

Process Overview (summarized for brevity; see OAR 660-039 for precise details)

1. City Submits Pre-Application (Required)

- Site map
- Total acreage
- Current land use designations, zoning of site, surrounding land
- No high value farmland on proposed site
- Proposed affordable housing units, number and type
- Proposed market rate units, number and type, if any
- Identity of development partners
- Public facilities and services, brief statement

2. Department Reviews, Talks to Each Applicant

3. City Submits Final Application

All of the above, plus:

- Development phasing
- Income limits for affordable housing
- Affordable housing unit prices
- List comprehensive plan and land use regulation amendments
- Public facilities and services, more information
- Buffering from farm and forest uses
- Natural resources on site
- Natural hazards location, protection, mitigation
- How mixed income housing (if any) supports affordable housing
- Resolution of city to implement concept plan, annex site
- Resolution of support, county
- Resolution of support, any special district serving site
- Property owner consent statements
- Housing measures adopted to encourage housing inside UGB
- Data on how project serves those in need of affordable housing
- Why project development won't happen elsewhere
- Identity and experience of development partners
- Plan for ensuring affordable housing is such for 50 years

4. Department Determines if Application Qualifies

- Adjacent to UGB
- No high value farmland
- Total site ≤ 50 acres
- Gross density at least 7 dwelling units/acre for affordable housing units
- Gross density at least 7 dwelling units/acre for market rate units
- Can be provided with public facilities/services
- Avoids/minimizes impacts to natural resources, farm/forest use
- Enough housing measures adopted to encourage affordable and needed housing within UGB
- Sufficient affordable housing units and phasing on site
- Project will serve population needing affordable housing
- Project unlikely to happen elsewhere
- Developer will be able to complete development

Department may solicit additional information

5. Commission Selects Sites by Written Order

6. Pilot Projects Move Forward

- Amend the UGB
- Annex site into city
- Adopt plan/zone designations
- Adopt measures ensuring affordable housing stays such for 50 years
- Prior to construction, city documents projected costs
- Issue permits for development
- Various reporting, including city documents actual costs

City reports to commission annually for ten years

Pilot projects do not impact future city findings on housing

If project cannot be implemented, city/county shall withdraw site and rezone it

Concept plan components