

Council Business Meeting

May 15, 2018

Title: 475 E. Nevada St. Rezoning

From: Bill Molnar Director of Community Development
bill.molnar@ashland.or.us

Derek Severson Senior Planner
derek.severson@ashland.or.us

Summary:

At the March 20, 2017 business meeting the Council continued a land use public hearing and first reading of an ordinance for a proposed Comprehensive Plan Map Amendment and Zone Change for the properties located at 475 East Nevada Street. The continuation was to allow time for the applicants and staff to meet and discuss issues raised by Council during the hearing. The issues raised were largely focused on affordability requirements. Staff and the applicants have met to discuss the issues raised, and the applicants have made some modifications to their previous proposal.

In its present form, the application requests only two exceptions: 1) To the requirement that the affordable units be comprised of a comparable mix of unit types to the market rate units (**18.5.8.050.G.3.b**); and 2) To the requirement that the affordable units not be distributed throughout the project (*as required in 18.5.8.050.G.5*). With regard to #1, relative to the mix of unit types, the applicants argue that attached units are more affordable to construct and have lower energy and maintenance costs over the long-term for residents. In staff's assessment, the "unit type" requirement is not based on attached versus detached units but number of bedrooms, and as long as the number of two- and three-bedroom units is consistent with the overall proportion within the subdivision, no exception is necessary. With regard to #2, relative to clustering, clustering of the four affordable units was supported by the Planning Commission based on an affordable housing provider gaining efficiencies by clustering the affordable units together. In staff's view, given the number of units and size of the proposed subdivision, and the mix of unit types within the immediately surrounding North Mountain neighborhood staff does not believe that clustering poses a concerns. Staff is supportive of this exception.

Actions, Options, or Potential Motions:

The Council can choose to approve the request as recommended by the Planning Commission or with additional conditions and move the ordinance to second reading; refer the action back to the Planning Commission for modifications; or choose not to amend the Comprehensive Plan Map designation and Zoning of the property. The Council will also need to adopt written findings for their decision, and should incorporate the Planning Commission's decision into those findings for concurrent adoption. Staff recommends the following motions:

- **“I move approval of first reading of the ordinance and scheduling of second reading of the ordinance for June 5, 2018”;** and
- **“I move to direct staff to prepare written findings for approval of the proposed Comprehensive Plan Map Amendment and Zone Change, and to incorporate the findings for the Planning Commission’s decision, for Council adoption on June 5, 2018.”**

Staff Recommendation:

Staff concurs with the Planning Commission, and recommends that the request be approved with conditions.

As previously noted, at the Planning Commission hearing staff raised two issues that we believe merit Council consideration. As proposed, the project includes a mixture of attached townhomes, single family residences attached at the garages, and detached residences totaling 20 units. Above the garages of the detached residences, three small residential units are proposed as “optional.” These could be installed at the individual property owners’ discretion, but would not be required. In considering the need for low- and moderately-priced rental and ownership housing in the community, staff believes the Council should consider: 1) Requiring the applicants to construct the three small residential units over the garages currently described as “optional” in the application; and 2) Directing the applicants to look at providing more moderately priced housing by adding some smaller units. This would be permissible under the proposed zoning. In considering the staff recommendations, the Planning Commission found that requiring the applicant to provide additional residential units or smaller units as a condition of approval would fall under the legislative authority of the City Council.

The requested zone change results in density increase from 1.2 dwelling units/acre to 12 dwelling units/acre. Staff believes that requiring the three smaller units over the garages proposed as optional would be a valid and timely exercise of the Council’s discretion.

Resource Requirements:

If approved, the project would require staff time to review subsequent applications for Final Plan and Site Design Review and associated engineering drawings and building permits similar to other development applications for vacant properties in the City, as well as inspections by Public Works, Engineering, Planning and Building staff as the project builds out. Staff does not believe that approval would result in workload issues or adversely affect project prioritization.

If the adjacent City-owned parcel (Map 04AD Tax Lot #100) is included in the Comprehensive Plan Map Amendment and Zone Change as proposed, and development of that property is ultimately pursued, an appraisal would need to be obtained, and there would be expenditures to fully evaluate the site’s trees and possible wetland.

Policies, Plans and Goals Supported:
Council Goals

- 5.2.a** *Pursue affordable housing opportunities, especially workforce housing. Identify specific incentives for developers to build more affordable housing.*

Comprehensive Plan Elements: Element VI - Housing

- 6.10** *Ensure a variety of dwelling types and provide housing opportunities for the total cross-section of Ashland's population, consistent with preserving the character and appearance of the city.*
- 6.11.1.b** *Allow a wide variation in site-built housing types through the use of the City's Performance Standards Ordinance. The use of attached housing, small lots and common open spaces shall be used where possible to develop more moderate cost housing and still retain the quality of life consistent with Ashland's character.*

North Mountain Neighborhood Plan Purpose

18.3.5.010.A *This district is designed to provide an environment suitable for traditional neighborhood living, working, and recreation. The NM district and Neighborhood Plan is a blueprint for promoting a variety of housing types, mixed-use developments, neighborhood oriented businesses, and community services in a manner which enhances property values and preserves open spaces and significant natural features. The purpose of the Neighborhood Plan is to provide a comprehensive set of design standards, policies, and regulations to guide future development within the identified area. Through the use of the standards a greater sense of neighborhood can be accomplished, as well as accommodating all forms of transportation, including walking, bicycling, and transit.*

Background and Additional Information:

During the original March 20th hearing, the applicants had requested exceptions to a number of the City's affordability requirements, including the clustering of affordable units, timing of affordable unit completion, comparable construction and amenities for affordable units, term of affordability and maximum purchase price. A number of these exceptions were not part of the proposal when it was considered by the Planning Commission.

In response to the exceptions requested, Councilors raised a number of issues they indicated needed to be better addressed. The hearing was continued with the understanding that staff and the applicants would meet and attempt to better address these issues prior to continuation of the hearing.

Issues Previously Raised & Applicant's Responses

- 1) Council had questioned whether it would be appropriate to require additional affordable units to offset the request by the applicants to reduce the period of affordability.**

The applicants are no longer proposing to partner with Rogue Valley Habitat for Humanity and instead propose to construct the affordable units themselves. They will comply with the 60-year term of affordability and provide four units that would be deed restricted to sell or rent to those at or below 60 percent of the area median income (AMI) in keeping with the annexation affordability requirements.

- 2) **Council had questioned whether a 30-year term of affordability instead of 60 years might encourage more affordable housing proposals, and whether the affordable housing numbers relied upon were Ashland-specific or reflective of wages averaged across Jackson County.**

The applicants have modified their request and are no longer requesting to reduce the required term of affordability or to remove the limits on the resale price of the affordable units.

A four-person household earning at the top of the 60 percent AMI level could earn up to \$32,340 and would be able to afford an \$809 monthly housing cost. A unit targeted to this household could sell for no more than \$119,000 to allow the household to qualify for a conventional loan, with principal, interest, taxes and insurance included and five percent down. This number would need to be reduced if there were Home Owners' Association (HOA) dues. In staff's experience, it can be difficult to find purchasers at this income level who qualify for loans - even at 80 percent AMI - if there is not a not-for-profit provider bringing some level of subsidy to the table. As such, the applicants are leaving the option open that these units could be offered for rent or for sale.

- 3) **Council had inquired into the logistics of the proposal in the event that the applicants ultimately had to build the housing themselves, rather than relying on a non-profit partner.**

As currently proposed, the applicants would construct the units which would be deed restricted to sell or rent to those at or below 60 percent AMI. The City of Ashland's Housing Program would handle the income qualification process for potential renters or buyers.

- 4) **Councilor had questioned whether the applicants would be willing to incorporate "universal design" or "life-long housing" certification for at least some of the proposed units.**

The Rogue Valley Council of Governments (RVCOG) has a local "Lifelong Housing Certification" program which addresses universal design where the physical layout and features of the home are accessible and support aging in place as residents may experience disabling conditions which impact their daily lives. The program involves building units based on a checklist of qualifying design elements for accessibility, and includes required and optional measures for three levels of certification. The inspections necessary to certify units cost roughly \$150, with an additional \$35 charged for formal certification. Certification can be noted as an amenity in the local Multiple Listing

Service (MLS) listing when the property is advertised for sale. The applicants have indicated they are aware of this program; program information from RVCOG is attached for Council information. Some units in Twin Creeks, a transit oriented development in Central Point, are being built under this program, and it is staff's understanding that at least one Ashland building contractor is a "*Certified Aging in Place Specialist.*" While it is not a requirement for annexations in the land use ordinance, staff believes that the Council has sufficient discretion for annexation requests to require certification of some or all of the proposed units should it choose to do so.

Attachments:

1. Ordinance
2. Ordinance Exhibit A Comprehensive Plan Map Amendment
3. Ordinance Exhibit B Zone Change
4. Council minutes for the March 20th hearing (Council packet materials for the March 20th hearing are available on-line at:
[https://www.ashland.or.us/SIB/files/032018_475_Nevada_Rezone\(1\).pdf](https://www.ashland.or.us/SIB/files/032018_475_Nevada_Rezone(1).pdf). The video of the hearing is on-line at : <http://vp.telvue.com/player?chapter=134653&id=T01550>)
5. Applicants Revised Findings submitted April 19, 2018
6. Lifelong Housing Certification program information

ORDINANCE NO. 3152

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP DESIGNATION AND ZONING FOR THE PROPERTIES LOCATED AT 475 EAST NEVADA STREET

WHEREAS, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

WHEREAS, the above referenced grant of power has been interpreted as affording all legislative powers home rule constitutional provisions reserved to Oregon Cities. City of Beaverton v. International Ass'n of Firefighters, Local 1660, Beaverton Shop 20 Or. App. 293; 531 P 2d 730, 734 (1975); and

WHEREAS, Tax lots #1100, 1200 and 1300 of Map 39 1E 04A and Tax Lot #100 of Map 39 1E 04AD are located at 475 East Nevada Street, and the portions of those properties presently within the city limits have a Comprehensive Plan Map designation of “Single Family Reserve” and a Zoning Map designation of “Rural Residential (RR-.5-P).”

WHEREAS, the owners of the properties have requested a Comprehensive Plan Map Amendment from “Single Family Reserve” to “North Mountain Neighborhood Plan” and Zone Change from “Rural Residential (RR-.5-P)” to “North Mountain Multi-Family(NM-MF)” for those portions of their properties at 475 East Nevada Street located within the city limits, as illustrated in the attached *Exhibit A* and *Exhibit B*.

WHEREAS, the City of Ashland Planning Commission considered the above referenced Comprehensive Plan Map Amendment and Zone Change at a duly advertised public hearing on January 9, 2018, and following deliberations recommended approval of the request by a vote of 7-0; and

WHEREAS, the City Council of the City of Ashland conducted a duly advertised public hearing on the above referenced Comprehensive Plan Map Amendment and Zone Change at a duly advertised public hearing on March 20, 2018; and

WHEREAS, the City Council of the City of Ashland, following the close of the public hearing and record, deliberated and conducted first and second readings approving adoption of the Ordinance in accordance with Article 10 of the Ashland City Charter; and

WHEREAS, the City Council of the City of Ashland has determined that in order to protect and benefit the health, safety and welfare of existing and future residents of the City, it is necessary to

amend the Ashland Comprehensive Plan Map and Zoning Map in the manner proposed, that an adequate factual base exists for the amendments, the amendments are consistent with the Comprehensive Plan and that such amendments are fully supported by the record of this proceeding.

THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The officially adopted City of Ashland Comprehensive Plan Map, referenced in Ashland Comprehensive Plan Chapter II [PLAN MAP 2.03.04] is hereby amended to change the Plan Designation of the subject properties at 475 East Nevada Street from “Single Family Reserve” to “North Mountain Neighborhood Plan” as illustrated in *Exhibit A*, attached hereto and made a part hereof by this reference.

SECTION 3. The officially adopted City of Ashland Zoning Map, referenced in the Ashland Municipal Code Section 18.1.2.070, is hereby amended to change the Plan Designation of the subject properties at 475 East Nevada Street from “Rural Residential (RR-.5-P)” to “North Mountain Multi-Family(NM-MF)” as illustrated in *Exhibit B*, attached hereto and made a part hereof by this reference.

SECTION 4. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the ____ day of _____, 2018 and duly PASSED and ADOPTED this ____ day of _____, 2018

Melissa Huhtala, City Recorder

SIGNED and APPROVED this ____ day of _____, 2018.

John Stromberg, Mayor

Reviewed as to form:

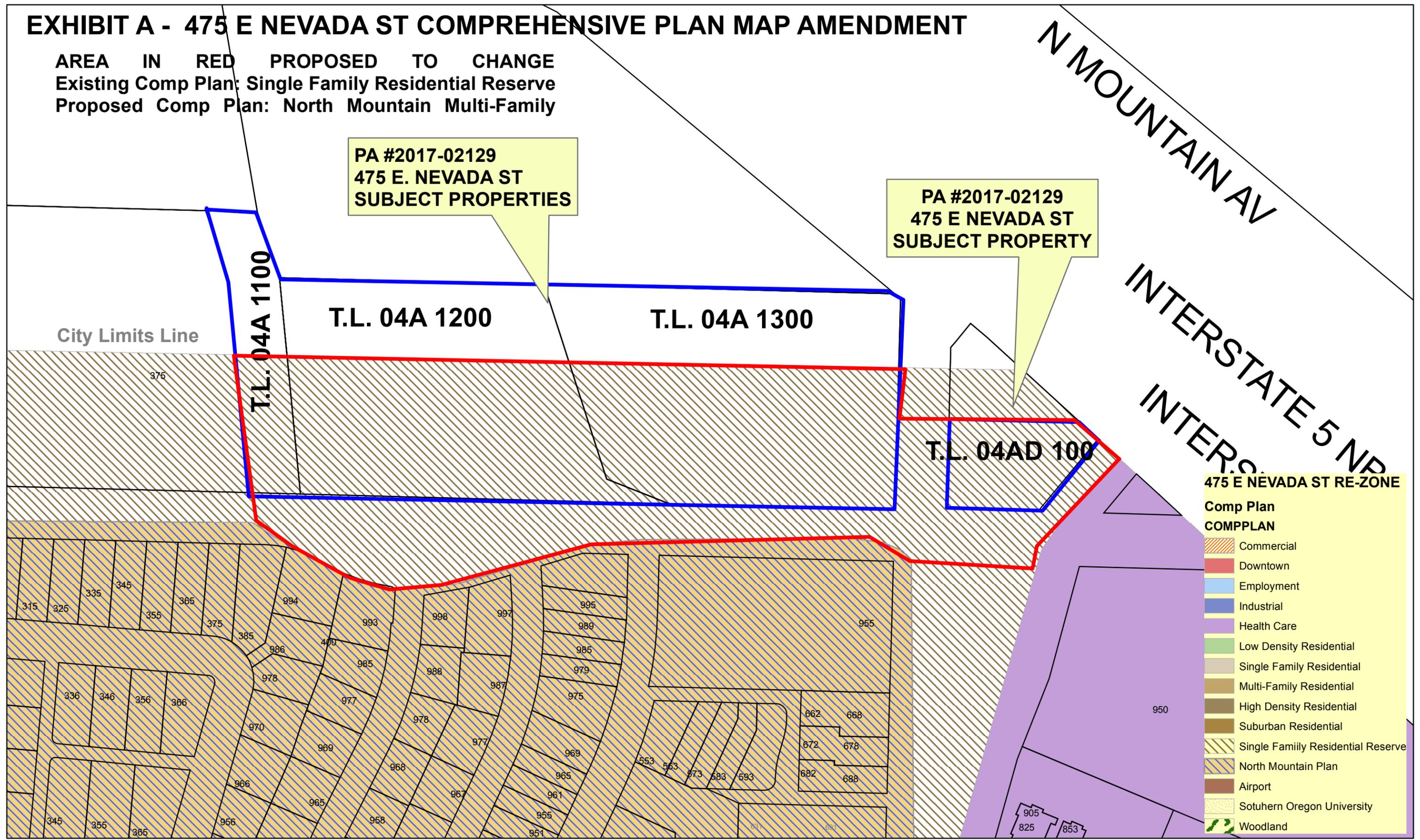
David H. Lohman, City Attorney

EXHIBIT A - 475 E NEVADA ST COMPREHENSIVE PLAN MAP AMENDMENT

AREA IN RED PROPOSED TO CHANGE
 Existing Comp Plan: Single Family Residential Reserve
 Proposed Comp Plan: North Mountain Multi-Family

PA #2017-02129
 475 E. NEVADA ST
 SUBJECT PROPERTIES

PA #2017-02129
 475 E NEVADA ST
 SUBJECT PROPERTY



475 E NEVADA ST RE-ZONE

- Comp Plan**
COMPLAN
- Commercial
 - Downtown
 - Employment
 - Industrial
 - Health Care
 - Low Density Residential
 - Single Family Residential
 - Multi-Family Residential
 - High Density Residential
 - Suburban Residential
 - Single Family Residential Reserve
 - North Mountain Plan
 - Airport
 - Sotuhern Oregon University
 - Woodland

1:1,200
 1 inch = 100 feet

Mapping is schematic only and bears no warranty of accuracy.
 All features, structures, facilities, easement or roadway locations
 should be independently field verified for existence and/or location.



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Minutes

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Tuesday, March 20, 2018

**MINUTES FOR THE REGULAR MEETING
ASHLAND CITY COUNCIL
March 20, 2018
Council Chambers
1175 E. Main Street**

Note: Items on the Agenda not considered due to time constraints are automatically continued to the next regularly scheduled Council meeting [AMC 2.04.030.E.]

I. CALL TO ORDER

Mayor Stromberg called the meeting to order at 7:00 PM

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Councilor Morris, Councilor Slattery, Councilor Seffinger and Councilor Rosenthal were present.

IV. MAYOR'S ANNOUNCEMENTS

Mayor Stromberg announced the Commission vacancies.

Councilor Slattery moved to move Unfinished Business and New and Miscellaneous Business before Public Hearing. Councilor Rosenthal seconded. Discussion: None. All Ayes. Motion passed unanimously.

V. APPROVAL OF MINUTES

1. Study Session of March 5, 2018
2. Business Meeting of March 6, 2018

Councilor Rosenthal moved to approve the minutes. Councilor Seffinger seconded. Discussion: None. All Ayes. Motion passed unanimously.

VI. SPECIAL PRESENTATIONS & AWARDS

1. Annual Presentation by the Tree Commission

Nathan Emerson Staff Liaison and Chair Mike Oxendine presented Council with an update on the Tree Commission. Mr. Oxendine spoke that the City of Ashland has been a member of Tree City USA for 33 years. He spoke that Ashland Parks and SOU will be hosting the Arbor Week celebration. He spoke that there will be a tree tour on April 20th and on April 21st they will join the Earth Day Celebration and have an information booth. He spoke that there are currently Commission vacancies as well as a Council Liaison vacancy.

2. Mayor's proclamation of April 2-8, 2018 as Arbor Week in Ashland

Councilor Slattery read the proclamation (*see attached*).

VII. MINUTES OF BOARDS, COMMISSIONS, AND COMMITTEES

Airport	Conservation	Forest Lands
Historic	Housing and Human Svcs.	Parks & Recreation
Planning	Public Arts	Transportation
Tree	Wildfire Mitigation	

VIII. PUBLIC FORUM Business from the audience not included on the agenda.

(Total time allowed for Public Forum is 15 minutes. The Mayor will set time limits to enable all people wishing to speak to complete their testimony.) *[15 minutes maximum]*

Dennis Miller- Ashland- Spoke regarding the homeless. He spoke that Ashland Community Resource Center is doing a great job. He spoke regarding Pacific Retirement Services.

Huelz Gutcheon- Ashland – Spoke regarding energy measuring and modeling. He explained that measuring is what you can do for and on existing infrastructures; modeling is a program of guessing carbons in the future. He spoke to the important of raising awareness. He suggested for the City to make a guess of how many carbons would be used for various projects.

IX. CONSENT AGENDA

1. Appointment of Princess Erica Franks to the Housing and Human Services Commission

Councilor Slattery pulled this item. He introduced Princess Erica and her husband. Council thanked them for volunteering.

2. Approval for Ashland Fire & Rescue to apply for FEMA Assistance to Firefighters and Fire Prevention and Safety grants

Councilor Morris pulled this item. He questioned Chief D’Orazi if a ladder truck requires a difference in staffing. Chief D’Orazi answered no. He explained there would be additional training. Mayor Stromberg asked for Chief D’Orazi to explain the importance of having this equipment. Chief D’Orazi explained that there are multiple story buildings all over the City and explained that the equipment is needed to reach buildings over 3 stories. He also explained that this equipment would be useful for roof operations.

3. Award of construction contract for the construction of the Park Estates and Terrace Street pump station improvements

4. Award of professional services contracts for construction support services for the Park Estates and Terrace Street pump station improvements

Councilor Morris pulled this item. Public Works Director, Paula Brown gave a brief Staff report. She explained the work that the professional services would provide.

5. Approval of a resolution titled, “A resolution modifying solid waste franchise rates and fees”

Councilor Rosenthal moved to approve the Consent Agenda. Councilor Slattery seconded. Discussion: None. All Ayes. Motion passed unanimously.

X. UNFINISHED BUSINESS

1. Appointment of Council seat #3

Councilor Slattery spoke regarding the process. He explained what the Council looks for when making an appointment. Councilor Rosenthal spoke that he doesn't enjoy having to self-select. He spoke that it is not about how a person stands on an issue but how they work in the Council dynamic.

Council appointed Jackie Bachman to Council Position #3. The Council selected Ms. Bachman by ballot and the vote was unanimous.

XI. NEW AND MISCELLANEOUS BUSINESS

1. Discussion of City Councilor appointment process for Councilor Position #6

City Recorder, Melissa Huhtala went over the proposed dates for the appointment process.

Council decided to pick the finalists at the April 17th Business Meeting and make the appointment at the May 1st Business Meeting.

Council decided to allow the applicants that applied for Position #3 to be able to re-submit their applications if they choose to do so.

2. Potential approval of the purchase of Briscoe School property.

Interim City Administrator, Adam Hanks gave a Staff report.

Administrative Services Director, Mark Welch and Public Works Director, Paula Brown went over a PowerPoint presentation (***see attached***).

Items discussed in the PowerPoint were:

- Ashland School District Desires
- City of Ashland Potential Interests
- Appraisal
- Proposed Funding Objectives

Mr. Welch went over the funding of the purchase spreadsheet (***see attached***). He explained that the City will pay \$110,000/year for 14 years.

Ms. Brown explained that this building is old and they have discussed maintenance issues. She explained it is an ideal site not necessarily an ideal building.

Parks Director, Michael Black explained that they have a letter of intent to give to City Council to purchase the Parks portion of this property. He spoke that there will also be an Intergovernmental

Agreement for the use of North Mountain Park. He explained that funds for purchase of the park will be from Food and Beverage Tax.

City Attorney, Dave Lohman spoke that there are handouts for the audience which includes the Purchase Agreement, the Financial Plan and Briscoe Purchase Considerations (*see attached*).

Mr. Lohman went over the reasons to acquire Briscoe and the risks to acquire Briscoe.

Public Input-

Karen Logan- Ashland-Spoke regarding Briscoe being a unique and valuable property. She spoke that the Briscoe property would be good to develop low income housing. She spoke to reasons why private non-profit housing development can be better than public housing. She spoke to find what best use for the Briscoe property is.

Mr. Lohman spoke that the School Board met this evening and approved the agreement. He explained that if the agreement is not approved by April 3rd the contract will lapse.

Councilor Slattery moved to authorize and direct the City Administrator to sign the Purchase Agreement for acquisition of the Briscoe School Property and continue to work with both the Ashland Parks and Recreation Commission and the Ashland School District to address the contingencies in the Agreement. Councilor Rosenthal seconded. Discussion: Councilor Slattery complimented Staff for their work on this item. He spoke that this is a great opportunity to have this piece of property. He explained that we need to own it before we know what to do with it. He spoke that this will allow the City to achieve something for the Community that is important and necessary. Councilor Rosenthal thanked the School District, the School Board and Staff. He spoke that this a great opportunity and explained that not many communities can say that they have an opportunity to control a destiny of an entire block of the downtown core. He explained that the building is not what is as important as the property. Councilor Seffinger agreed with Councilor Rosenthal. She spoke to the importance of the park to keep the youth active. Councilor Morris spoke that he is only in it for the Park. Roll call vote: Councilor Slattery, Councilor Morris, Councilor Seffinger and Councilor Rosenthal: YES. Motion passed unanimously.

- XII. **PUBLIC HEARINGS** (Persons wishing to speak are to submit a "speaker request form" prior to the commencement of the public hearing. Public hearings shall conclude at 9:00 p.m. and be continued to a future date to be set by the Council, unless the Council, by a two-thirds vote of those present, extends the hearing(s) until up to 10:30 p.m. at which time the Council shall

set a date for continuance and shall proceed with the balance of the agenda.)

1. Public hearing and first reading by title only of an ordinance titled, "An ordinance amending the Comprehensive Plan Map designation and zoning for the properties located at 475 East Nevada Street"

Mayor Stromberg opened the Public Hearing at 8:08 PM. Mayor Stromberg and Ms. Huhtala read the Public Hearing script into the record (*see attached*).

Councilor Rosenthal and Councilor Slattery read a newspaper article regarding Nevada Street. Each read into the record "*I have not prejudged this application and I am not prejudiced or biased by my prior contacts or involvement or by any personal considerations; I will make this decision based solely on the public interest and the application of the relevant criteria and standards to the facts and evidence in the record of this proceeding*".

Community Development Director, Bill Molnar gave a brief Staff report. Senior Planner, Derek Severson went over a PowerPoint presentation (*see attached*).

The items discussed in the PowerPoint included:

- Legislative items
- Land Use items
- 475 Vicinity Map
- Site photos
- Nevada enhanced crosswalks
- Lower property
- Site Plan & Planting Plan
- Plan amendments and zone changes
- History of standard affordable housing
- 60-year term verses 30-year term of affordability

Councilor Seffinger suggested to include a stipulation that there is a universal design in the affordable housing so appropriate for seniors.

Councilor Morris moved to extend the Public Hearing to 10 PM. Councilor Slattery seconded. Discussion: None. All Ayes. Motion passed unanimously.

Mr. Molnar explained opportunities for market rate rental housing.

He spoke that the final mix of housing would be 4 affordable units, 16 market rate for purchase town homes and single family homes and 6 moderately sized rental units.

Mayor Stromberg questioned if B&B in this zoning. Mr. Molnar answered no.

Mr. Severson spoke that Staff recommends to approve request made by the Planning Commission.

Applicant-

Amy Gunter- Medford –Rogue Planning and Development Services, LLC

Ms. Gunter spoke in agreement with Planning Commission. She went over the issues addressed by Staff.

Ms. Gunter spoke that accessory units should be considered optional and explained it is more difficult to get lending to build a two-unit home. She discussed the area of the property and that due to a slope some portions of the property are undevelopable.

Ms. Gunter spoke in regards to Habitat for Humanity. She explained that they are not in compliance with all of the Ashland affordable housing program requirements but the applicant supports Habitat for Humanity.

Ms. Gunter spoke in support of the Comprehensive Plan Modification and Zone Change.

Public Input-

Tom Marr- Ashland- Spoke that his home is one on North Mountain and the construction that has gone on is not a friendly or healthy environment. He suggested Council consider this in the planning process. He spoke in regards to 475 East Nevada and would like to see as much public open space as possible.

Stanley Mazor-Ashland-Spoke regarding his property and gave Council a handout (*see attached*). He spoke in support of the development.

Karen Logan Ashland-Spoke that the number of affordable housing units has been discounted. She expressed that the presentation on affordable housing was not clear. She expressed that non-profits should be funding housing.

Rebuttal-

Ms. Gunter explained why the City property is included in the development. Ms. Gunter went over the number of units suggested for the property.

End of Rebuttal-No additional written information was submitted to Council.

Mayor Stromberg closed the Public Hearing at 9:55 PM

Councilor Slattery asked for clarification on what was being asked of Council.

Mayor Stromberg explained that Council is being asked to make the recommendation for a requirement of 3 small units that have been designed to be built. And to lower the affordability units from the 60-year plan to a 30-year plan.

Councilor Morris moved to extend the Council Meeting until 10:15 PM. Councilor Seffinger seconded. Discussion: None. All Ayes. Motion passed unanimously.

Council decided to have the applicant discuss with Staff whether they can make any changes and bring back to Council.

Councilor Morris moved to continue this agenda item to the April 17th Business Meeting. Councilor Rosenthal seconded. Discussion: Council discussed the need for more time to make sure they have all the information. Councilor Seffinger requested for Staff to look into universal housing. Councilor Seffinger moved to extend the meeting to 10:18 PM. Councilor Slattery seconded. Discussion: None. All Ayes. Roll call vote on the main motion: Councilor Slattery, Councilor Morris, Councilor Seffinger and Councilor Rosenthal: YES. Motion passed unanimously.

XIII. ORDINANCES, RESOLUTIONS AND CONTRACTS

None.

XIV. OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS

XV. ADJOURNMENT OF BUSINESS MEETING

The Council Business Meeting was adjourned at 10:17 PM

Respectfully submitted by:

City Recorder, Melissa Huhtala

Attest:

Mayor Stromberg

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at (541) 488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title I).

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Apply for Building Permits



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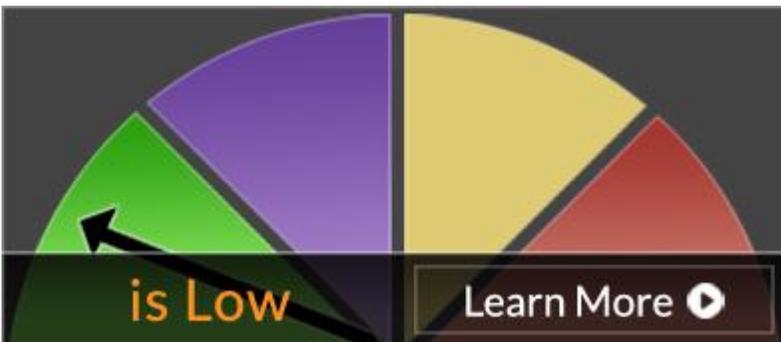
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Phone or Email

Question or Comment

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Fire Danger





April 20, 2018

Ashland City Council
20 E Main Street
Ashland, OR 97520

Dear Mayor and Council,

These amended findings are intended to address the affordable housing, and other concerns / issues raised at the March 20th, City Council hearing.

The Katherine Mae Subdivision proposal is for a relatively small subdivision that provides for an additional 20 dwelling units to be added to the City of Ashland housing inventory at a time when there are documented historically low numbers of available housing.

The property has adequate area, separations, and layout that provides a mixture of housing types including attached, duplex type, and detached residential. According to numerous sources, Ashland has a severe lack of housing of all types. With a less than one percent vacancy rate, there is not just a need for “affordable housing”, defined as housing costs that are 30 percent or less than the household income, but a need for deed restricted, low income housing. Low income housing is defined as housing which is targeted to households making below a certain income level, between 80 percent and 30 percent of the area median income (AMI).

The proposal, as a Comprehensive Plan Amendment and Zone Change requires the dedication of 25 percent of the base density as affordable housing units. With the base density of 24 units, 25 percent requires six (6) units at 100 percent AMI.

The previous request, which this document amends, sought to transfer the sufficient area of land to develop the affordable housing units by a not for profit affordable housing developer such as Jackson County Housing Authority, Habitat for Humanity, and NeighborWorks Umpqua. Initial discussions with a non-profit affordable housing developer that restricts incomes to the 60 percent Area Median Incomes (AMI) were held and the memorandum of understanding was provided by the applicant, included with the original submittal materials.

Following the Planning Commission Public Hearing, adoption of the Findings of Fact and Orders recommending approval, and the March City Council meeting, it was determined that transfer of title to land is only sufficient when the land area is enough to develop the required number of



affordable units based on the base density for purchasers that make 100 AMI. (AMC 18.5.8.050.G.a)

Due to this change in circumstances, dedication of land to an affordable housing provider is no longer the applicant's proposal.

The applicant's revised proposal is that the developer will develop four units of dedicated affordable housing that is deed for 60-years, and for individuals and / or families that earn not more than 60 percent of the Area Median Income. Buyers / renters would be qualified by the City of Ashland through the Affordable Housing Program.

As evidenced in the initial proposal, there are ample common areas and open spaces with the necessary amenities proposed. The detailed, water-conserving landscaped areas can be redesigned to increase lawn area, natural or synthetic to provide for additional outdoor spaces that allow for recreating. This will be done to address the treatment of the open space treatment concern raised by the Planning Commission. The amended open space and landscape plans will be submitted with the Final Plan documents. There is ample parking proposed, and the site has been preliminary engineered to provide adequate public infrastructure including public street improvements, essential city services, publicly accessible open space area to service the development. These proposed improvements, demonstrate compliance with the standards for Performance Standards Subdivision Development.

The layout can be found to be similar to the existing development within Meadowbrook Park II, to the south and within the North Mountain Plan Overlay area. The property is within 1,000 feet of a large, public open space found at the base of the hill at the intersection of East Nevada and Kestrel Parkway. The site has ample internal sidewalk systems to encourage pedestrian use, and the North Mountain Neighborhood are connected through the public rights-of-way. Commercially zoned properties, early in their development stages, are found within 1,000 feet to the south.

The applicants believe the proposal is consistent with the purpose of the North Mountain Plan Overlay which promotes a variety of housing types and preserves the significant natural features and provides ample open spaces. The proposal complies with the criteria for annexation as it applies to re-zoning of property, provides affordable housing as required by code, and as proposed by the applicant, the proposal is in substantial conformance with the Ashland Land Use Ordinance, and the Comprehensive Plan Goals and Policies of the City of Ashland. The two requested exceptions are the minimum necessary to allow for the development of low income housing that serves a substantial population of Ashland that is not presently represented in the North Mountain Neighborhood.



Amended findings addressing the Criteria for Annexation found in AMC 18.5.8.050.G supporting the requested amendment to the current application (PA2017-02129) are provided herein.

AMC 18.5.8.050.G - Annexation

G. Except as provided in 18.5.8.050.G.7, below, annexations with a density or potential density of four residential units or greater and involving residential zoned lands, or commercial, employment or industrial lands with a Residential Overlay (R-Overlay) shall meet the following requirements.

Applicant's Finding:

The request is for a Zone Change and Comprehensive Plan Map Amendment, with a base density of more than four residential units. Per the criteria for a Zone Change the criteria for Annexation from AMC 18.5.8.050.G is required to be addressed per 18.5.9.020.4.

1. The total number of affordable units provided to qualifying buyers, or to qualifying renters, shall be equal to or exceed 25 percent of the base density as calculated using the unit equivalency values set forth herein.
 - a. Ownership units restricted to households earning at or below 120 percent the area median income shall have an equivalency value of 0.75 unit.
 - b. Ownership units restricted to households earning at or below 100 percent the area median income shall have an equivalency value of 1.0 unit.
 - c. Ownership units restricted to households earning at or below 80 percent the area median income shall have an equivalency value of 1.25 unit.
 - d. Ownership or rental units restricted to households earning at or below 60 percent the area median income shall have an equivalency value of 1.5 unit.

Applicant's Finding:

Four (4) units restricted to households that earn 60 percent of the Area Median Income (AMI) is proposed.

According to ALUO 18.5.8.050.G.1.d, above, ownership or rental units restricted to households earning at or below 60 percent of the AMI, each unit has the equivalency value of 1.5 per unit, therefore, four (4) units is the maximum required number of affordable housing units. (4 x 1.5 = 6)

This proposal complies with AMC 18.5.8.050.G.1.d above.

2. As alternative to providing affordable units per section 18.5.8.050.G.1, above, the applicant may provide title to a sufficient amount of buildable land for development complying with subsection 18.5.8.050.G.1.b, above, through transfer to a non-profit (IRC



501(3)(c) affordable housing developer or public corporation created under ORS 456.055 to 456.235.

- a. The land to be transferred shall be located within the project meeting the standards set forth in 18.5.8.050.G, subsections 4 - 6.
- b. All needed public facilities shall be extended to the area or areas proposed for transfer.
- c. Prior to commencement of the project, title to the land shall be transferred to the City, an affordable housing developer which must either be a unit of government, a non-profit 501(C)(3) organization, or public corporation created under ORS 456.055 to 456.235.
- d. The land to be transferred shall be deed restricted to comply with Ashland's affordable housing program requirements.

Applicant's Finding:

Transfer of land is no longer proposed with this amended application.

3. The affordable units shall be comparable in bedroom mix and housing type with the market rate units in the development.

- a. The number of bedrooms per dwelling unit in the affordable units within the residential development shall be in equal proportion to the number of bedrooms per dwelling unit in the market-rate units within the residential development. This provision is not intended to require the same floor area in affordable units as compared to market-rate units. The minimum square footage of each affordable unit shall comply with the minimum required floor based as set forth in Table 18.5.8.050.G.3.

Unit Type

Minimum Required Unit Floor Area (Square Feet)

According to the Table AMC 18.5.8.050.G.3.

2 Bedroom: 800 SF and 3 Bedroom: 1,000 SF

Applicant's Finding:

There are 20 to 23 units proposed (three as optional second units above the garages of the detached residences). Development of 20 units exceeds the required minimum density in the North Mountain Multi-Family Zone and is within the maximum allowed density (with various density bonuses applied).



Of the 20-units, three (3) are proposed as detached single-family type of construction, four (3) are proposed as duplex type construction and thirteen (13) are proposed as attached, townhouse type of construction.

There are 17, attached type of units proposed. This is 85 percent of the development housing type. Of the 17-attached type of units, 13 units are townhouse type of construction. Four of the 13 units are proposed as deed restricted affordable. This is 30.7 percent of the townhouse type of units.

All units in the development (excepting small, optional units) are proposed to be two and three-bedroom units. The floor area of each unit has the potential to be approximately 800 square feet of area on the ground floor and 800 square feet of second story floor area.

All units, excepting the optional, 500 square foot, second units above garages, have adequate area for two or three bedrooms. The sizes of the dedicated affordable units exceed the minimum unit size based on the AMC 18.5.8.050.G.3.

b. The required on-site affordable units shall be comprised of the different unit types in the same proportion as the market dwelling units within the development.

Applicant's Finding:

An exception to this standard is requested.

4. A development schedule shall be provided that demonstrates that that the affordable housing units per subsection 18.5.8.050.G shall be developed, and made available for occupancy.

Applicant's Finding:

The subdivision is proposed as a phased development. The first phase is the Comprehensive Plan Amendment and Zone change to facilitate the Outline Plan approval of the Performance Standards Subdivision. Phase Two is Final Plan approval. Phase Three would be for the attached unit Site Reviews. Phases Two and Three may be completed concurrently.



a. That 50 percent of the affordable units shall have been issued building permits prior to issuance of a certificate of occupancy for the last of the first 50 percent of the market rate units.

Applicant's Finding:

The deeded affordable units will have building permits applied for and obtained prior to the Certificate of Occupancy for the last 50 percent of the market rate units.

b. Prior to issuance of a building permit for the final ten percent of the market rate units, the final 50 percent of the affordable units shall have been issued certificates of occupancy.

Applicant's Finding:

The deeded affordable units will have final building permit inspections and Certificate of Occupancy prior to the final ten percent of market rate units.

5. That affordable housing units shall be distributed throughout the project

Applicant's Finding:

An exception to this standard is requested.

6. That affordable housing units shall be constructed using comparable building materials and include equivalent amenities as the market rate units.

Applicant's Finding:

The property is proposed to be within the North Mountain Neighborhood Overlay which has specific design standards. Site Design Review is required for attached wall construction of two or more units. With the Site Design Review, compliance with the Conceptual Elevations submitted with this application and compliance with the North Mountain Neighborhood Design Standards will be required to be reviewed and approved by the City of Ashland. All units will be constructed of comparable building materials as the market rate units.

a. The exterior appearance of the affordable units in any residential development shall be visually compatible with the market-rate units in the development. External building materials and finishes shall be substantially the same in type and quality for affordable units as for market-rate units

Applicant's Finding:



ROGUE PLANNING & DEVELOPMENT SERVICES, LLC

The property is proposed to be within the North Mountain Neighborhood Overlay which has specific design standards. Site Design Review is required for attached wall construction of two or more units. With the Site Design Review, compliance with the Conceptual Elevations submitted with this application and compliance with the North Mountain Neighborhood Design Standards will be required to be reviewed and approved by the City of Ashland. All units will have an exterior appearance that is visually compatible with the market rate units. The external building materials and finishes for the deeded affordable units will be substantially the same in type and quality as the market-rate units.

b. Affordable units may differ from market-rate units with regard to interior finishes and materials provided that the affordable housing units are provided with comparable features to the market rate units, and shall have generally comparable improvements related to energy efficiency, including plumbing, insulation, windows, appliances, and heating and cooling systems.

Applicant's Finding:

The property is proposed to be within the North Mountain Neighborhood Overlay which has specific design standards. Site Design Review is required for attached wall construction of two or more units. With the Site Design Review, compliance with the Conceptual Elevations submitted with this application and compliance with the North Mountain Neighborhood Design Standards will be required to be reviewed and approved by the City of Ashland. All units will have an exterior appearance that is visually compatible with the market rate units. Any external building materials and finishes for the deeded affordable units that are different in type and quality as the market-rate units will be to achieve better energy efficiency or greener technologies, including plumbing, insulation, windows, appliances, and heating and cooling systems.

7. Exceptions to the requirements of 18.5.8.050, subsections G.2 – G.5, above, may be approved by the City Council upon consideration of one or more of the following.

Applicant's Finding:

Two exceptions to the requirements of 18.5.8.050.G.2 – G.5 are sought. Specifically, exception to AMC 18.5.8.050.G.3.b and 18.5.8.050.G.5 are sought.

The applicant's believe the City Council can make the finding that the Katherine Mae Subdivision as proposed has exceptional merits and complies with the City of Ashland standards, for a Comprehensive Plan Amendment, a Zone Change request, a Performance



Standards Subdivision that substantially complies with the North Mountain Neighborhood and provides deeded affordable housing units at a time that the City of Ashland has called a housing crisis.

The request for approval and the request for exceptions is supported by the Housing Needs Analysis which found a decline in the number of attached units. The Housing Needs Model indicates the City of Ashland needs to add 2,657 new units to accommodate the increase in population over the next 30-years. (City of Ashland. (2012). Housing Needs Analysis; City of Ashland Community Development Department, pg. 45). Though 20 units of which four are deeded affordable only accomplishes a small percentage of the needed housing, it is better than the alternative density that the property is currently zoned for, which is two, detached, single family residential dwelling units.

a. That an alternative land dedication as proposed would accomplish additional benefits for the City, consistent with the purposes of this chapter, than would development meeting the on-site dedication requirement of subsection 18.5.8.050.G.2.

Applicant's Finding:

N/A

b. That an alternative mix of housing types not meeting the requirements of subsection 18.5.8.050.G.3.b would accomplish additional benefits to the City consistent with this chapter, than would the development providing a proportional mix of unit types.

Applicant's Finding:

An exception to the alternative mix of housing types described in AMC 18.5.8.050.G.3.b. is sought with this amendment. This request is supported by the Land Use Classifications of the Comprehensive Plan in the discussion of townhouse residential zoning which has a similar base zone as the North Mountain Neighborhood Overlay.

According to Chapter 2.04 Land Use Classifications, of the Comprehensive Plan, Townhouse Residential (2.04.04) "This designation allows multiple-family residential uses at a density of up to 12 units per acre. This designation would encourage innovative residential housing to provide low-cost, owner-occupied housing in addition to lower density rental units."

For the sake of energy efficiency while addressing the practicalities of construction and development of attached wall units, the proposal for the higher density units to be location of the deeded affordable allows a smaller, therefore lower-cost housing unit.



According to the Home Builders Association, the construction cost are lower because walls, and exterior finishes (siding, stucco, brick, work, roofing materials, etc.) are shared, savings that are passed along to the renter/buyer. Heating and cooling costs can be less expensive for condo and townhome buyers/renters because of shared walls.

Attached housing is less expensive than detached housing to maintain over the life of a structure, allowing those with lower incomes more expendable income.

Consistent with the Comprehensive Plan Policies for Population and Growth, Ashland should strive to maintain diversity of population groups, by providing housing opportunities for the total cross section of Ashland's population while preserving the character and appearance of the neighborhood, townhouse residential is a preferable housing type for deeded affordable housing units versus larger, detached, single family residential units.

Allowing the townhouse type of unit as the deeded affordable units provide for lower initial construction costs which in turn allows for the lower income levels of the future tenant of the units, broadening the cross section of the community that is able to afford housing in the North Mountain Neighborhood Overlay.

(City of Ashland. (2005). Comprehensive Plan, Land Use Classifications; Population Projections and Growth; and Housing Element).

c. That the alternative phasing proposal not meeting subsection 18.5.8.050.G.4 provided by the applicant provides adequate assurance that the affordable housing units will be provided in a timely fashion.

Applicant's Finding:

Alternative phasing is not proposed.

d. That the distribution of affordable units within the development not meeting subsection 18.5.8.050.G.5 is necessary for development of an affordable housing project that provides onsite staff with supportive services.

Applicant's Finding:

An exception to AMC 18.5.8.050.G.5 is not because of on-site staff with supportive staff, but to accomplish additional benefits for the city, consistent with the purpose of this chapter.



e. That the distribution of affordable units within the development as proposed would accomplish additional benefits for the city, consistent with the purposes of this chapter, than would development meeting the distribution requirement of subsection 18.5.8.050.G.5.

Applicant's Finding:

An exception to AMC 18.5.8.050.G.5 is necessary to allow for the developer to provide deed restricted affordable housing that is substantially below market rate housing. In order to accomplish this goal of the developer and of the City of Ashland to provide a housing unit that is needed by a cross-section of Ashland community but is not served much beyond the Jackson County Housing Authority property on Clay Street that has a many years long waitlist, the units need to be attached in order to lower the construction and future maintenance costs.

Consistent with the Comprehensive Plan, Housing Goals (Goal 6.10) of providing housing opportunities for the total cross section of Ashland's population while preserving the character and appearance of the neighborhood, townhouse residential is a preferable housing type for deed restricted affordable housing units versus larger, detached, single family residential units. (City of Ashland. (2005). Comprehensive Plan, Comprehensive Plan Policies and Their Implementation (pg. 24)).

The Housing Needs Analysis found that Ashland has a small inventory of land zoned for multi-family housing. The Housing Needs Analysis also suggests that more affordable single-family housing types are needed. Additionally, the Housing Needs Analysis states that housing that is targeted between 80 percent and 30 percent AMI is considered Low Income Housing. The proposed development is designated to have affordable units that provide for low-income housing, providing a housing opportunity for more of a cross section of Ashland's population. (City of Ashland. (2012). Housing Needs Analysis. Retrieved from http://www.ashland.or.us/SIB/files/Adopted_2012-2040_HNA.pdf)

The applicant's proposal is consistent with the purpose of this chapter which is to allow for the orderly expansion of the City through the provision of public facilities and services. The provision for four, deed restricted affordable housing units that are attached appears to substantially comply with the purpose of the chapter while also complying with identified goals of the City of Ashland Comprehensive Plan, allowing for the exception to the standard for the distribution of the affordable units throughout the development.



f. That the materials and amenities applied to the affordable units within the development, that are not equivalent to the market rate units per subsection 18.5.8.050.G.6, are necessary due to local, State, or Federal Affordable Housing standards or financing limitations.

Applicant's Finding:

N/A

8. The total number of affordable units described in this section 18.5.8.050.G shall be determined by rounding down fractional answers to the nearest whole unit. A deed restriction or similar legal instrument shall be used to guarantee compliance with affordable criteria for a period of not less than 60 years. Properties providing affordable units as part of the annexation process shall qualify for a maximum density bonus of 25 percent.

Applicant's Finding:

The area for the total number of affordable units as described in ALUO 18.5.8.050.G., will be guaranteed through a deed restriction that the affordable units must be compliant with the affordable criteria for a period of not less than 60 years. No density bonus is proposed, and the application is not for an annexation.

Nearly 90% of Older Americans want to stay in their homes as long as possible. According to AARP studies.

Yet, many of the homes we live in today are not designed to accommodate this desire. Perhaps it's challenging to enter a home with a baby stroller, move large furniture, or get around a home safely as residents age or have disabilities.

The Lifelong Housing Certification was developed to help us think differently about home design. The certification criteria include simple and cost-effective modifications that homeowners and builders can do to make a home comfortable, safe and livable. A home can be built or updated to support your needs and lifestyle at any age by using simple Universal Design principles.

From visiting toddlers or grandfathers to fall prevention and security, a home certified for lifelong living is comfortable and convenient for everyone.

The Lifelong Housing Certificate can provide you reassurance that your home is free of common barriers to mobility found in most homes today- and often at little or no additional cost. **Why not make a home more functional and safe?**



For more information, including a copy of the Lifelong Housing Certification Standards Checklist and a list of certified inspectors, contact RVCOG at:

541-664-6674
www.LifelongHousing.org

Community Partners

Rogue Valley Council of Governments
115 N First Street/P.O. Box 3275
Central Point, OR 97502

AARP Oregon

Age Friendly Innovators

Rogue Valley Association of REALTORS

Endorsed by the:
Home Builders Assoc. of Jackson County, Inc.



Where Design Meets Lifestyle



Simple Solutions for Comfortable,
Safe and Convenient Living.



Developed in Partnership with AARP Oregon



Who Can Benefit?

The Certification can benefit just about everyone.

- **Homeowners:** Chances are your present home won't accommodate your needs forever. Perhaps it's the stairs or the bathtub or maybe the lighting. The Lifelong Housing certification can help adapt your home to meet your needs as well as those who visit you.
- **Rental Owners:** By achieving the LLH certification your rental homes will not only be safer for those living in them but more marketable to potential renters.
- **Home Builder/Contractor Industry:** Offering LLH certified homes in your portfolio can offer an edge over your competition. Nearly 10,000 people are turning 65 every day and housing currently does not meet their lifestyle demands. Given that there is typically very little additional cost to implement these design elements, the LLH certification just makes good business sense.
- **Realtors:** Learning to recognize the potential benefits of LLH certified homes for your clients will ensure that you're acting in their best interest. There is now a new category on the Southern Oregon Multiple Listing Service to alert potential buyers of LLH certified homes.

What Is the Lifelong Housing Certification

Currently, very few homes in our community have all or most of the main features of Universal Design: no-step entry; single-floor living; extra-wide doorways and halls; and accessible electrical controls, switches, and lever-style door and faucet handles.

The Lifelong Housing certification provides you a set of standards you can trust that ensures your home is a safer and more accessible home for you and your visitors.

Lifelong Housing certification is the voluntary process of evaluating a home against a checklist of Universal Design standards. Once the home has been determined to meet one of the three levels, a certificate is issued to the home-owner and, if the home is for sale, the certification is recorded on the Southern Oregon Multiple Listing Service (SOMLS). An important aspect of the program is education about the value of Lifelong Housing to homeowners and professionals in the field of housing.

How Does it Work?

1. Obtain the Lifelong Housing checklist from RVCOG.
2. Review it with your contractor or builder and incorporate the desired features from the design phase into your newly-constructed or remodeled home.
3. Contact the LLH Inspector
4. Receive Lifelong Housing certificate
5. If the home is for sale, the LLH Program contacts SOMLS.

The fees for this process are minimal: approximately \$150 for the inspection and \$35 for issuing the certificate.



Levels of Certification

Level 1: The home includes basic accessibility of architectural features on the ground floor and is "visitable" for all guests. It has a no-step entry and entertainment area, wider hallways and accessible bathroom. It has levered door handles and faucets.

Level 2: The ground floor of the home is fully accessible including all Level 1 features plus an accessible bedroom and kitchen, parking area and entrance. It also has additional features such as a raised toilet and appliances and grab bars in the bathroom.

Level 3: The home includes Levels 1 and 2 and has been customized for specific needs (such as a ceiling track). Specific features will be noted on the certificate.

A Lifelong certified home is simply a smarter way to live.

Start today and make your home fit your current and future needs and lifestyle.

You'll be glad you did.



OREGON LIFELONG HOUSING CERTIFICATION CHECKLIST

Each certification Level has categories that relate to various areas or features in the home. Within each section there are items that are **REQUIRED** and most sections have a list of **OPTIONAL** items from which you must chose a required **MINIMUM** number of items. The number of Required and Optional items is noted at the top of each section. Level certification will be granted if all required items and the minimum number of optional items in each section of that Level are present in the home.

Items REQUIRED for certification are indicated by

OPTIONAL items are indicated by

To have your home certified, contact Rogue Valley Council of Governments Lifelong Housing Certification program at 541-664-6674, www.lifelonghousing.org or e-mail lifelonghousing@rvcog.org

Level 1 Visitor Accessible

The home is “visitable” for all guests: a person in a wheel chair can easily access the main entertainment area, a half-bathroom at minimum, and the hall leading to and from that bathroom. **(All required)**

- A minimum of one entrance to the structure with clear access from parking area or street, no steps or obstructions; ramped, if required (slope 12:1); level landing; 32 inch clear width opening doors; and, adequate lighting.
- Entry has a maximum 1/2 inch threshold, but when over 1/4-inch, is beveled on both sides. The entry door has lever handle for egress.
- Entertainment area is level, with 36 inch passage through and around the space
- Hallway to bathroom is minimum 36 inches wide
- Guest Bathroom door has minimum 32 inch clear width opening with lever handles.
- Guest Bathroom bathroom toilet has grab bar.
- Guest Bathroom has minimum 60 inch turnaround or other approved turnaround configuration (30" x 48" clear space if door opens out.).

Level 2 Enhanced Accessible

The central living area is accessible for lifelong living. A person in a wheel chair can perform all personal and housekeeping functions in this area.

Environmental controls (3 required; minimum 1 optional)

- Thermostats and security system controls located on floor with central living area.
- Control devices for light switches and thermostats at 42-48 inches height off floor and side- to-side.
- Electrical plugs 18" or above.
- Rocker-style light switches
- Lighted switches
- Automatic/remote control

Basic Gripping/Operational Features (1 required)

- All doors, faucets and other mechanisms throughout central living area are lever, hands-free or other style that can be controlled with a closed, clenched fist or weak hands.
- Wire pull (D-ring) handles or equivalent or easy touch latches on cabinets and drawers

Central Living area (3 required; minimum 1 optional)

- Hard surface flooring or low-pile carpet, securely attached along edges
- Entrances to all rooms on all floors provide 36 inch access
- Adaptable lighting for general purpose and tasks.
- Hallways 42 inches (or adequate alternative based on individual configuration)
- Minimum one light fixture in every hallway
- Closet doors are 32" clearance throughout the central living area.
- Stacked closets in a multi-story house for possible future conversion to an elevator

Kitchen Features (4 required; minimum 1 optional)

- Adequate (40 inch clear) space in kitchen unimpeded by fixtures. *See Footnote #1*
- Roll-under/adaptable sink with padded trap or side-access to sink.
- Roll-out shelves in at least 50% of lower cabinets
- Stove controls in front or side, at counter top height.
- Roll-under work area
- Oven with side-access door at counter level.
- Space for side-by-side refrigerator (minimum 36 inches)
- Well-lighted kitchen with adaptable control (Task lighting directed to a specific surface or area that provides illumination for specific tasks)
- Contrasting color counter edge for visually impaired
- Lower kitchen cabinets are designed for removable doors and cabinet bases
- Accessible features for upper kitchen cabinets.
- Raised dishwasher and clothes washer and/or dryer, if installed

Master Bathroom Features (5 required; minimum 1 optional)

- Bathroom has adequate turnaround: 60 inches or other approved turnaround configuration
- Accessible bathing area. Roll-in shower or space for chair or transfer bench in bathtub or shower
- Slip-resistant surface on bathroom floor and bathtub/shower
- Roll-under sink with padded trap or side-access to sink.
- Reinforced main bathroom walls, including bath or shower, to permit installation of grab bars and fixtures
- Grab bars installed with appropriate backing
- Backing (blocking) for future installation of grab bars
- Bathroom cabinets are adaptable for roll-under use
- Hand held and/or height-adjustable shower head
- Automatic water temperature controlled (anti-scald) tub/shower
- Offset tub/shower controls toward front edge of tub/shower for easy access
- Raised toilet (17-19 inch minimum)
- Lighting directly over shower/bathing areas (in addition to general bathroom lighting)

Master Bedroom Features (2 required; minimum 1 optional)

- Bedroom has adequate turnaround: 60 inches or other approved turnaround configuration
- Closet doors have 32 inch clearance
- Some lower height storage in closet
- Adequate lighting

Exterior/Entranceway (1 required; minimum 1 optional)

- Auto parking area is accessible to the house
- Entryway is covered
- Walkway evenly paved and meets slope standards. *See Footnote #2*
- Bench near outside entry door
- Motion-detection outside lights
- Accessible peephole or other method for inside viewing of anyone outside the entry door

Stairways (If applicable) (3 required; minimum 1 optional) *See Footnote #3*

- Handrails on both sides of stairs (extended when possible) with shear force of 250 pounds
- Interior and exterior stairs well-lighted
- Non-slip stair treads. If stairs are carpeted, it is non-moveable, low-pile carpet
- Stair treads are in high contrast colors for increased visibility

Safety Features (2 required; minimum 1 optional) *See Footnote #4*

- Minimum two, no-step, accessible egresses from central living area
- House number easily visible from street
- Emergency egress windows in sleeping areas require minimal effort to open and close with closed fist
- Window locks are between 19 and 54 inches from the floor

Level 3 Custom Accessible (Minimum = 1)

The home has been customized for personalized accessibility. Specific features will be listed on the certificate. Level 3 homes must pass Level 1 and 2 certification, plus have at least one custom feature. The feature may consist of, but is not limited to:

- Chair lift on stairway or elevator
- Wired for hearing impaired: flashing lights and or vibrating smoke alarm, door bell, other alerting feature.
- Reinforced floors for bariatric needs, power wheelchair
- Customized accessibility for specific size or style of wheelchair
- Tracks in ceiling for lift chair (Hoyer lift)
- Accessible therapeutic whirlpool
- Backup generator for refrigerated medications, respirator, oxygen concentrator, air conditioning or heating

- Electronic controls lights, doors
- Smart home (computer-controlled) and/or smart products—voice activated, voice reminder [Technology will change over time.]
- Other customized accessibility feature. **Please describe:**

Footnotes:

- ¹ See Fair Housing Act Design Book illustrations (Chapter 7)
- ² Path of travel does not include a running slope in excess of 1:12 (8.33%); a cross slope exceeding 1:50 (2%); nor level changes of more than 1/2".
- ³ "*If applicable*" means stairs are necessary to meet the needs of the resident.
- ⁴
See home safety information for persons with disabilities: <http://www.cpsc.gov/PageFiles/122038/701.pdf>

Resources & References

-  **International Building Code** (apartments) and **International Residential Code** (Single family or duplex)
-  Housing and Urban Development (HUD) document, "Residential Remodeling and Universal Design", available at: www.huduser.org/publications/destech/resid.html.
-  The "Fair Housing Act Design Manual," prepared for the U.S. Department of Housing and Urban Development, is available at: <http://www.huduser.org/publications/destech/fairhousing.html>
-  Concrete Change is an organization that focuses on visitability: <http://www.concretechange.org/>
-  North Carolina State University College of Design Center for Universal Design provides resources at <http://www.design.ncsu.edu/cud/> including the Next Generation Universal Design Home: http://www.design.ncsu.edu/cud/projserv_ps/projects/psnextgen.htm
-  The Universal Design Living Laboratory, a national demonstration home featuring universal design and green building practices, includes many universal design and green building resources: <http://www.udll.com/>
-  Emergency preparedness guidelines for people with disabilities (attach heavy furniture to wall, etc.) <http://www.ready.gov/seniors>; <http://www.cert-la.com/education/EmergencyPreparednessForPeopleWithDisabilities.pdf>
http://www.ready.gov/sites/default/files/documents/files/olderamericans_quadfold.pdf
http://www.scec.org/education/public/espfocus/Feb_06.pdf

(1-15-16 ver.)