

Article 10: Housing

This section is intended to show compliance with Statewide Planning Goal 10, Housing. The goal requires cities to plan for needed housing types such as multi-family and manufactured housing, to inventory buildable residential land, to project future needs for the land, and to zone enough buildable land to meet those needs. The goal prohibits cities from discriminating against needed housing types.

Specifically, the Statewide Planning Goal states: “Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which commensurate with the financial capabilities of Oregon households and allows for flexibility of housing location, type and density”.

Local Context

The City of Toledo recently completed an Accessory Dwelling Unit (ADU) Code update in 2020 in compliance with State rules. In addition, the city completed additional residential code updates to support housing. The updates in 2021 include allowing duplexes on both the R-S and R-G zone and other updates to encourage housing.

In addition, the Toledo Comprehensive Plan Survey asked: “Thinking about the future of Toledo, what should the city focus on?” The top answer was “increasing housing options”. Furthermore, the Comprehensive Plan Survey asked: “What are the greatest strengths of Toledo?” The lowest response was “Housing”. This clearly indicates housing is a top priority in the city.

Housing will continue to be a top priority as the City of Toledo plans for future growth and development. The City’s vision is to provide a range of housing options to meet the various needs and preferences of existing and future residents, and plan for a complete, balanced community. The City of Toledo is working towards meeting housing needs as required by Statewide Planning Goal 10. The city recently completed a Housing Needs Assessment (Appendix X).

Mixture of Housing Stock – Goal 1

Encourage development of a mixture of housing stock in terms of design, type, cost, and location that meets the housing needs of ~~all~~ current and future Toledo citizens.

Policy 1 Affordable Housing. Support the development of affordable housing to address housing needs that are not met by the market.

Policy 2 Mix of Housing Types and Residential Densities. Encourage a mix of housing types (single-story single-family housing, multi-family, mixed-use, accessory dwellings units, duplexes, apartments, attached and detached single family residences, condominiums, townhouses, government-assisted affordable housing, and manufactured housing) and residential densities within the Urban Growth Boundary and the city limits that conforms with the population and density projections adopted by the City of Toledo.

Policy 3 Aging Population and People with Disabilities. Recognize groups needing specialized housing such as older adults ~~the elderly~~, people with disabilities ~~handicapped~~, people experiencing homelessness, and other disadvantaged groups when identifying housing programs and opportunities.

Policy 4 Large Specialty Complexes. Allow large complexes to feasibly provide needed services, such as dining areas, health care facilities, and on-site services, for client groups with special needs, such as older adults ~~the elderly~~. In such cases the complexes should be designed and located to provide mitigation features or buffers to the adjoining neighborhoods and have close proximity to services and transit.

Partnerships and Fair Housing – Goal 2

Continue to support partnerships and fair housing.

Policy 1 Affordable Housing Partnerships. Partner with the Housing Authority of Lincoln County and other agencies, nonprofits, and other groups to help meet the housing needs of low- and moderate-income households.

Policy 2 Fair Housing. Comply with federal, state, and local fair housing laws which affirm access to housing for all persons in Toledo and employ strategies that support the Fair Housing Act and affirmatively further fair housing.

Livability – Goal 3

Provide for the planning, development, and preservation of a variety of housing types that support livability.

Policy 1 Well-Designed Neighborhoods. Promote well-designed neighborhoods so that existing and new neighborhoods in Toledo are attractive, safe, and healthy places to live; respect surrounding context; and enhance community character. ~~Provide maximum choices for the client residents and minimal disturbance to the existing neighborhoods by dispersing multi-family and low and moderate income housing units through the community with small scale projects rather than aggregated into large complexes or single purpose neighborhoods.~~

Policy 2 Existing Housing Stock Maintenance. Ensure active enforcement of the City of Toledo's Municipal Code regulations to ensure maintenance of housing stock in good condition and to protect neighborhood character and livability.

Policy 3 Rehabilitation. Encourage the provision of quality housing units through either the rehabilitation or replacement of substandard units. Rehabilitation should be the primary goal with a recognition that units which are not financially feasible to rehabilitate should be demolished and replaced.

Policy 4 Historic Housing Preservation. Preserve and enhance Toledo's historic housing as a valuable resource. Encourage the rehabilitation of the historic housing stock and residential neighborhoods.

Policy 5 Open Space Provisions. Foster the provision of land for open space and recreation for new and existing residents when developing housing.

Policy 6 High Quality Housing. Encourage the development of higher (quality) standard housing types and residential neighborhoods that assist to:

- a. Attract new businesses and keep local businesses within the community.
- b. Ensure that ~~moderate, middle, and high income~~ all families can continue to live in Toledo.
- c. Ensure the economic viability of the community and support the tax base and schools.
- d. Maintain the quality of life in Toledo.

Land Supply– Goal 4

Ensure that the city has an adequate supply of land to support Toledo citizens.

Policy 1 Adequate Supply of Residentially Zoned Land. Ensure that the city has an adequate housing supply and adequate supply of residentially zoned land within the Urban Growth Boundary to provide a variety of choices regarding the type, location, density, and cost of housing units commensurate with the needs of the community's residents to support the community's growth. Regularly monitor supply of land and make adjustments as needed.

Policy 2 Adequate Supply of Accessible Residentially Zoned Land. Ensure an adequate supply of residentially zoned land within the city limits that is accessible to employment centers, public utilities, and public services and provides a variety of choices regarding the type, location, density, and cost of housing units commensurate with the needs of the city's residents.

Policy 3 Redevelopment and Infill. Encourage residential development on vacant or redevelopable lots in areas already serviced or where services can be economically provided.

Innovation – Goal 5

Encourage innovative site design in planning and developing of housing.

Policy 1 Encourage Innovation. Encourage innovation in housing types, densities, and design to promote a variety of housing choices and prices through actions that:

- a. **Manufactured Homes.** Allow manufactured homes on individual lots and within manufactured home parks.
- b. **Upper Floor Housing.** Allow use of the upper floors of retail and office buildings for residences, particularly in the downtown area of Toledo.
- c. **Accessory Dwelling Units.** Allow accessory dwelling units in existing residential neighborhoods.
- d. **Innovative Development Code.** Provide innovative development code regulations which allow for creative project designs that conform with the Comprehensive Plan.
- e. **Alternative Housing Choices.** Allow (albiet limited) opportunities for alternative housing choices, such as mobile home parks and on-board marine housing units.

- f. **Bed and Breakfast Facilities.** Allow the establishment of bed and breakfast facilities in existing residential areas when it can be determined that the use will be compatible with the surrounding neighborhood in terms of traffic generation, parking, use intensity, size of structure, and property appearance.
- g. **Vacation Rentals.** Control the number and location of vacation rentals to preserve adequate housing for residents and protect the quality of life in the City's residential neighborhoods. Allow the establishment of vacation rentals in existing commercial areas when it can be determined that ensure the use will be compatible with the surrounding neighborhood in terms of traffic generation, parking, use intensity, size of structure, and property appearance.
- h. **Innovative Technologies.** Promote the use of innovative and efficient technologies and materials in housing construction that increase the quality and useful life of new and existing housing.