



133 SW 2nd Avenue, Suite 201 • Portland, OR 97204 • (503) 497-1000 • fax (503) 223-0073 • www.friends.org
Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528 • (541) 474-1155 • fax (541) 474-9389
Willamette Valley Office • PO Box 51252 • Eugene OR 97405 • (541) 520-3763
Central Oregon Office • 155 NW Irving Ave • Bend OR 97703 • (541) 797-6761

November 7, 2017

Ashland City Council
20 E Main Street
Ashland Oregon 97520

Re: PL-2017-01421 - establishing a new zone for cottage housing

1000 Friends of Oregon supports Ashland's adoption of a cottage-housing ordinance. Approximately 2/3 of all households in most communities across the state and nation consist of 1-2 persons, at various stages of their lives. This type of housing provides an affordable and safe housing choice for many Oregonians.

Oregon's land use planning program, Goal 10, requires every city to provide land zoned to "encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density." Cottage housing developments offer that diversity of housing type and density.

However, we encourage the city to monitor whether its code as written is used by builders. In particular, the code should not make it more difficult to build cottage housing than to build less dense or diverse housing types. So, for example, requirements such as solar access, site design standards, building separations, and others should apply to all housing allowed in the zone, and not just to cottages. We also encourage cities to allow more cottages in exchange for smaller sizes of each individual cottage.

In summary, we support the adoption of the code, but ask that the city re-evaluate in six months and one year whether it is being used and, if not, make adjustments to the code.

Thank you.

A handwritten signature in black ink that reads "Mary Kyle McCurdy".

Mary Kyle McCurdy
Deputy Director

Brandon Goldman

From: Barbara Allen <barbaraallenashland@gmail.com>
Sent: Tuesday, November 07, 2017 1:30 PM
To: Brandon Goldman
Subject: Fwd: cottage housing

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>> Dear City Council Members,

>> Thank you for tackling the housing issue directly. I feel that the need for housing is critical and the opportunity to keep families and low income people living in Ashland is very important. Having all ages in Ashland supports a vibrant and healthy environment for all of us. None of us want urban sprawl but the need for more affordable housing is critical. The cottage housing initiative is a good start and offers infill which has already been happening all over Ashland. People have been converting garages, rooms/apartments in their homes for years and it has enabled low income people to live/walk/work in town. It also offers income to those homeowners allowing them to stay in their homes longer. As the cost of land is in short supply and so expensive, using the land that is already available is one viable option.

Thanks for all your efforts and your public service!

Sincerely,

Barbara Allen

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>

Attn: Bill Mohar

RECEIVED

NOV 07 2017

Brent Thompson
P.O. Box 201
Ashland, OR 97520

City of Ashland

6 November 2017

Ashland City Council
20 East Main St
Ashland
OR 97520

Re: Planing Action 2017-01421
Cottage Housing

Dear Mayor and Council,

I support the adoption of the Cottage Housing Ordinance with the following considerations;

When the Planning Commission deliberated 26 or 27 years ago on the Accessory Dwelling Ordinance which are now called Accessory Residential Units, a debate occurred regarding maximum size of the ARU's. Because maximum affordability seemed an important goal, some of us wanted the maximum size to be 800 square feet. Those preferring a 1000 sq ft maximum for ADU's prevailed in the split vote.

All these years later with the current proposal, the size versus affordability issue is still relevant. I would favor the Council passing the proposal with the following modifications. Instead of a maximum size of a cottage being 1000 square feet, I believe the size maximum of 900 feet meets the City's needs more. I favor the reduction of the 75% requirement from 800 square feet to 700 square feet.

I favor this reduction because from renting out houses and apartments I find a great need/ market for units of 400 sq ft to 700 square feet. Also, the probabilities of occupants of a 700 sq ft space needing more than 1 parking space diminishes from what it would be if the 800 square foot standard remains.

Although many land use decisions would be easier if we could ignore parking, the reality is that we cannot.

But again I favor the passage of the changes, but with reducing the sizes. And besides this addition to the Code we still need to look at modifying the ARU ordinance or ADU ordinance to allow two units instead of one if the total size is no greater than something like 760 to 800 square feet.

Thank you.

Best Regards,

Brent Thompson

Brent Thompson

541 488-0407

Brandon Goldman

From: ian wessler <idw@opendoor.com>
Sent: Monday, November 06, 2017 8:37 PM
To: Brandon Goldman
Subject: Cottage Housing

To Brandon Goldman,

I had attempted to send this comment thru the Ashland City web page.

I want to support the Cottage Housing ordinance. Yes, I am planning to convert a studio on my property to a dwelling unit. So, to be honest, I am financially invested in the outcome. High quality infill oriented around an open space with off-street parking is exactly what I support. The rental terms and ownership are of course a major area of discussion. I am hoping you allow weekly or monthly rental arrangements as well as long-term rental for the units. Ownership and full-time occupancy should be required of one unit or the 'Existing House' in order for this situation not to become another investment for owners of multiple properties, hotels, and B&B businesses. We are wanting to live in quality homes and neighborhoods that provide housing for a wide variety of people. I intend to continue living in my home, the 'Existing House', and continue with my efforts to create a supportive community. I have found that I enjoy my close neighbors, the ones I talk with as I get in my car, who share garden produce, ask about trees and irrigation, and who I hear entertaining friends.

Cottage Housing can expand and enhance single family residential areas. My neighborhood has suffered from owners leaving the area and turning their property into a 'rental'. Perhaps more home owners would stay if they had options to live in their 'existing house' while renting out additional dwelling units or developing a housing group.

Thank you very much for moving towards this more innovative housing type.

Sincerely, Ian Wessler

