

CITY of LA GRANDE

City Council Work Session

Monday, September 25, 2023
5:30 p.m.

Council Chambers
La Grande City Hall
1000 Adams Avenue
La Grande, Oregon

You can view the Work Session on Facebook Live at the following link:
www.facebook.com/CityofLaGrande

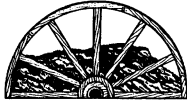
AGENDA

The purpose of a Work Session is to provide an opportunity to informally discuss topics of common concern and interest and to exchange ideas with Staff, not to make decisions or to direct Staff toward a specific action or conclusion beyond identifying additional information the Council would like to have presented at a later date. As no decisions are made, there will be no voting at the Work Session. The City Manager or members of the Staff may confirm any additional information required as part of any future discussions regarding the presented topic(s). If a Work Session topic subsequently requires official action, it will become an action (voting) item on a following Regular Session Agenda. In accordance with the Oregon Public Meetings Law, Council Work Sessions are open to the public; however, in order to make efficient use of time, public comments and questions generally are not entertained during the discussion segment of the Work Session. *Time will not be designated for public comments at the conclusion of the discussion.* Members of the public are routinely provided with an opportunity to address the Mayor and Council during the Public Comments portion of each Regular Session Agenda.

1. CALL to ORDER 5:30 p.m.
~ Justin B. Rock, Mayor
2. HOUSING PRODUCTION STRATEGY IMPLEMENTATION/INCENTIVE OVERVIEW
~ Michael Boquist, Community Development Director
3. INCENTIVES DISCUSSION
~ Robert Strobe, City Manager
~ Michael Boquist, Community Development Director
~ Kyle Carpenter, Public Works Director
~ Heather Rajkovich, Finance Director
4. ADJOURN 7:00 p.m.

Stacey M. Stockhoff
City Recorder

Persons requiring special accommodations who wish to participate in the Work Session are encouraged to make arrangements prior to the meeting by calling 541-962-1309. The City of La Grande does not discriminate against individuals with disabilities



MEMORANDUM

TO: City Council

DATE: September 22, 2023

RE: City Council Work Session
Housing Production Strategies

BACKGROUND:

In 2018, the US Census identified La Grande as having twenty-six percent (26%) of its renter households as being severely rent burdened, spending over half (50%) of their income on housing and utility costs. This data was consistent with the findings of a 2017 study conducted by Community Connection of Northeast Oregon, Inc. (CCNO), which shows that around 19% of the total households in Union County live in poverty. At this same time, La Grande's statistics were similar to many cities throughout Oregon, which resulted in the State recognizing a statewide housing crisis and the passage of Oregon House Bill (HB) 2003, in 2020.

HB 2003, requires that all cities with a population of 10,000 or greater conduct Housing Needs Analysis (HNA) to evaluate the city's existing housing stock/supply a forecast the city's housing needs over the next 20-years. HB 2003 also requires, that immediately following the completion of an HNA, the city must prepare and adopted a Housing Production Strategy (HPS), that identifies strategies and actions the city will take to achieve its housing goals over the next 20-year period.

With technical assistance funding provided from the Oregon Department of Land Conservation and Development (DLCD), La Grande completed its required HNA in 2020 shortly after the passage of HB 2003, which identified a "need" for roughly 800 new dwelling units within the City of La Grande over the next 20 years (by 2040). The majority of the City's housing need is in lower income households, including multi-family subsidized housing and both single-family rental and ownership housing. Although, the HNA does recognize and does not ignore the fact that La Grande has a need for all housing types at all income levels.

Immediately following the adoption of the HNA, with additional technical assistance funding provided from DLCD, the City of La Grande moved forward with preparing a Housing Production Strategy (HPS) as required by HB 2003. The City's HPS was adopted by the City Council in 2021, and includes four (4) strategy categories: (1) Land Use Code Changes; (2) Development Incentives; (3) Public Projects & Resources; and, (4) Partnerships. Excerpts applicable to this work session are attached. (Note: In August 2023, the City Council adopted the proposed 2023 Code amendments, which included and implements all of Strategy #1, action items 1.1 thru 1.7. As a result, this strategy is not included in your packet.)

PURPOSE OF THIS WORK SESSION

This work session is the first in a series of three (3), which all directly relate to each other and which are essential for addressing the current workforce housing needs in our community, as

well as for the City to be successful with its ongoing economic development efforts. The City recently completed a Goal 9 Economic Opportunities Analysis, which forecasts a need for the City to expand and add 121 acres of additional industrial land and 63 acres of additional commercial land. As the City grows, so will the demand for need housing. The strategies being recommended by Staff to implement in the near-term are based on our capacity and the potential impact on development.

Work Session Schedule for this Series:

September 25th: Housing Production Strategy Implementation/Incentives

October 23rd: System Development Charges

November 13th: Eastside Water and Sewer Funding

Strategy 1: Land Use and Zoning Changes

- **Completed**
- Action Items 1.1 - 1.7 were completed with the recent LDC amendments, adopted by CC in August 2023.

Strategy 2: Development Incentives

Task 2.1: Provide a temporary property tax abatement for multi-unit housing.

- **Not recommended by Staff at this time.**
- The adopted HNA identifies the City's greatest multi-unit housing need being in government assisted apartments for very low to extremely low income levels (219 units).
 - The recent development of the Timber Ridge Apartments (82 units), by NEOHA, satisfies 37% of our 20-year housing need for subsidized housing. (Note: NEOHA is a non-profit organization and this project/property is exempt from property tax.)
- The next higher need for housing was in a combination of single-family, duplex, townhomes, apartments, etc. for low income levels (119 units). This low income housing need is similar in need to the middle/upper income levels (139 units). Because of the variety of housing choices and needs in the low, middle and upper income levels.
- Staff is not recommending a property tax abatement incentive for "for-profit" developments at this time. However, this incentive could be considered by the City Council at the request of a developer.

Task 2.2: Scale development fees to reflect impact on public services.

- **RECOMMENDED by Staff**
- This task predominantly focuses on changing how water/sewer connection fees are calculated, although all City fees should be evaluated in this task.
 - For example, water/sewer connection fees are currently based on property size. This task would evaluate changing the methodology to be based on use/demand or "equivalent dwelling unit," which is more fair and equitable.

- This task would also include considering other System Development Charges, for example:
 - Transportation SDC – Extending and constructing new road infrastructure to unserved areas.
 - Storm Water SDC
- This is a common industry standard and supported by Staff.

Task 2.3: Waive or reduce development fees for needed housing types.

- **RECOMMENDED by Staff**
- Consider waiving SDC discussed above for priority housing types.
- Where a healthy fund balance exists (water, sewer, building permits, other), consider reducing or waiving some development fees for priority housing types. (e.g. water/sewer connection fees, building permit fees, land use permit fees, other)
- If supported, Staff recommends that this incentive be added to the City Council annual retreat held in late January or early February.
 - The Council would evaluate the various housing types needed and determine which housing type will be the “priority” housing type of a given year.
 - Staff would work with the Council to develop an incentive program which includes an application, qualification requirements, and review criteria.
 - The Council, during a Regular Session, would ultimately vote and make the decision on granting the fee reduction or waiver.

Strategy 3: Public Project and Resources

Task 3.1: Coordinate infrastructure planning and construction to support housing development.

- **RECOMMENDED by Staff** (This topic will be discussed in much more depth at the October 23rd SDC Work Session).
- Consider using SDC discussed above (transportation, water, sewer, other) to fund a public-private partnership for constructing needed improvements to support a priority housing development.
 - This may include intersection upgrades, upgrading and improving existing streets with curbs, sidewalks, etc., installing street lights, and potentially paving public streets where the developer pays for materials and the City performs the work.
 - Depending on the project, a developer could perform work in lieu of SDC’s.
- This incentive would focus on infrastructure that benefits the greater community, not just a single development.

Task 3.2: Target Urban Renewal District investment to better support renovation and creation of new housing units.

- **RECOMMENDED by Staff**
- Staff’s recommendation is limited to the existing Urban Renewal District. Staff does not recommend that the City consider creating a second District at this time specific to housing.

- This incentive would require an amendment to the Urban Renewal Plan to place a higher priority on creating new housing opportunities.
 - Consider creating a new UR Grant, similar to the Façade Grant Program, to help fund Fire and Life Safety improvements for housing projects located within the current District. (e.g. installing sprinkler systems, ADA improvements, other).

Task 3.3: Provide technical assistance to small developers.

- **RECOMMENDED by Staff**
- Each department currently does a good job as providing handouts and working with developers 1 on 1 to help them navigate the permitting and development process.
- This task would involve City departments (Building, Fire, Public Works, Planning, Urban Forestry, other) holding one or two annual workshops, inviting citizens and developers, for a presentation and Q&A on the services offered by each City department, how the development process works, and how Staff can assist with ensuring and expedited review and permitting process.

Strategy 4: Partnerships

Task 4.1: Prioritize the use of surplus public land for housing needs.

- **Not recommended by Staff at this time.**
- The City has limited public lands and very few (if any) are zoned properly or suitable for residential development.

Task 4.2: Engage with faith-based organizations to identify opportunities to use surplus land for housing needs.

- **Not recommended by Staff at this time.**
- Staff does not recommend that the City proactively reach out to faith-based organizations for this opportunity. But, if such opportunity does present itself, the City could consider one or more of the incentives above to encourage the development of priority needed housing.

Overview of Strategies and Actions		AFFORDABILITY TARGETS				HOUSING TYPE TARGETS			TENURE TARGETS		EQUITY TARGETS				
		Publicly Subsidized (< 30% AMI)	Affordable (30-80% AMI)	Workforce (80-120% AMI)	Market Rate (> 120% AMI)	Single-Family	Middle Housing	Multi-Family	For Rent	For Sale	People of Color	People Experiencing Homelessness	People with Disabilities	Seniors	Students
Strategy 1: Land Use and Zoning Changes															
1.1	Allow small lot single-family houses	○	○	◐	●	●	○	○	○	●	◐	○	◐	◐	○
1.2	Allow townhouses in the R-2, R-3, and R-P zones	○	◐	◐	●	○	●	○	○	●	◐	○	◐	◐	◐
1.3	Reduce barriers to triplexes and quadplexes	◐	◐	●	●	○	●	○	●	○	◐	○	◐	◐	◐
1.4	Reduce barriers to apartment buildings in the R-3 zone	◐	◐	●	●	○	○	●	●	○	◐	◐	◐	●	●
1.5	Reduce barriers to cottage housing developments	○	◐	●	●	○	●	○	◐	●	◐	○	◐	●	○
1.6	Reduce barriers to accessory dwelling units	○	◐	◐	◐	○	●	○	◐	○	◐	○	◐	◐	◐
1.7	Reduce barriers to conversions or additions to existing buildings that create new housing	○	○	◐	◐	○	●	○	◐	◐	◐	◐	◐	◐	◐
Strategy 2: Development Incentives															
2.1	Provide a temporary property tax abatement for multi-unit housing	◐	◐	◐	◐	○	◐	●	●	○	◐	◐	◐	●	●
2.2	Scale development fees to reflect impact on public services	○	○	◐	◐	●	◐	○	◐	◐	◐	◐	◐	◐	◐
2.3	Waive or reduce development fees for needed housing types	◐	◐	◐	○	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐
Strategy 3: Public Projects and Resources															
3.1	Coordinate infrastructure planning and construction to support housing development	◐	◐	◐	◐	●	◐	◐	◐	◐	◐	◐	◐	◐	◐
3.2	Target Urban Renewal District investments to better support renovation and creation of new housing units	○	○	◐	●	◐	◐	◐	●	◐	◐	○	◐	◐	◐
3.3	Provide technical assistance to small developers	○	○	◐	◐	◐	◐	◐	◐	◐	◐	○	◐	◐	◐
Strategy 4: Partnerships															
4.1	Prioritize the use of surplus public land for housing needs	◐	◐	◐	◐	○	◐	◐	◐	◐	◐	◐	◐	◐	◐
4.2	Engage with faith-based organizations to identify opportunities to use surplus land for housing needs	◐	◐	◐	○	○	◐	◐	◐	◐	◐	●	◐	◐	◐

○ Low or no impact

◐ Moderate or potential impact

● High impact

Action 2.1 Provide a temporary property tax abatement for multi-unit housing **Development Incentives**

Description Offer a property tax abatement by adopting a Multiple Unit Property Tax Exemption (MUPTE). Structure the MUPTE program to incentivize development of specific needed housing types in specific locations, such as affordable housing, energy-efficient housing, conversions/adaptive reuse of existing structures, and accessible housing.



- Implementation Steps**
- Review MUPTE program structure in other jurisdictions such as Newport, Salem, Eugene and Portland.
 - Determine policy objectives and eligibility criteria for the program, such as targeted locations, minimum unit number, tenure target (for rent or for sale), required green building or design standards, minimum percentage of dedicated affordable or workforce housing units, allowable commercial property tax exemption, etc.
 - Meet with overlapping taxing districts to garner support.
 - Consider building in a third party pro-forma reviewer to the application fee and process.
 - Draft code amendments and application materials and bring through a public hearing process for adoption.

- Considerations**
- This program allows cities to control which projects are eligible and to cap the total amount of tax abatement annually. The developer must show that the project will provide a public benefit and would not otherwise be feasible, but for the tax abatement, at the time of application.
 - Can be designed to incentivize housing that would not otherwise be built, so it can have a net positive impact on the tax base over time. Program could result in a short-term loss of property tax revenue over the exemption period.
 - Must be approved by at least some overlapping tax districts.

Adoption Timeline 1-3 3-5 5-8 yrs **Implementation Timeline** 1-3 3-5 5-8 yrs

Magnitude of Impact A 10-year property tax exemption can significantly improve development feasibility for multifamily housing, townhouses, and affordable housing. This program would specifically incentivize multi-unit housing that could not be built “but for” the exemption.

Measuring Progress The City should review the program periodically to evaluate how effectively it is meeting goals to create needed housing, including which types of projects are or are not meeting eligibility criteria, and make adjustments as needed.

Affordability Targets	<input type="radio"/> Subsidized	<input type="radio"/> Workforce
	<input type="radio"/> Affordable	<input type="radio"/> Market Rate
Housing Type Targets	<input type="radio"/> Single-Family	<input checked="" type="radio"/> Multi-Family
	<input type="radio"/> Middle Housing	
Tenure Targets	<input checked="" type="radio"/> For Rent	<input type="radio"/> For Sale
Demographic Targets	<input type="radio"/> People of Color	<input checked="" type="radio"/> Seniors
	<input type="radio"/> People Experiencing Homelessness	<input checked="" type="radio"/> Students
	<input type="radio"/> People with Disabilities	

Action 2.2: Scale development fees to reflect impact on services

Development Incentives

Description	Scale development fees so they are proportionate to the impact of a housing unit on public services.
Implementation Steps	<ul style="list-style-type: none"> • Determine if grant funding or consultant support is needed to implement. • Determine if this action should be packaged or sequenced with others. • Draft fee structure changes and bring through a public hearing process for adoption.
Considerations	<ul style="list-style-type: none"> • Currently, the City’s water connection and sewer connection fees are based on the lot size and frontage of the lot, not on the size of the home. This formula may undercharge large homes or multi-family dwellings that have a greater impact on public services and overcharge smaller homes that have a lesser impact. • The City could establish a “Single Family Equivalent” standard that allows for smaller units, such as compact houses, cottage cluster units, and ADUs to pay a lower fee than larger homes. The City could also scale the connection fees by the square footage of the unit or the number of bedrooms. • The City’s System Development Charge (SDC) for Parks is not scaled by the size of the unit. The City could amend the SDC to be based on the size of the unit, such as number of bedrooms. • Reducing fees may result in lower overall fee revenue; however, this can be mitigated by increasing the base fee rate while applying a “Single Family Equivalent” scale to reduce the relative fee cost for smaller units. • This action should be coordinated with Action 2.3 to ensure that fee rates and revenue projections account for any additional waivers or reductions for needed housing.

Adoption Timeline 1-3 3-5 5-8 yrs **Implementation Timeline** 1-3 3-5 5-8 yrs

Magnitude of Impact In general, scaled fees would incentivize development of smaller units, which are usually more affordable than larger units. However, more research is needed to determine the magnitude of this action. The City could choose to hire a consultant to assist with financial projections and analysis of various fee structure changes.

Measuring Progress Fee revenues are tracked annually as part of the City’s budgeting process. Total SDC balances could be compared against building permits each year to gauge the impact of fee structure on specific types of development.

Affordability Targets	<input type="radio"/> Subsidized	<input checked="" type="radio"/> Workforce
	<input type="radio"/> Affordable	<input checked="" type="radio"/> Market Rate
Housing Type Targets	<input checked="" type="radio"/> Single-Family	<input type="radio"/> Multi-Family
	<input checked="" type="radio"/> Middle Housing	
Tenure Targets	<input checked="" type="radio"/> For Rent	<input checked="" type="radio"/> For Sale
Demographic Targets	<input checked="" type="radio"/> People of Color	<input checked="" type="radio"/> Seniors
	<input checked="" type="radio"/> People Experiencing Homelessness	<input checked="" type="radio"/> Students
	<input checked="" type="radio"/> People with Disabilities	

Description Offer a waiver or reduction in SDCs and permitting fees in order to incentivize development of high priority needed housing types.



Implementation Steps

- Determine if grant funding or consultant support is needed to implement.
- Determine if this action should be packaged or sequenced with others.
- Identify source(s) of offset funding to balance out fee waivers and reductions.
- Determine fee waiver and reduction program criteria and bring through a public hearing process for adoption.

Considerations

- In addition to scaling fees to be proportionate to their impact, the City can further incentivize development of needed housing types by offering outright reductions or exemptions from certain fees.
- This strategy may apply to water and sewer connection fees, the Parks SDC, building permit fees, or all development fees.
- The incentive should be targeted to high priority needed housing types. This may include affordable housing units, accessible housing units, market rate rental units, or more affordable forms of market rate ownership units such as small lot single-family houses, townhomes, or cottages.
- The City’s current SDCs and permitting fees are relatively low, so it is unclear if offering a waiver or reduction will affect developer decisions.
- Reduction in fee revenue may need to be offset from other funding sources.

Adoption Timeline 1-3 3-5 5-8 yrs **Implementation Timeline** 1-3 3-5 5-8 yrs

Magnitude of Impact A fee waiver or reduction incentive can “tip the scales” to make a project economically viable that would not be developed otherwise. It may also encourage a developer to shift the type of housing they produce.

Measuring Progress Fee waivers and reductions can be tracked as they are granted and should be reported on annually along with information about which housing types and projects utilized the program. The program should be reviewed periodically to evaluate how effectively it is meeting goals to create needed housing.

Affordability Targets	<input checked="" type="radio"/> Subsidized	<input checked="" type="radio"/> Workforce
	<input checked="" type="radio"/> Affordable	<input type="radio"/> Market Rate
Housing Type Targets	<input checked="" type="radio"/> Single-Family	<input checked="" type="radio"/> Multi-Family
	<input checked="" type="radio"/> Middle Housing	
Tenure Targets	<input checked="" type="radio"/> For Rent	<input checked="" type="radio"/> For Sale
Demographic Targets	<input checked="" type="radio"/> People of Color	<input checked="" type="radio"/> Seniors
	<input checked="" type="radio"/> People Experiencing Homelessness	<input checked="" type="radio"/> Students
	<input checked="" type="radio"/> People with Disabilities	

Action 3.1 Coordinate infrastructure planning and construction to support housing development

Public Projects
and Resources

Description	Adopt a Comprehensive Plan policy that states the City will coordinate infrastructure planning and construction to support development of high priority housing needs.
Implementation Steps	<ul style="list-style-type: none"> • Determine if grant funding or consultant support is needed to implement. • Determine if this action should be packaged or sequenced with others. • Bring through a public hearing process for adoption.
Considerations	<ul style="list-style-type: none"> • Infrastructure investments can reduce costs of housing development and enable development on sites that would otherwise not be viable. • Whenever planning for improvements, the City should consider how the improvements will affect housing development opportunities in the area and, where feasible, modify project designs to better improve conditions for housing development. • This action should be incorporated into citywide, long-term master planning efforts (such as a wastewater master plan or a transportation system plan) and Capital Improvement Program (CIP) planning. • If a high priority housing project is proposed, the City may consider either (1) accelerating implementation of previously planned improvements that would benefit the project or (2) funding off-site improvements (such as street intersection improvements) triggered by the development that would otherwise be borne by the private developer. The City may choose to limit this option to new affordable or workforce housing projects.

Adoption Timeline 1-3 3-5 5-8 yrs **Implementation Timeline** 1-3 3-5 5-8 yrs

Magnitude of Impact The City can have a significant influence on whether it is feasible or attractive to build housing in a certain location based on where public infrastructure projects (water or sewer lines, street improvements, parks, etc.) are located, how they are designed, and the timing of their construction.

Measuring Progress The City should spatially analyze building permits annually to track levels of housing development in different areas of the City and use that information along with BLI data to inform strategic decision making related to infrastructure improvements and investments.

Affordability Targets	<input checked="" type="radio"/> Subsidized	<input checked="" type="radio"/> Workforce
	<input checked="" type="radio"/> Affordable	<input checked="" type="radio"/> Market Rate
Housing Type Targets	<input checked="" type="radio"/> Single-Family	<input checked="" type="radio"/> Multi-Family
	<input checked="" type="radio"/> Middle Housing	
Tenure Targets	<input checked="" type="radio"/> For Rent	<input checked="" type="radio"/> For Sale
Demographic Targets	<input checked="" type="radio"/> People of Color	<input checked="" type="radio"/> Seniors
	<input checked="" type="radio"/> People Experiencing Homelessness	<input checked="" type="radio"/> Students
	<input checked="" type="radio"/> People with Disabilities	

Action 3.2 Target Urban Renewal District investments to better support renovation and creation of new housing units

Description

La Grande’s Urban Renewal Area (URA) is one of the City’s only funding sources for directly investing in a public-private partnership to renovate or create new housing. To incentivize housing within the URA:

- The URA should amend the existing Call for Projects (CFP) policies for the Revitalization Incentive Program to allow for improvements to upper story housing without requiring improvements to associated commercial spaces.
- The URA should review the list of public infrastructure projects included in the Urban Renewal Plan (URP) and evaluate if any projects will have a significant impact on the feasibility of housing development in the URA. If so, it should consider prioritizing those projects for earlier implementation.
- Subsequent to amending the CFP policies, the Urban Renewal Agency should identify if there are any infrastructure improvements needed to improve feasibility of housing development that are not on the project list and consider amending the URP and adding them to the list.



Implementation Steps

- Determine if grant funding or consultant support is needed to implement.
- Determine if this action should be packaged or sequenced with others.
- Draft URP and CFP changes and bring through a public hearing process for adoption.

Considerations

Urban renewal funds can be invested in the form of low interest loans and/or grants for a variety of capital investments, including redevelopment projects, such as mixed-use or infill housing developments, streetscape improvements, land assembly, and transportation enhancements.

Adoption Timeline

1-3 3-5 5-8 yrs

Implementation Timeline

1-3 3-5 5-8 yrs

Magnitude of Impact

The Authority can have a significant influence on whether it is feasible or attractive to renovate and build housing within the URA by providing grants and low interest loans and funding public infrastructure projects that support housing development.

Measuring Progress

The Urban Renewal Agency should highlight housing related projects and infrastructure as part of annual reporting.

Affordability Targets

Subsidized

Workforce

Affordable

Market Rate

Housing Type Targets

Single-Family

Multi-Family

Middle Housing

Tenure Targets

For Rent

For Sale

Demographic Targets

People of Color

Seniors

People Experiencing Homelessness

Students

People with Disabilities

Action 3.3 Provide technical assistance to small developers

Description

The City will provide technical assistance to small developers to assist with housing development, including information to help them find suitable sites for housing development, understand land use permitting processes, and provide a sense of clarity and certainty about housing development requirements. To do so, the City can produce clear, easy to use information that would be distributed on the City website or at City hall. The City may also offer workshops, webinars, or training sessions to help small builders become familiar with the permitting process and make them aware of City resources.



Implementation Steps

- Determine if grant funding or consultant support is needed to implement and/or if it can be advertised as an intern or student project through EOU.
- Determine if this action should be packaged or sequenced with others.
- Brainstorm some common housing developer questions and answers and post them to the Planning FAQs section of the City website. Compile these and provide them as a fact sheet on the website and printed for distribution at City Hall.
- Poll local small developers about specific workshops or information that would be helpful to them and work within available resources to provide it.

Considerations

- Additional staff capacity or funding may be needed to produce new informational materials and trainings.
- Several web-based tools have been developed in recent years that are intended to simplify zoning and permitting information for the public.

Adoption Timeline

1-3 3-5 5-8 yrs

Implementation Timeline

1-3 3-5 5-8 yrs

Magnitude of Impact

This project would help to build awareness of zoning and financial incentives among local builders. It would also reduce uncertainty about City regulations and permitting processes to remove barriers to development of certain housing types.

Measuring Progress

The City should keep record of all new information resources, trainings, webinars, or other efforts to support small, local developers. The City should consider keeping record of whether any developers that accessed these resources went on to produce new housing units.

Affordability Targets

Subsidized

Workforce

Affordable

Market Rate

Housing Type Targets

Single-Family

Multi-Family

Middle Housing

Tenure Targets

For Rent

For Sale

Demographic Targets

People of Color

Seniors

People Experiencing Homelessness

Students

People with Disabilities

Action 4.1 Prioritize the use of surplus public land for housing needs

Partnerships

Description	Adopt a land disposition policy that states the City will prioritize selling or dedicating any surplus publicly-owned land to meet housing needs.
Implementation Steps	<ul style="list-style-type: none"> • Determine if grant funding or consultant support is needed. • Determine if this action should be packaged or sequenced with others. • Bring through a public hearing process for adoption.
Considerations	<ul style="list-style-type: none"> • The City may own or may come into ownership of land which it does not need for other public facilities or uses. The land may have been acquired for a facility that is no longer needed. • In these cases, cities usually sell the land to a private party. Alternatively, the City could adopt a policy that specifically prioritizes this surplus land to be used to meet high priority housing needs. The policy may state that the City will offer the right of first refusal to a land bank, land trust, or non-profit affordable housing developer. • The land could be offered as a long-term lease at very minimal cost to developers for land the City is not yet ready to surplus. • The policy could be adopted jointly in partnership with the County, school district, or other public agencies, in order to broaden its impact to include other surplus lands. • In cases where the land may not be zoned appropriately or otherwise conducive to meeting high priority housing needs, money from the sale of the land could be dedicated to an affordable housing fund.

Adoption Timeline 1-3 3-5 5-8 yrs **Implementation Timeline** 1-3 3-5 5-8 yrs

Magnitude of Impact By prioritizing the use of surplus land to meet housing needs, the City would be directly supporting a reduction of development cost in the form of land and/or funding.

Measuring Progress This action will have been successful when a policy concerning land disposition is adopted.

Affordability Targets	<input checked="" type="radio"/> Subsidized	<input checked="" type="radio"/> Workforce
	<input checked="" type="radio"/> Affordable	<input checked="" type="radio"/> Market Rate
Housing Type Targets	<input type="radio"/> Single-Family	<input checked="" type="radio"/> Multi-Family
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	<input checked="" type="radio"/> People with Disabilities	

Action 4.2 Engage with faith-based organizations to identify opportunities to use surplus land for housing needs

Partnerships

Description Be open to engaging with leadership of local faith-based organizations (FBO) that may have surplus land that could be sold or donated to be developed for high priority housing needs, including affordable housing allowed under ORS 227.500 and projects benefiting homeless and very low income populations.



Implementation Steps

- Determine if grant funding or consultant support is needed.
- Determine if this action should be packaged or sequenced with others.
- Offer technical support to help FBO understand housing-related zoning and infrastructure issues.
- Facilitate connections with local developers that may be interested in partnering to build on FBO-owned sites.

Considerations

- Many FBO in La Grande own land that may be in excess of their long-term needs. At least six FBO throughout La Grande own over 18 acres of land in medium and high-density residential zones.
- The City could engage with FBO to understand long-term plans for their sites and encourage partnerships to explore housing development opportunities.
- FBO often perceive affordable housing development and work benefiting homeless and very low-income populations to be consistent with their mission and are interested in partnerships to support housing.
- Property owned by FBO may be eligible for property tax exemptions. These organizations may also be eligible for specialized funding sources and fundraising mechanisms to build housing that could target homeless and very low-income populations.

Adoption Timeline

1-3 3-5 5-8 yrs

Implementation Timeline

1-3 3-5 5-8 yrs

Magnitude of Impact

Within the HPS, this action has the greatest potential to benefit homeless and very low-income populations.

Measuring Progress

This action can be measured in terms of the number of FBOs the City engages with as well as any developments that are proposed on land owned by FBOs.

Affordability Targets

Subsidized

Workforce

Affordable

Market Rate

Housing Type Targets

Single-Family

Multi-Family

Middle Housing

Tenure Targets

For Rent

For Sale

Demographic Targets

People of Color

Seniors

People Experiencing Homelessness

Students

People with Disabilities