

HOUSING

VISION: All residents have access to affordable housing options. Housing is energy efficient, provides a healthy living environment, and reduces waste through recycling and preservation; and all new construction minimizes impacts on our resources and environment.

Goal 1: By 2025 all residents/households will have access to affordable housing options.*

Strategy 1: Explore development of a “community land trust” and increased options for rent assistance.

Action 1: *Research* housing land trusts and rental assistance programs in other communities and funding options including grants; examine the feasibility of developing a Housing Land Trust for our community.

Action 2: *Educate* the public about community housing land trusts and rental assistance programs.

Action 3: *Identify and pursue* funding and land donation options.

Action 4: *Work* with churches and other groups to help with proposals and to help pay for rent and other expenses to keep families in their housing.

Strategy 2: Promote appropriately designed and located higher density options for family housing by incorporating housing into new/existing commercial building projects where related residential services are available.

Action 1: *Explore* private/public partnerships to convert vacant/ underutilized sites and structures in downtown and in other mixed-use zones throughout the city into affordable housing where residential services are available.

Action 2: *Work* with city to identify funding for conversion of appropriate structures for needed housing.

Action 3: *Work* with owners of suitable properties to create low income housing options.

Strategy 3: Maintain and increase affordable housing stock for low and moderate income families and those with children.

Action 1: *Work* with OSU/City Collaboration project and students on housing issues in the community and on campus.

Action 2: *Work* with OSU students to develop affordable housing ideas, concepts, designs, etc., including on-campus housing for students, faculty and staff.

Action 3: *Advocate* for an increase in local housing grants (federal & state) and protect current housing subsidies.

* For purposes of assistance, housing is considered “affordable” if housing costs (rent and utilities or mortgage, taxes and home owners insurance) are 30% or less of a family’s gross income. The term “affordable housing” is generally used in relation to low income families (those earning 80% or less of the Area Median Income).

Goal 2: By 2025, all existing housing in Corvallis will be preserved, adaptively reused or recycled.

Strategy 1: Reuse existing housing stock before building new homes. Encourage people to recycle or relocate a house vs. demolition.

Action 1: *Work* with city, county, private owners, housing organizations and others to rehabilitate older, existing housing and other structures suitable for housing instead of building new housing.

Action 2: *Review* codes to increase demolition requirements, by increasing notice & fees. Require owners to attempt to sell and relocate home first and give evidence of why this cannot be done. Require photo documentation of buildings before permit is issued for demolition.

Strategy 2: To counter demolition by neglect, provide incentives for owners to maintain their historic homes.

Action 1: *Provide* materials and workshops to educate owners on maintaining their historic homes and educate builders on the art and craft of older homes; i.e., window tuning.

Action 2: *Seek* funding for and establishment of a low or no interest revolving loan fund for rehabilitation linked to the Secretary of Interior's Guidelines for Historic Preservation

Action 3: *Provide* workshops on methods such as Conservation Easements for property owners to protect historic resources.

Action 4: *Determine* conflicts that exist between historic/older neighborhoods and high density zones in city. Resolve conflicts in the LDC re historic resources and high density zoning.

Strategy 3: Create Historic Preservation Plan.

Action 1: *Seek* funds for an intern to work on city-wide reconnaissance level historic survey.

Strategy 4: Deal with hazardous materials abatement in demolition or adaptive reuse.

Action 1: *Change* Land Development Code, Chapter 2.9, to include costs of hazardous materials abatement in all demolitions.

Goal 3: By 2025, 100% of new construction will have minimal impact on resources and the environment.

Strategy 1: Encourage and support more diverse housing options.

Action 1: *Develop* website with map showing housing options; remodels; small family homes, conversion of commercial to residential, and historic districts and homes.

Action 2: *Examine* zoning codes to allow for more diverse neighborhoods, mixing small homes and housing types with larger single family homes.

Goal 3: (continued)

Strategy 2: Reduce size of homes and ecological footprint in order to conserve energy, land area and resources.

Action 1: *Initiate* educational campaign for smaller houses by publishing information on housing issues (including floor plans for smaller homes) and the environment in the media including use of social media.

Action 2: *Locate* funding sources for eco-housing demonstration projects (i.e., minimize permit costs and find logical connections between green methods and SDC fees for reducing SDC fees).

Strategy 3: Ensure that all homes are non-toxic and use recycled, renewable, and local materials as much as possible.

Action 1: *Adopt* “green” codes, such as “all new and remodeled homes shall comply with either the International Code Council (ICC) ‘Green Codes’ or Austin, Texas, codes prior to obtaining a permit” or provide incentives for all who comply (reduced permit fees).

Action 2: *Explore* banning the use of toxic building materials, especially formaldehyde and volatile organic compounds (VOCs).

Action 3: *Encourage* small local businesses that fabricate green building materials.

Goal 4: By 2025, chronic homelessness will be reduced by 65%.

Strategy 1: Locate/educate and assist potentially homeless persons and families prior to housing displacement.

Action 1: *Provide* information to employers, social service agencies, and the press about actions that families (who are on the edge of eviction) can take.

Action 2: *Work* with churches and other non-profits to provide emergency rental assistance, including help with deposits and first and last month's rent payments. Consider establishment of an endowment for this purpose

Strategy 2: Increase the number of affordable supported housing units suitable for the previously homeless.

Action 1: *Identify* gaps in housing for specialized populations. Develop solutions to serve these populations and urge agencies to tailor some services to meet the specific needs of specialized populations who are underserved, such as families with children.

Action 2: *Work* with the 10-year planning group to select priorities and identify resources to develop housing projects.

Strategy 3: Enhance communication between the homeless and service providers.

Action 1: *Use* the 10-year plan as a mechanism to improve the sharing of information.

Action 2: *Carry out* vigorous outreach so that homeless groups know what services are available and what the eligibility requirements are.