

2019-2021 City Council Biennial Goals



Develop and/or enhance the following “Value Services” by leveraging the City’s resources.

- Tier 2: Moderate Priority: Housing Needs.

Ashland Comprehensive Plan Goals



- **Comprehensive Plan Goal**

- 6.10.02 Goal: Support the creation and preservation of housing that is affordable to low and moderate income households and that is commensurate with the incomes of Ashland's workforce.
- Policy 15: Consider prioritizing permitting processes for affordable housing developments, multifamily rental housing, and other needed housing types as documented in the Housing Needs Analysis.

Legislative History



- 1991: ARUs allowed in Single-Family Zones (R-1)
- 2002: ARUs allowed Rural Residential Zones (RR)
- 2008: ARUs allowed in the Multi-Family Zones (R-2 & R-3)
- 2015: ARUs changed from conditional to permitted use
- 2018: ARUs under 500 square feet in size permitted with a building permit if attached to a single-family home

Current Approval Process



- Type I Site Design Review
 - ARUs over 500 square feet in size
 - ARUs less than 500 square feet in size if:
 - ✓ Detached unit
 - ✓ Located in R-2 and R-3 zone
 - ✓ Located in Historic District and building permit required for exterior changes
- Building Permit
 - ARUs less than 500 square feet in size and attached to a single-family home

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%

The Bigger Picture



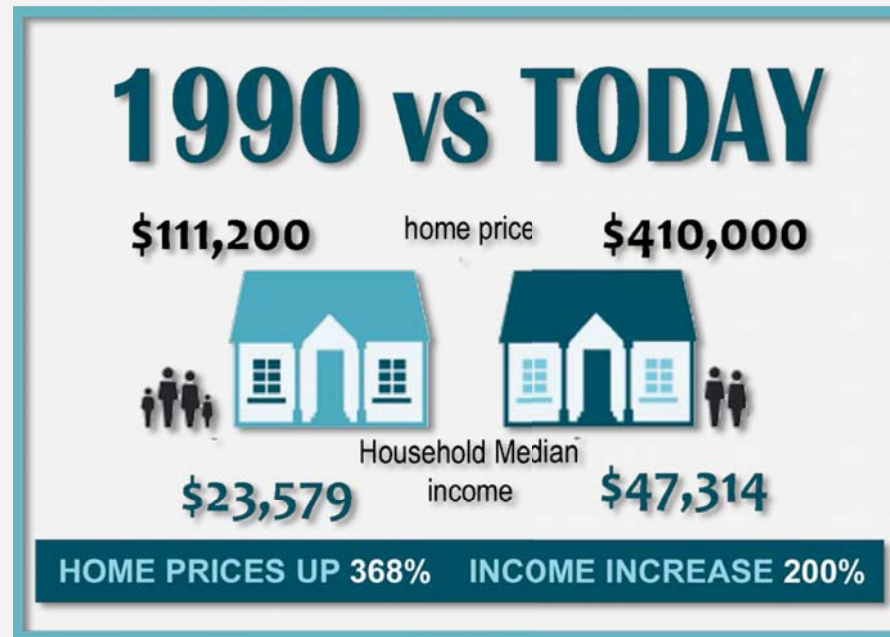
- 232 ARUs approved since 1991
- 10,654 housing units in Ashland
- ARUs represent 2.1% of Ashland's housing units

Why Focus on Small Units?



- 39.4% of Ashland households are single-person occupied
- 44.8% of single-person households in Ashland are renter-occupied
- 2.00 person per household
- Low vacancy rates for rental housing
- Purchasing power of two-person median-income household in Ashland is \$160,700
 - 2017 median home price was \$421,500

Current Conditions in Ashland



Current Conditions in Ashland

over

4 in 10 

Households in Ashland are cost burdened
spending over 30% of their incomes on housing

One Potential Approach



Permitted outright with building permit to ARUs less than 500 square feet in size if:

- Detached
- Located in R-2 and R-3
- Not a historic contributing building or property

State Middle Housing Requirements



1. Have to allow duplexes on residentially zoned lots that allow development of detached single-family zones
2. **Jurisdictions cannot require off-street parking and owner-occupancy requirements for accessory dwelling units (ADUs)**



