



Community Development Department Housing Program

Public Education
Housing & Human
Services Commission



Land Use Initiatives
Process
Improvements



Grants
Financial Awards
Incentives



Fee Waivers
Tax Exemptions



Current Initiatives	<ul style="list-style-type: none"> Misc. Trainings (i.e. Foreclosure, evictions, etc.) 	<ul style="list-style-type: none"> Middle Housing Code – Duplex Affordable Housing Standards – Update ARU Amendments Wildfire Hazard Code Adoption Housing Needs Analysis 	<ul style="list-style-type: none"> Homeless Services Funding Reduced SDCs for Small Units 	<ul style="list-style-type: none"> Vertical Housing Development Zone (VHDZ) Multiple Unit Tax Exemption
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(P1) Affordable Housing Standards



- **Creates a clear and predictable methodology for calculating maximum rent and purchase prices**
- **Removes barriers for non-profit and for-profit housing developers**
 - ✓ **Adds flexibility to AH development timelines, distribution of AH throughout the neighborhood and allows variation in types of AH units**
- **Adds staff capacity by increasing administrative efficiency and effectiveness of the AH program**

(P2) State Middle Housing Requirements



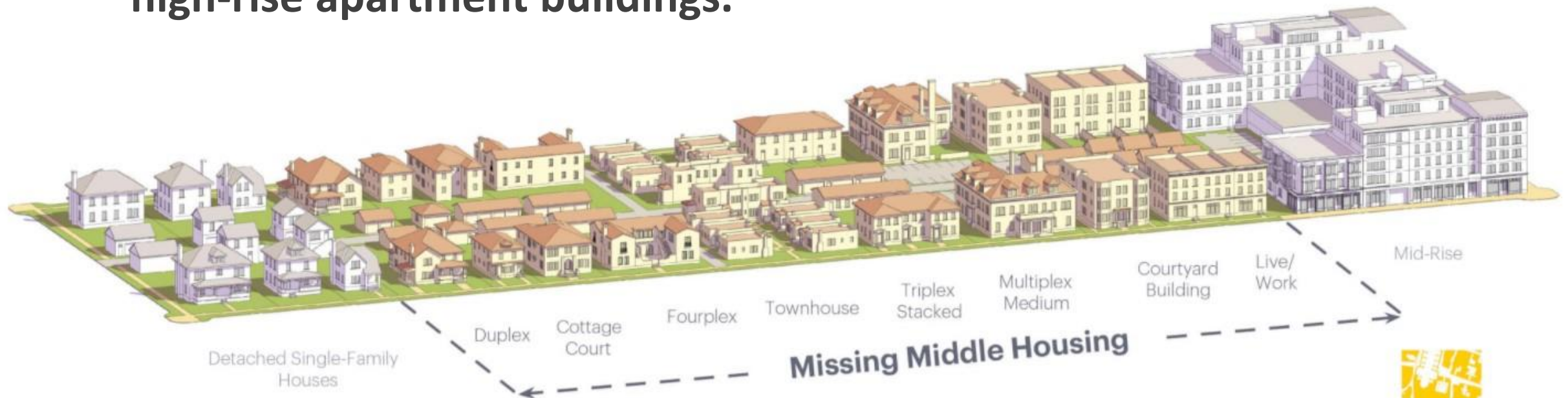
Must permit duplexes on residentially zoned lots that allow development of detached single-family homes

(P2) What is Middle Housing?



Opticos Design, Daniel Parolek

- Middle because these housing types sit in the middle of the spectrum between detached single-family homes and mid-rise and high-rise apartment buildings.



(P2) Basic Threshold



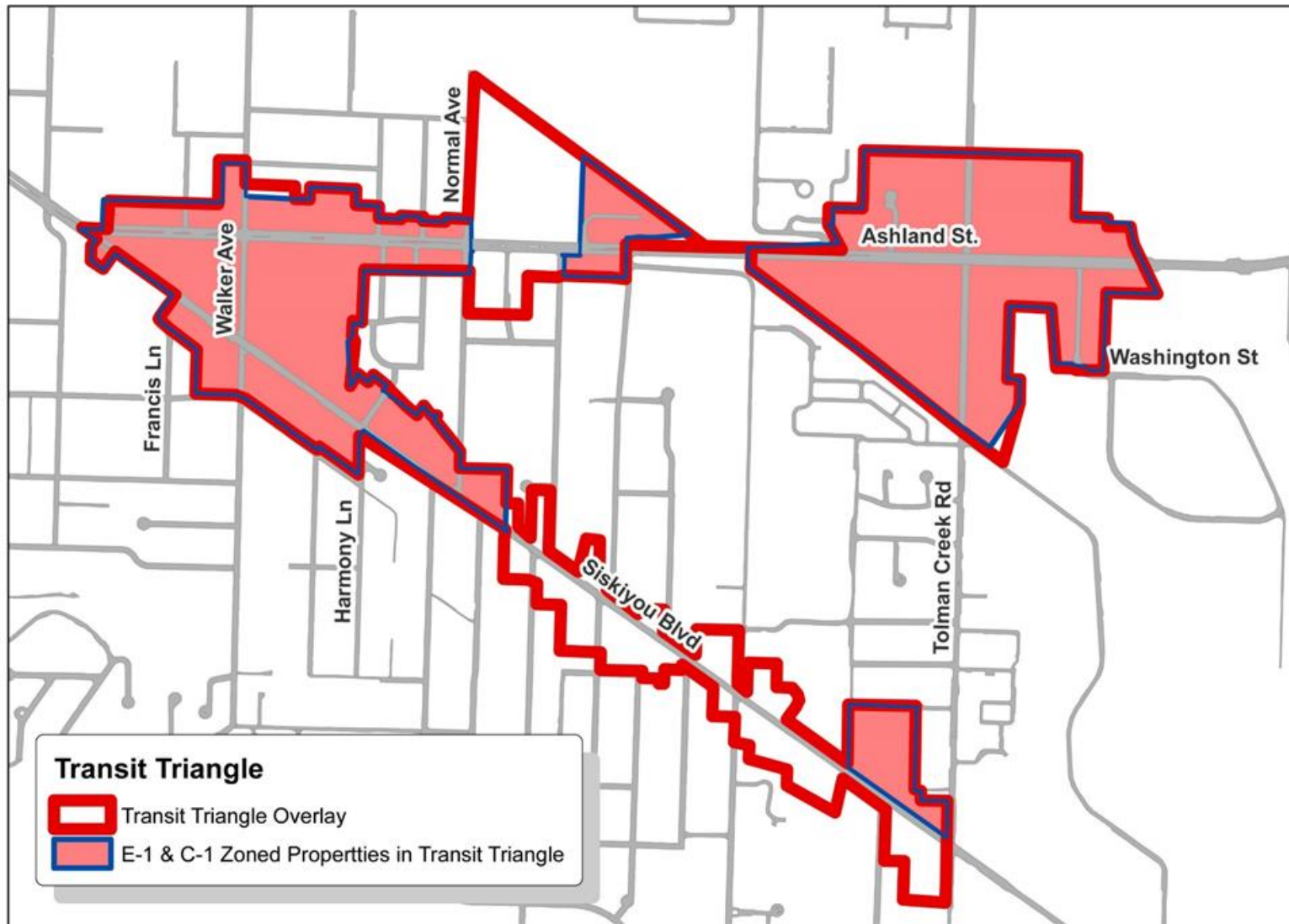
- **Standards and approval process applied to duplex development cannot be more restrictive than the standards and approval process for detached single-family dwellings in the same zone.**
 - **Minimum lot size**
 - **Height, setbacks and lot coverage**
 - **No more than two off-street parking spaces**
 - **Must allow new construction or conversions**

(P3) Vertical Housing Development Zone



- **Phase II of Transit Triangle – establish a VHDZ to provide a financial incentive for multifamily housing**
- **Provides a partial property tax exemption for mixed-use projects that incorporate housing above**
- **State law requires that all taxing districts in a VHDZ be given an opportunity to opt out**

(P3) Vertical Housing Development Zone



(P4) ARUs – Expedited Approval Process



- Building Permit Only – **Recent Change**
 - ARUs less than 500 square feet in size and attached to a single-family home
- Building Permit Only - **Proposed**
 - ARUs less than 500 square feet in size, detached or attached to a single-family home
 - Located in a single family or a multi-family zoning district
- Land Use Approval Required -
 - ARUs over 500 square feet in size
 - ARUs located in a historic district

ARU Building Permits



- **ARU building permits issued**
 - **2017: 11**
 - **2018: 18**
 - **2019: 12**
 - **2020: 11**
- **ARUs less than 500 square feet in size**
 - **2019: 33%**
 - **2020: 45%**
- **232 ARUs approved since 1991**

New ARU – Historic District



(P5) Wildfire Hazard Mitigation Code



- **City of Ashland 2019 Wildfire Safety Ordinance requires defensible space by reducing fuels reduction - suggested addressing fire resistant construction materials as Phase II**
- **Oregon Building Code recently amended to include section 327.4 – Wildfire Hazard Mitigation**
- **Cities with an established wildfire hazard zone have the option to adopt and apply at the local level**
- **Decrease fire ignition potential from flying embers/debris**

R327.4 Wildfire Hazard Mitigation Construction Guide for Wildfire Hazard Zones



Underfloor and Attic Vents

ORSC Section R327.4.4

All Vents:

All vents shall have screening made of corrosion-resistant metal mesh with minimum 1/16" and maximum 1/8" grid or be designed to resist flame and ember intrusion (ASTM E2886).

Eave, Soffit, and Cornice Vents less than 12' above grade or surface:

All vents shall have screening made of corrosion-resistant metal mesh with minimum 1/16" and maximum 1/8" grid and be designed to resist flame and ember intrusion (ASTM E2886).

Roofing

ORSC Section R327.4.3

Roofing shall be asphalt, slate, metal, tile, clay, concrete, or equivalent minimum Class B. Wood shingle or shake materials are prohibited. Cap off or fire block spaces between roofing and roof deck to prevent flame and ember intrusion and provide galvanized valley flashing where valley flashing is installed.

Walking Surfaces

ORSC Section R327.4.7

Deck, porch, and balcony walking surfaces greater than 30" and less than 12' above grade or the surface below shall be constructed of minimum 2" nominal lumber for decks <= 200 sq. ft., non-combustible, ignition-resistant conforming to ASTM E84 or UL 723, exterior fire retardant treated wood, meets ASTM E2632 and ASTM 2726 criteria, or meets ASTM E2632 with ignition-resistant wall covering.

Rain Gutters

ORSC Section R327.4.3.1

Non-combustible materials with provisions to prevent the accumulation of leaves and debris in the gutters (Non-combustible corrosion resistant metal screening).

Underfloor Protection

ORSC Section R327.4.6.4

Underfloor area of elevated structures shall be enclosed or meet non-combustible material, ignition-resistant material, ASTM E2957 compliant, one layer of minimum 5/8" exterior grade Type X applied behind the exterior covering of the underside, or 1-hour fire resistive exterior wall assembly.

Windows, Doors, Skylights Glazing

ORSC Section R327.4.8

Exterior windows, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels (typical dual pane), glass block, or have a minimum fire-resistant rating of 20 minutes.

Overhanging Projections

ORSC R327.4.6.1; R327.4.6.2; R327.4.6.3

All enclosed roof eaves, soffits, cornices, exterior patio/porch ceilings and floor projections less than 12' above grade or the surface below shall be covered with either non-combustible material, ignition-resistant material, ASTM E2957 compliant, one layer of minimum 5/8" ext. Type X applied behind the exterior covering, or 1-hour fire resistive exterior wall assembly (Gable end overhangs are exempt).

Exterior Wall Covering

ORSC Section R327.4.5

Wall covering materials shall be noncombustible, ignition-resistant, heavy timber, log wall, or wall assemblies tested in accordance with ASTM E2707. Alternatively, one layer of minimum 5/8" exterior grade Type X applied behind the exterior wall covering or cladding or 1-hour fire resistive exterior wall assembly. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves or soffits, shall terminate at the underside of the enclosure.





Community Development Department Housing Unit Comparison

