%	95.1%
\$2500 - \$3300	22	0	0	0	0	0	0	22	4.9%	100.0%
\$3300 +	0	0	0	0	0	0	0	0	0.0%	100.0%
Totals:	170	20	24	36	149	25	15	439	% of All Units: 43.0%	
Percentage:	38.8%	4.5%	5.5%	8.2%	33.9%	5.7%	3.4%	100.0%		

TOTAL HOUSING UNITS									
	Single Family Detached	Single Family Attached*	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	665	40	24	43	149	84	15	1,021	100%
Percentage:	65.2%	4.0%	2.4%	4.2%	14.6%	8.3%	1.5%	100.0%	

Sources: PSU, City of Prineville, Census, EnviroNics Analytics, JOHNSON ECONOMICS

- Figure 4.4 presents estimates of need at key low-income affordability levels in 2018 and in 2039. There is existing and on-going need at these levels, based on income levels specified by Oregon Housing and Community Services for Crook County. An estimated 55% of households qualify as at least “low income” or lower on the income scale, while 17% of household qualify as “extremely low income”. Typically, only rent-subsidized properties can accommodate these households at “affordable” housing cost levels.

Housing

FIGURE 4.4: PROJECTED NEED FOR HOUSING AFFORDABLE AT LOW INCOME LEVELS, PRINEVILLE

Affordability Level	Income Level		Current Need (2018)		Future Need (2039)		NEW Need (20-Year)	
			# of HH	% of All	# of HH	% of All	# of HH	% of All
Extremely Low Inc.	30% AMI	\$16,410	862	17%	993	17%	131	13%
Very Low Income	50% AMI	\$27,350	1,811	35%	2,086	35%	275	27%
Low Income	80% AMI	\$43,760	2,876	55%	3,313	55%	437	43%

Sources: OHCS, Environics Analytics, JOHNSON ECONOMICS

* Income levels are based on OHCS guidelines for a family of four.

Comparison of Projected Need and Buildable Land Supply

- There is a total forecasted need for 1,021 units over the next 20 years. This is well below the estimated capacity of over 10,000 units. As Figure 5.3 below demonstrates, there is sufficient capacity to accommodate all projected new unit types. After this need is accommodated, there is an estimated remaining capacity of over 1,900 additional units, mostly in the medium-density residential zone.
- The following table shows the same comparison, converting the forecasted residential need and capacity by acres, rather than units. There is a projected need for 216 acres of new residential development, but a buildable capacity of 1,569 acres.
- There is currently sufficient buildable capacity within Prineville to accommodate projected need. Some of this capacity is in the form of parcels with the potential for infill or redevelopment for future multi-family units. The character of this supply can help guide housing policy and strategy recommendations to be included in subsequent reports and ultimately integrated in the City's updated Comprehensive Plan.

FIGURE 5.1: ESTIMATED BUILDABLE LANDS CAPACITY BY ACREAGE AND NO. OF UNITS (2019)

ZONE	Buildable Acreage				Projected Unit/ Net Acre	Housing Unit Capacity			
	Partially Vacant	Vacant	Total	Share		Partially Vacant	Vacant	Total	Share
R1 - Limited Residential	12	20	32	2%	4	42	93	135	1%
R2 - General Residential	171	728	899	57%	8	1,320	5,767	7,087	69%
R3 - County Residential	310	284	594	38%	4	1,097	1,523	2,620	26%
R4 - Resid. Redevelopment	3	4	7	0.4%	10	24	35	59	0.6%
CMU - Mixed Use	24	8	32	2%	10	239	77	316	3%
TOTALS:	520	1,044	1,564		7	2,722	7,495	10,217	
<i>Low Density Residential</i>	<i>322</i>	<i>304</i>	<i>626</i>	<i>40%</i>		<i>1,139</i>	<i>1,616</i>	<i>2,755</i>	<i>27%</i>
<i>Medium Density Residential</i>	<i>171</i>	<i>728</i>	<i>899</i>	<i>57%</i>		<i>1,320</i>	<i>5,767</i>	<i>7,087</i>	<i>69%</i>
<i>High Density Residential</i>	<i>27</i>	<i>12</i>	<i>39</i>	<i>2%</i>		<i>263</i>	<i>112</i>	<i>375</i>	<i>4%</i>

Source: Angelo Planning Group

Housing

FIGURE 5.3: COMPARISON OF FORECASTED FUTURE LAND NEED (2039) WITH AVAILABLE CAPACITY

<u>LAND INVENTORY VS. LAND NEED</u>	Unit Type			<u>TOTAL</u>
	Single Family Detached	Medium-Density Attached*	Multi-Family	
Buildable Land Inventory (Acres):	626	899	39	1,564
Estimated Land Need (Acres):	187	14	15	216
<i>Land Surplus (Inventory - Need:)</i>	<i>439</i>	<i>885</i>	<i>24</i>	<i>1,348</i>

Sources: Angelo Planning Group, Johnson Economics

For more detail on these findings please refer to the “Housing and Residential Land Needs Assessment Report” and the Buildable Lands Inventory (BLI) maps prepared for the city.

Potential Strategies to Accommodate Future Housing Needs

The Housing Needs Analysis and Buildable Lands Inventory conducted for the City in 2019 indicated that the City had an adequate supply of buildable residential land within its urban growth boundary (UGB) to meet projected housing needs during the next 20 years. If population growth occurs at a faster rate than projected at that time, the City could find that additional land is needed in the future.

Although the City is not anticipated to need to expand its UGB during the planning period, it can continue to consider and implement a variety of strategies in the future to further provide opportunities for a wide range of housing choices, efficient land use, and development of housing affordable to people with low and moderate incomes. For the purposes of this Plan, “affordable housing” is defined as housing that is affordable to a household that spends 30% or less of its income on housing, including rent or mortgage payments ~~and utilities~~. Households with low incomes are those who make 80% or less of median household income. Those with moderate incomes make 81-95% of median household income.

The City is already implementing a variety of land use and other strategies that help provide for a wide range of housing options in Prineville. Potential strategies not currently being undertaken by the City, or existing strategies with the potential to be strengthened or enhanced, are summarized in the following table. The ability to implement them will depend on available resources, community priorities and other factors.

These strategies are described in more detail in section 4 of the Housing Strategies Report prepared by the City as part of its Housing Needs Analysis project in 2019.

Potential Strategy	Primary goal
1. Urban Growth Boundary (UGB) Amendment or Adjustment (Swap) Amend the city's UGB in the future if the supply of land within the UGB cannot accommodate the amount needed for future development. Alternatively, consider exchanging land inside the UGB for land outside the boundary if it will improve the likelihood of future development inside the UGB. Prior to pursuing an expansion, the city must consider measures to improve the efficiency of future land use within the existing boundary.	Ensure an adequate land supply for future residential development
2. Code Amendments for Small Housing Types Consider developing specific standards for cottage cluster housing and/or develop additional standards, as needed for duplexes, triplexes, four-plexes, townhomes, and other "missing middle" housing types to ensure compatibility of size and scale with surrounding housing.	Remove regulatory barriers
3. Incentive Zoning Creates incentives to developers to provide a community benefit (such as affordable housing), in exchange for ability to build a project that would not otherwise be allowed by the development code.	Increase development flexibility / reduce housing costs
4. System Development Charge (SDC) Deferral Deferral or exemption of SDCs for affordable housing or other desired housing types. Can be applied to regulated affordable housing and/or specific housing types (such as Accessory Dwelling Units ADUs).	Reduce development costs
5. Expedited Development Review Variety of strategies to reduce review and processing times for regulated affordable housing development, such as formally adopting shortened review timelines for applications or giving priority in scheduling hearings and meetings with staff.	Reduce development costs / remove process barriers
6. Tax Abatements or Exemptions Tax exemptions or abatements offer another financial incentive to developers that can improve the long-term economic performance of a property and improve its viability. This can be a substantial incentive, but the City will forego taxes on the property, generally for ten years. Other taxing jurisdictions are not included, unless they agree to participate. Tax exemption programs are authorized by the state for specific purposes: Vertical Housing; Multiple-Unit Housing; Non-Profit Low-Income.	Reduce development costs
7. Public-Private Partnerships (PPPs) and Community Land Trusts Arrangements between public and private entities to create more and/or affordable housing. PPPs can promote a variety of affordable housing programs or projects and include partnerships from multiple entities (public, private, and non-profit), including community land trusts.	Promote construction of new affordable housing

Housing

8. Tenant Protection Programs and Policies

Local regulations and enforcement programs that provide protections for tenants of existing affordable housing and low-cost market rate housing against evictions, excessive rent increases, discrimination, and health and safety violations.

Protect affordable units and reduce displacement

9. Land Acquisition and Banking

Land acquisition is a tool to secure sites for affordable housing. Land banking is the acquisition and holding of properties for extended periods without immediate plans for development, but with the intent that properties [will](#) eventually be used for affordable housing.

Reduce land costs

10. Construction Excise Tax

Adopt a tax on new construction of between 1 and 3% to help pay for other affordable housing strategies identified here. The tax is a one-time tax assessed on new construction. State law requires it to be spent on specific types of programs and activities.

Provide source of funding for other affordable housing programs

11. Financial Assistance Programs

A range of tools that can be used to maintain housing affordability or to help keep residents in their homes. Possible tools include rent assistance, loans for homeowners, or assistance to low-cost apartment owners for repairs and upgrades.

Protect affordable units and reduce displacement

Housing Goal: Provide opportunities for a wide range of housing types that meet the needs of residents with a full range of incomes and circumstances.

Policies

1. The City shall apply zoning designations and standards that create opportunities for wide variety of housing types, including but not limited to single-family detached homes, manufactured homes, duplexes, triplexes, four-plexes, townhomes, apartments, accessory dwelling units, cottage cluster housing, recreational vehicle parks, and mixed commercial and residential use.
2. The City shall encourage development of higher density and multifamily housing in close proximity to services and major transportation corridors or other areas designated for this use and limit low-density housing in these locations.
3. The City shall seek partnerships with non-profit housing developers and other agencies to create the opportunity to provide moderate-and low-income housing development and rehabilitation activities within the City.

Housing

4. The City shall continue to implement its Natural Feature Overlay District (NFOD) to help reduce the amount of development in hazardous areas such as floodplains and steep slopes as well as natural areas such as wetlands and rimrock.
5. The City shall employ strategies that support federal and state Fair Housing laws and other federal and state fair housing requirements to affirmatively further fair housing.
6. The City shall allow and support the development of Accessory Dwelling Units in all residential zones where single-family detached homes are allowed, as required by State law.
7. The City shall allow for a mix of residential uses with other compatible uses in appropriate locations.
8. The City shall support the maintenance and development of manufactured homes as an affordable housing choice in appropriate locations.
9. The City shall continue to support and publicize programs implemented by partner organizations which promote energy efficiency and use of other sustainable building materials and practices in the construction and rehabilitation of housing.
10. The City ~~may~~ [shall consider](#) supporting programs implemented by partnering agencies which address the needs of the unhoused, as well as people with specialized housing needs, including medical hardships.
11. The City shall encourage maintenance and rehabilitation of the existing housing stock, including the extension of services and support local or regional programs that provide funding for these efforts.
12. The City shall encourage efficient use of residential land within the Urban Growth Boundary.
13. The City shall regularly monitor its supply of buildable land and shall provide a sufficient amount of residential land to accommodate residential growth.
14. The City shall continue to provide opportunities for the flexible design and siting of housing through [the](#) use of its Planned Unit Development provisions and other alternative land use permitting procedures and processes.
15. The City shall support and encourage multi-modal transportation designs and provide access internally and adjacent to new and existing developments.