
STATE GOAL 10

Housing

VISION

Tangent is a unique rural town with a mix of residential and rural farmland inside the city limits. Residential development expands outward primarily East and West from the historic core of the town. Tangent remains a rural town with lots of open space around its houses that contribute to its livability. Tangent has a variety of lot sizes. Housing is grouped to encourage a sense of community with many residents watching each others houses. There is some mix of agricultural and residential uses.

Many of the newer homes in Tangent are middle income single-family housing. Other houses are priced for lower income families, elderly, and/or people on fixed-income. Some housing developments are in clusters with dense, green, open spaces surrounding them. No homes are over two-story.

Houses are unique in design but allow for some conformity or groupings by size and style. The housing areas have secluded, charming streets with curb appeal where children are encouraged to play freely.

Tangent has older houses and barns. People stay longer in one place encouraging long-term stability and security, and cared-for housing. There is pride in home ownership. There are walking paths and gathering places. Tangent provides land for a park system that is greatly admired by citizens and visitors. Drainage ways and wetlands are integrated for parks and open space, thus contributing to the charm and rural character.

BACKGROUND

Development of a housing information base is the first step in the development of housing elements of a Comprehensive Plan. This information can be used in analyzing housing needs and supply, defining current unmet housing needs, and forecasting future housing needs.

Housing considerations are an important part of a Comprehensive Plan because of the effect that government actions can have on the availability of various types, costs, and overall supplies of housing. Local governments primarily affect housing supply through zoning regulations, systems development charges, and other development fees and taxes, provision of public facilities and services, and utilization of state and federal housing assistance programs.

A housing plan promotes a sense of community and interaction among the people of Tangent. A pedestrian-friendly environment is defined as the distance a person can walk easily in five to ten minutes from the core to the edge of its neighborhoods. The focus is typically the location of a mix of uses, possibly including parks, open space, shops, services, civic functions, and connections to public transportation. Housing should be located so that it is within a 1/4 mile or five minute walk of the core, its downtown or the highest concentration of housing. Medium density housing is generally located within a ten-minute walk of the core.

Up to a one mile radius from the core of the neighborhood is a secondary area that typically is the appropriate location for low-density housing. It is important to note that this is a conceptual layout of an ideal neighborhood. Many functional, natural, political and market constraints will influence the final form of its development. Clearly it will be more easily achieved on large parcels. For developed areas consisting of one or more immediate neighborhoods, where infill and redevelopment are appropriate and possible, the concept will be useful to guide development that maintains, enhances, and/or creates a sense of community.

Current issues:

1. Manufactured homes in parks no longer meet the definition of affordable housing—paying no more than 30% of family income for housing. Newer innovative housing types must be explored to meet the needs of our low-income population in Tangent.
2. Housing must be located so that it will not interfere with natural drainage flow. All steps must be taken to avoid altering the natural flow of drainage water.
3. Housing developments must not contribute to flooding or increased flow during stormwater events. Tangent must require future developments to utilize attractive, above-ground detention bioswale technologies to catch or detain and help purify storm water runoff.
4. Drainage as it effects housing, impact of housing – plan for housing and impact on drainage.

Housing Needs

CH2M HILL, analyzed the projected housing needs for the future study year (2030) based on the adopted population forecast for the City of Tangent (1,481 in 2030; 2.17 percent annual growth). Due to the current economic recession, an assumption was made that Tangent would experience 3 years of no growth in both population and employment growth. The demand for housing was estimated using data provided by the City of Tangent, the *Planning for Residential Growth Guidebook* (ODOT TGM, 1997), and the Housing Needs Model developed by the Oregon Housing and Community Services Department. Results of the housing needs analysis are described below.

Buildable Lands Inventory

The City of Tangent provided data on existing housing types and land use types within the Project Study Area. Table 1 shows that the majority of households in Tangent (55 percent) are single family detached homes. Manufactured homes in parks make up 43 percent of the housing stock. While the majority of homes are located in residential land use districts (RS-10, RM-10, and RM-6), 17 percent of households are located in non-residential districts (GI, HCI, CC, and EFU) and can be considered non-conforming land uses.

Table 1: Occupied Housing Units by Land Use Type and Housing Type, 2009

Zoning	Single family and manufactured homes, detached	Manufactured housing units in parks	Multiple or single-family units, attached	Gov. assisted housing	Total Occupied Housing Units
Residential Single Family, 10,000 (RS-10)	96	0	2	0	98
Residential Multi-Family, 10,000 (RM-10)	45	0	0	0	45
Residential Multi-Family, 6,000 (RM-6)	35	189	0	0	224
City Industrial (GI)	2	0	0	0	2
Highway Commercial/Industrial (HCI)	3	0	0	0	3
Community Commercial (CC)	37	0	8	0	45
Exclusive Farm Use (EFU)	25	0	0	0	25
Total	243	189	10	0	442

Source: Buildable Lands Inventory, City of Tangent, 2009

Figure 1B (in the Comprehensive Plan) shows the current city zoning for Tangent. Tax lots and vacant land (buildable properties) are highlighted in Figure 2A (attached). Table 2 summarizes the amount of buildable land in residential zones. Currently there are 69.27 buildable acres located in residential zones. Buildable acres are either vacant or redevelopable, where the improvement on the land is valued at less than 30 percent of the land value. Partially vacant land is over one-half acre with a structure. Three-fourths of this land is zoned for single-family homes with a minimum lot size of 10,000 square feet (RS-10).

"Constrained land" consists of environmentally sensitive lands that are under existing regulations for water quality, wetland and floodplain protection. Constrained land can encompass entire parcels or only a portion of a parcel. Parcels with more than a quarter acre of unconstrained land are considered buildable.

Table 2: Buildable Residential Lands by Land Use Type, 2009

Zoning	Residential single family, minimum 10,000 square foot lot (RS-10)	Residential multi-family, minimum 10,000 square foot lot (RM-10)	Residential multi-family, minimum 6,000 square foot lot (RM-6)	Total Acres
Total Acres in Tax Lots	94.76	15.52	71.33	181.61
Developed Land	30.45	15.52	46.34	92.31
Vacant Land	61.28	0.00	24.99	86.27
Constrained land ¹	4.52	0.00	8.40	12.92
Total Buildable Acres	52.68	0.00	16.59	69.27

Source: *Buildable Lands Inventory, City of Tangent, 2009*

¹"Constrained land" consists of environmentally sensitive lands that are under existing regulations for water quality, wetland and floodplain protection. Constrained land can encompass entire parcels or only a portion of a parcel. Parcels with more than a quarter acre of unconstrained land are considered buildable.

Housing Needs Analysis

To conduct the housing-needs analysis, data from the buildable lands inventory was entered into the Housing Needs Model. Housing needs were forecast to the year 2030 using the adopted population forecast of 1,481 persons. Future vacancy rates of 6 percent for ownership units and 4 percent for rental units were assumed. Additionally, the current average household size of 2.75 persons per household¹ was assumed to decline to 2.49 persons per household by 2030, consistent with statewide and national trends. Given these assumptions, the housing model predicted that Tangent would need 161 additional housing units by 2030, nearly all of which will likely be single family, detached homes, as shown in Table 3.

Housing need estimates were also generated for Tangent by tenure and housing cost. Housing need estimates incorporated an adjustment factor to reflect the fact that some households will choose to occupy a housing unit in a lower cost category than the one they may be able to afford.

Table 3: New Housing Units Needed in Tangent by Tenure and Housing Type - 2030

	Single family and manufactured homes, detached	Manufactured housing units in parks	Multiple or single-family units, attached	Total
Rental Units	14	53	20	87
Ownership Units	153	-69	-10	74
Total	167	-16	10	161

Source: *Housing Needs Model Output*

¹ US Census 2000. www.census.gov

As shown in Table 4, Tangent’s housing mix will need to consist of 24% rental units and 76% ownership units in 2030. The current housing mix in Tangent consists of 14% rental units and 86% ownership units. This represents a 10% shift in the housing stock from ownership to rental units. Of the 161 new units that need to be built, the majority of new rental units will need to rent for between \$430 and \$909 dollars per month, and the majority of new ownership units will need to sell at a price range between \$113,300 and \$212,500.

Table 4: Housing Units Needed In Tangent by Tenure and Cost

Price	Current Supply (2009)	Total Needed (2030)	Difference
Rental			
\$0-\$199	0	15	15
\$200-\$429	10	22	12
\$430-\$664	1	35	34
\$665-\$909	0	20	20
\$910-\$1149	51	39	-12
\$1150+	2	20	18
Total Rental	64 (14%)	151 (24%)	87
Ownership			
<56.7k	22	58	36
56.7k < 85k	132	59	-73
85k < 113.3k	23	59	36
113.3k < 141.7k	22	79	57
141.7k < 212.5k	110	165	55
212.5k +	95	58	-37
Total Ownership	404 (86%)	478 (76%)	74
Total	468	629	161

Source: Housing Needs Model Output

Forecast 2030 Land Need for Housing

According to the Housing Needs Analysis Model, housing needs in Tangent through 2030 can be met with the current supply of land within the UGB, and no additional land or UGB expansion is needed. However, there is a need for a shift in the zoning mix of the current land supply. An additional 4.1 acres of land zoned for RM-10 will be needed to meet future housing demand (Table 5), which can be taken from the surplus of land zoned for other uses and densities.

Table 5: Additional Acres Needed by Land Use Type

	RS-10	RM-10	RM-6	Other*	Total
Current UGB Acres	94.8	15.5	71.3	358.4	540
Acres in Use	30.5	15.5	46.3	126.2	218.5
Constrained Acres	4.5	0.0	8.4	38.7	51.6
Available Acres	59.8	0.0	16.6	193.5	269.9
Total Acres Needed	48.1	4.1	-1.3	0.00	51.0
New Acres Needed	-11.7	4.1	-17.9	-193.5	-218.9

Source: Housing Needs Model Output

* "Other" includes all other land use types/zones not listed in the table

STATE GOAL 10—HOUSING

To provide for the housing needs of the citizens of the State. OAR 660-015-0000 (10)

CITY GOAL 10.1

To provide for the housing needs of the community with an anticipated population of approximately 1501 by the year 2030.

- Policy 10.1.1** Future housing development shall be located in areas where city services can be economically provided when they become available.
- Policy 10.1.2** The City shall establish zones for use as single-family dwellings and multi-family housing.
- Policy 10.1.3** The City shall include affordable housing types in its housing mix to meet the needs of its future citizens. Affordable housing is defined as a housing cost that does not exceed 30% of a household's gross income.
- Policy 10.1.4** The City shall use greenbelts, natural or landscaped areas as buffers between residential and commercial or industrial zones.

CITY GOAL 10.2

To provide an adequate mix of affordable housing types including single family and multiple family units.

- Policy 10.2.1** The City of Tangent shall consider manufactured dwellings as an outright use in all residential zones.
- Policy 10.2.2** The City of Tangent will actively pursue assistance for home improvements and housing rehabilitation through state, federal, and other agencies who sponsor such programs.

CITY GOAL 10.3

To preserve the rural character of Tangent, maintain older houses, and encourage a mix of agricultural and residential uses

- Policy 10.3.1** The City shall require all new residences to be landscaped to minimum landscaping requirements.
- Policy 10.3.2** The City of Tangent shall require all telephone, power, gas, and cable connections and installations in new subdivisions to be underground.
- Policy 10.3.3** The City shall address code compliance issues related to the exterior appearance of properties. The City shall notify owners and absentee owners of any structure or landscape maintenance issues inconsistent with City Municipal Code.
- Policy 10.3.4** The City shall allow existing farm-related dwellings and enact regulations for the keeping of livestock within residential zones.
- Policy 10.3.5** The City shall enact regulations for noise and light origination from residential properties.

CITY GOAL 10.4

To encourage the construction and development of diverse housing types.

Policy 10.4.1 The City of Tangent shall encourage the construction and development of diverse housing types such as cluster, cottage, shared equity, co-housing or Habitat-For-Humanities housing. The purpose of diverse housing types is to achieve the following goals:

- a. To encourage the more efficient use of land in harmony with its natural features;
- b. To encourage creativity in the design of developments through a carefully controlled process;
- c. To encourage a less sprawling form of development, a shorter network of streets and utilities, more economical development of land with less consumption of open space;
- d. To preserve permanently, natural topography and wooded areas within developed areas, and to preserve usable open space and recreation facilities close to home;
- e. To provide an efficient procedure to ensure appropriate high quality design and site planning to enhance the neighborhoods in which they occur and the Town as a whole;
- f. To promote diverse housing at a variety of costs, and in particular housing types that meets the needs of the Town's aging population.
- g. To support alternative residential development that has a positive impact on the community and incorporates unique public benefits.
- h. To ensure that alternative residential development is compatible with surrounding land uses and that the impacts on public services will not exceed conventional residential development.
- i. To reduce impervious surfaces.

10.4.1.1 **Cluster Housing** is defined as: A development technique wherein lots and parcels are generally arranged together along a road, street, or cul-de-sac, leaving open spaces as common areas.

10.4.1.2 **Cottage Housing** is defined as: a grouping of small, single family dwelling units clustered around a common area and developed with a coherent plan for the entire site.

10.4.1.3 **Shared Equity Housing** is defined as: An approach to homeownership that balances ongoing housing affordability and individual asset accumulation. Under shared equity, a public or philanthropic entity provides funding to help a family purchase a home. In return, the entity shares in any home price appreciation that occurs while the family lives there, preserving the buying power of the subsidy in the face of rising home prices, and allowing an initial investment in homeownership to help one generation of homeowners after another. In some forms of shared equity, such as community land trusts, the public's share of appreciation stays in the home, enabling it to be sold for an affordable price. In other forms, such as shared appreciation mortgages, the public's share of appreciation is used to give a larger loan to the next homebuyer to make a home of their choice affordable.

10.4.1.4 **Co-Housing** is defined as: A living arrangement that combines private living quarters with common dining and activity areas in a community whose residents share tasks such as childcare.

10.4.1.5 **Habitat-For-Humanities** housing is defined as: Housing that is built or rehabilitated by volunteer labor and donations of money and materials. Potential homeowners pay a down payment and make monthly mortgage payments and can invest hundreds of hours of their own labor (sweat equity) into building their Habitat house and the houses of others. Habitat houses are sold to partner families at no profit and financed with affordable loans.

CITY GOAL 10.5

To provide a methodology to determine housing needs to 2030.

Policy 10.5.1 The City shall use the Oregon Department of Housing and Community Services Housing Needs Model to determine its housing needs to the year 2030.

Policy 10.5.2 The City shall provide a housing inventory showing a comparison of the distribution of the existing population by income with the distribution of available housing units by cost, vacancy rates, housing demand at varying cost levels, allowance for a variety of densities .