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An aerial photograph of Central Point, Oregon, taken during sunset. The sky is a mix of orange, pink, and purple, transitioning into a clear blue. The town is visible in the foreground and middle ground, with residential houses, streets, and some commercial buildings. The surrounding landscape is a mix of green fields and brownish-yellow areas, likely agricultural. In the distance, there are rolling hills and mountains under the twilight sky.

City of Central Point

Climate Friendly Area Study

*Produced by the Rogue Valley Council of
Governments, in collaboration with the City
of Central Point and 3J Consulting*

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Disclaimer:

The following study analyzes CFA candidates within the City of Central Point and explores paths forward and potential scenarios should the city designate a Climate Friendly Area. By no means does this study alter the current zoning, land uses, or other development regulations governed by the City of Central Point.



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Chapter 1: Climate Friendly Area Regulations and Methodology Background

Introduction

Rogue Valley Council of Governments, in collaboration with the City of Central Point and the project consultant 3J, is conducting a study of potential Climate Friendly Areas (CFA) in accordance with the Climate Friendly and Equitable Communities (CFEC) rulemaking (OAR 660-012-0310), which was initiated by the Land Conservation and Development Commission (LCDC) in response to Governor Brown's Executive Order 20-04 directing state agencies to take urgent action to meet Oregon's climate pollution reduction targets. The rules encourage climate-friendly development by facilitating areas where residents, workers, and visitors can meet most of their daily needs without having to drive. A CFA aims to contain a variety of housing, jobs, businesses, and services. A CFA also supports alternative modes of transit by being in close proximity to high-quality pedestrian, bicycle, and transit infrastructure.

Phase 1 of this project is the CFA study identifies candidate CFAs and analyzes what zones are most aligned to the CFEC rules, and what adjustments of them would be required.

Phase 2 will encompass the adoption of any necessary changes and the incorporation of a climate-friendly comprehensive plan element. Cities may use CFA areas from the study or any other qualifying area.

Climate Friendly and Equitable Communities Rulemaking

The Climate-Friendly and Equitable Communities rulemaking is part of Oregon's longstanding effort to reduce pollution from the transportation system, especially greenhouse gases that are causing a change in climate and associated weather-related disruptions, including drought, wildfires, and warming temperatures with greater variation overall.

The rules encourage climate-friendly development in Climate-Friendly Areas (CFAs). Other provisions of the rulemaking call for new buildings to support the growing electric vehicle transformation, reduce one-size-fits-all parking mandates, and increase local planning requirements to address critical gaps in our walking, biking, and transit networks. The rules ask communities to identify transportation projects needed to meet our climate goals.



Climate Friendly Areas Overview

A CFA is an area where residents, workers, and visitors can meet most of their daily needs without having to drive. They are urban mixed-use areas that contain, or are planned to contain, a greater mix and supply of housing, jobs, businesses, and services. These areas are served, or planned to be served, by high quality pedestrian, bicycle, and transit infrastructure to provide frequent, comfortable, and convenient connections to key destinations within the city and region. CFAs typically do not require large parking lots and are provided with abundant tree canopy.

A key component of Oregon's plan to meet our climate pollution reduction and equity goals is facilitating development of urban areas in which residents are less dependent on the single occupant vehicle. Before the automobile became common in American life, cities grew more efficiently, with a variety of uses in city centers and other areas that allowed for working, living, and shopping within a walkable or transit accessible area. Over the last 100 years, the automobile and planning practices have served to separate activities, creating greater inequities within cities and widespread dependence upon climate-polluting vehicles to meet daily needs. CFAs will help to reverse these negative trends, with some actions taking place in the short term, and others that will occur with development and redevelopment over time.

The rules require cities (and some urbanized county areas) with a population over 5,000, and that are located within Oregon's seven metropolitan areas outside of the Portland metropolitan area, to adopt regulations allowing walkable mixed-use development in defined areas within their urban growth boundaries. Associated requirements will ensure high quality pedestrian, bicycle, and transit infrastructure is available within these areas to provide convenient transportation options, and cities and counties will prioritize them for location of government offices and parks, open space, and similar amenities.

Implementation Timeline

The rules provide a two-phased process for local governments to first study potential CFAs, and then, in a second phase, to adopt development standards for the area, or areas, that are most promising.

Key CFA Study Dates:

- June 30, 2023 – CFA Study Funding Expires
- December 31, 2023 – CFA Studies Due
- December 31, 2024 – Adopt CFA land use standards and any map changes*

** Local governments may request an alternative date for the adoption of land use standards, as provided in OAR 660-012-0012(4)(c).*



Goals

The purpose of this study is to identify candidate CFA areas that meet the size and locational criteria required by OAR 660-012-0310(1). Relevant zoning codes will be reviewed, and suggestions will be made regarding any changes that are necessary to bring zoning codes into compliance with CFEC rules. It is the intention of the project management team that the candidate CFA selection prioritize community context reflecting the most feasible zoning code changes, little to no infrastructure investment, and alignment with citizen interests. The City of Central Point may move forward with the identified CFA area(s) into Phase 2, or they can use what they learned from the study to choose a new area or areas for adoption.

Methodology



The methodology that was adapted to perform the CFA study was developed by the Department of Land Conservation and Development (DLCD). The Climate-Friendly Areas Methodology Guide goes over the steps to perform the CFA study. The study goes through each of the eight steps highlighted in the methodology guide, including locating and sizing CFA areas, evaluating existing code, identifying zoning changes, calculating CFA Capacity and equity analysis. While the technical analysis team was responsible for overseeing the steps reliant on GIS or analysis of the land use code, Step 1: Public Engagement Plan, was drafted and prepared by 3J Consulting.

The diagram above shows a workflow for conducting a CFA study. This is not the only order in which the Steps can be performed, but it is a recommended sequence for the purpose of clarity and efficiency.

In order to understand the context of the steps listed above, a summary of the rules, a CFA’s purpose, and what requirements should exist or be adopted in CFA areas is necessary. According to DLCD, "a CFA is an area where residents, workers, and visitors can meet most of their daily needs without having to drive. They are urban mixed-use areas that contain, or are planned to contain, a greater mix and supply of housing, jobs, businesses, and services."

The following is a summary of the steps, rules, and regulations on the specifications of siting a CFA. The CFA designation process first requires a study of potential candidate areas, ultimately ending in an area(s) being designated as the City’s Climate Friendly Area. This process, slated to conclude by December 2023, is known as phase 1. Phase 2: Adoption, requires that cities implement the necessary changes to the land use code to make the zones within the proposed CFA compliant with state regulations, as provided in OAR 660-012-0310 through -0320.



Community Engagement Plan

Please note that this step is planned, drafted, and prepared by 3J Consulting, in coordination with city staff and the technical analysis team. While the Community Engagement deliverables are distinctly separate from the technical CFA Study, this study does take into account the community feedback from public meetings throughout the study phases.

With that in mind, Local governments must develop a community engagement plan for the designation of CFAs that includes a process to study potential CFA areas and to later adopt associated amendments to the comprehensive plan and zoning code following the provisions of OAR 660-012-0120 through -0130:

- Engagement and decision-making must be consistent with statewide planning goals and local plans
- Cities and counties must center the voices of underserved populations in all processes at all levels of decision-making, consider the effect on underserved populations, work to reduce historic and current inequities, and engage in additional outreach activities with underserved populations
- Cities and counties must identify federally recognized sovereign tribes whose ancestral lands include the planning area and engage with affected tribes

The community engagement plan must be consistent with the requirements for engagement-focused equity analysis in OAR 660-012-0135(3). Equity analysis is required for a variety of transportation planning actions under Division 12, including study and designation of CFAs. The purpose of an equity analysis is to identify potentially inequitable consequences or burdens of proposed projects and policies on impacted communities in order to improve outcomes for underserved populations.

The equity analysis must include robust public engagement, including a good-faith effort to:

- Engage with members of underserved populations to develop key outcomes, including reporting back information learned from the analysis and unresolved issues
- Gather qualitative and quantitative information from the community—including lived experience—on potential benefits and burdens on underserved populations
- Recognize where and how intersectional discrimination compounds disadvantages
- Analyze proposed changes for impacts on and alignment with desired key community outcomes and performance measures under OAR 660-012-0905
- Adopt strategies to create greater equity and minimize negative consequences
- Report back and share the information learned from the analysis and unresolved issues with people engaged



Locate and Size Candidate CFAs

Every potential CFA area must follow the Climate Friendly and Equitable Communities (CFEC) rulemaking OAR 660-012-0310 requirements in order to be properly located and sized. The rules regarding location for potential CFAs are universal for all cities, but cities with populations over 10,000 must size their CFA so that it is able to accommodate 30% of current and projected housing needs.

The rules of OAR 660-012-0310, CFEC, that must be followed in the location process of CFA areas are listed below:

- CFA locations must be able to support development consistent with the land use requirements of OAR 660-012-0320.
- CFAs must be located in existing or planned urban centers (including downtowns, neighborhood centers, transit-served corridors, or similar districts).
- CFAs must be served by (or planned to be served by) high quality pedestrian, bicycle, and transit services.
- CFAs may not be located in areas where development is prohibited.
- CFAs may be located outside city limits but within a UGB following OAR 660-012-0310 (e).
- CFAs must have a minimum width of 750 feet, including internal rights of way that may be unzoned.

While the allowed land uses and denser environment will largely influence to appearance of a CFA, development feasibility is another important criterion to consider. The area chosen to be CFA should not have infrastructure problems or limitations that could prevent the development indicative of Climate Friendly Areas from occurring. The infrastructure capacity of a candidate CFA will be discussed with city staff to determine if it is a sufficient choice or to move forward with another candidate area.

City population is the primary determinant regarding CFA requirements. There are two categories for sizing a CFA: cities over 5,000 and cities over 10,000 in population. Central Point's population falls under the second option for cities with populations greater than 10,000. Cities with a population greater than 10,000 must designate a minimum of one CFA that accommodates 30% of their current and projected housing, the overall area being at least 25 acres in size. In addition, all CFAs must have a minimum width of 750 feet.

In discussing CFA requirements with city staff, the technical analysis team opted to utilize the prescriptive standards as by DLCDC. The following table 1 shows the prescriptive standards requirements that must be incorporated in the development code, in accordance with the City's population.



Table 1. Prescriptive Standards

Population	Minimum Residential Density	Max Building Height
5,001-24,999	15 dwelling units/net acre	No less than 50 ft
25,000-49,999	20 dwelling units/net acre	No less than 60 ft
50,000 or more	25 dwelling units/net acre	No less than 85 ft

Because the city of Central Point falls under the 5,001 – 24,999 category, phase 2 will require adoption of rules of 15 dwelling units/net acre minimum residential density and a maximum building height of no less than 50 ft in height.

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Evaluate Existing Code

The land use requirements established in OAR 660-012-0320, as shown below, were pivotal in determining how much a base zone naturally aligned with CFA requirements. Zones that fail to meet all the standards of Cities and counties must incorporate all requirements into policies and development regulations that apply in all CFAs.

Land Use Requirement for CFAs:

- Development regulations for a CFA shall allow single-use and mixed-use development within individual buildings or on development sites, including the following ***outright permitted uses***:
 - Multifamily Residential
 - Attached Single-Family Residential
 - Other Building Types that comply with minimum density requirements.
 - Office-type uses
 - Non-auto dependent retail, services, and other commercial uses
 - Child Care, schools, and other public uses
 - Maximum block length standards must apply depending on acreage of site
 - Maximum density limitation must be prohibited
 - Local governments must choose either to adopt density minimums and height maximums (Option A-Prescriptive Standards) or alternative performance standards (Option B-Outcome-Oriented Standards)
- Local governments shall prioritize locating government facilities that provide direct service to the public within climate-friendly areas and shall prioritize locating parks, open space, plazas, and similar public amenities in or near climate-friendly areas that do not contain sufficient parks, open space, plazas, or similar public amenities.
- Streetscape requirements in CFAs shall also include street trees and other landscaping, where feasible.
- Local governments shall establish maximum block length standards as follows:
 - Development sites < 5.5 acres: maximum block length = 500 feet or less
 - Development sites > 5.5 acres: maximum block length = 350 feet or less
- Development regulations may not include a maximum residential density limitation
- Local governments shall adopt policies and development regulations in CFAs that implement the following:
 - Transportation review process in OAR 660-012-0325
 - Land use requirements in OAR 660-012-0330
 - Parking requirements in OAR 660-012-0435
 - Bicycle parking requirements in OAR 660-012-0630
- Local governments may choose to EITHER adopt density minimums and height maximums (Option A—Prescriptive Standards) OR adopt alternative development regulations to meet performance standards (Option B—Outcome-Oriented Standards)

The following map 1 is the city’s zoning map, and helps convey where zones are located throughout the city of Central Point.



Identify Zoning Changes:

Zoning in CFAs may need to change if the existing zoning does not meet the land use requirements in OAR 660-012-0320. During phase 1 of the study, cities do not need to adopt the land use requirements, but evaluation of necessary land use reforms may influence a base zone’s viability of being a potential CFA candidate. Essentially, an existing zone that meets a large proportion of the CFA criteria will likely feature the characteristics that define climate friendly areas, while zones that require intense reform may not incentivize development due to lack of compatible land uses or alternative transit infrastructure.

During the adoption phase, slated to occur in 2024, local governments will have to make and adopt all necessary zoning changes and will need to provide DLCD with documentation that all adopted and applicable land use requirements for CFAs are consistent with OAR 660-012-0320.

Calculate CFA Capacity

In addition to evaluating the existing or anticipated zoning code in the CFA(s) to determine if they are compatible with the requirements of OAR 660-012-0320, the proposed CFA(s) must meet the residential housing capacity threshold expressed in OAR 660-012-0315(1). The target threshold to meet is at least 30% of current and projected housing needs citywide. The total number of housing units necessary to meet all current and projected housing needs is derived from the most recent adopted and acknowledged housing capacity analysis (HCA; also known as a housing needs analysis or HNA) as follows:

$$\text{Total no. housing units needed} = \text{existing dwelling units within the city} + \text{anticipated no. projected future units}$$

After calculating the Total Housing Units Needed, the technical analysis team proceeded to calculate the potential housing unit capacity of the proposed CFA site. The following page goes over the equation that will be used to calculate the Housing Unit Capacity.



Calculating Housing Unit Capacity:

The following method was adapted from DLCD’s Climate-Friendly Areas methodology guide. The calculation follows the prescriptive path requirements as described in the methodology guide. Total Housing unit Capacity in CFA is estimated using the following variables or factors:

1. The Net Developable Area in SQ. FT. (a)
2. The maximum number of building floors (f)
3. The assumed percentage of residential use (r)
4. The average size of a housing unit in SQ. FT. (s)

Using these, the housing unit capacity (U) in any part of a CFA can be given by a simple formula:

$$\text{Housing Unit Capacity (U)} = \frac{(\text{Net Developable Area} * \text{Maximum floors} * \text{Resident use percentage})}{\text{Average Housing Unit}}$$

Note: In the above formula, the results are rounded up to the nearest integer.

Net Developable Area and Maximum Building Floor factors in the above calculation requires some additional sub-calculations. The values to use for Assumed Percentage of Residential Use (r) and Average Size of a Housing Unit (s) are given in the rules.

Each uniquely zoned area of the CFA will have its own calculations of these factors and the above housing unit formula. Then they are summed for the CFA area to give the total Housing Unit Capacity.



Equity Analysis

Local governments must determine if rezoning the potential CFA would be likely to displace residents who are members of state and federal protected classes and identify actions to mitigate or avoid potential displacement.

The CFA Study must include plans for achieving fair and equitable housing outcomes within CFAs following the provisions in OAR 660-008-0050(4)(a)-(f). CFA studies must include a description of how cities will address each of the following factors:

- **Location of Housing:** How the city is striving to meet statewide greenhouse gas emission reduction goals by creating compact, mixed-use neighborhoods available to members of state and federal protected classes.
- **Fair Housing:** How the city is affirmatively furthering fair housing for all state and federal protected classes.
- **Housing Choice:** How the city is facilitating access to housing choice for communities of color, low-income communities, people with disabilities, and other state and federal protected classes.
- **Housing Options for residents Experiencing Homelessness:** How the city is advocating for and enabling the provision of housing options for residents experiencing homelessness and how the city is partnering with other organizations to promote services that are needed to create permanent supportive housing and other housing options for residents experiencing homelessness.
- **Affordable Homeownership and affordable Rental Housing:** How the city is supporting and creating opportunities to encourage the production of affordable rental housing and the opportunity for wealth creation via homeownership, primarily for state and federal protected classes that have been disproportionately impacted by past housing policies.
- **Gentrification, Displacement, AND Housing Stability:** How the city is increasing housing stability for residents and mitigating the impacts of gentrification, as well as the economic and physical displacement of existing residents resulting from investment or redevelopment.

Please note, the equity analysis was performed with the guidance of DLCD's [Anti-Displacement and Gentrification Toolkit](#). The Toolkit provides an in-depth resource for local government to address racial and ethnic equity in housing production, including a list of strategies to mitigate the impacts of gentrification and displacement. The toolkit helps and guide local governments to establishing a framework for creating housing production strategies with a particular focus on the unintended consequences of those strategies.



Chapter 2: Candidate Climate Friendly Area Analysis

This section reviews the analysis components that were performed in the study to derive the results of the study. Beginning with initial candidate location suggestions from City Staff, then, calculating the housing capacity of the proposed CFAs boundary, with readjusting the CFAs size as needed to accommodate the housing unit capacity.

On the other hand, the zoning analysis focuses on the land use requirements in OAR 660-012-0320 and compares them with the city codes to find suitable zones that are fully or partially compliant with the CFA land use requirements. The zoning analysis help informs the team of the land use compatibility of the proposed CFA areas. Zoning analysis and identifying zoning changes go hand in hand. Identify Zoning Changes comes in if existing development standards do not meet CFA requirements, identify necessary zoning changes on the specific zones and how to bring them into compliance with the land use requirements or OAR 660-012-0320.

While the zoning analysis determines if the land use is in line with the CFA requirements, the GIS analysis helps determine the status of transportation infrastructure that is within or around the proposed CFA area and whether the proposed area satisfies the transportation connectivity aspect of the regulations, as a CFA site must be served by, or planned to be served by, high quality pedestrian, bicycle, and transit services according to OAR 660-012-0310.

Capacity analysis determines whether the potential CFA, or a combination of CFAs, can accommodate 30% of citywide current and projected housing need. If identified CFA candidate area(s) are not sufficient to accommodate at least 30% of housing need, resizing the proposed CFA area or identifying additional candidate CFA areas must be performed to satisfy the 30% of housing need.

Equity analysis, found within chapter 2 of the study, must determine if rezoning the potential CFA would be likely to displace residents who are members of state and federal protected classes and identify actions to mitigate or avoid potential displacement. Chapter 2 of this study includes plans for achieving fair and equitable housing outcomes within CFAs following the provisions in OAR 660-008-0050.

Overall, the analysis steps are intertwined with each other. Locating a CFA candidate, calculating Housing Needs, Zoning analysis, GIS analysis, Capacity analysis are all the steps that are followed to designate the appropriate CFA within the city.



Locate and Size Candidate CFAs

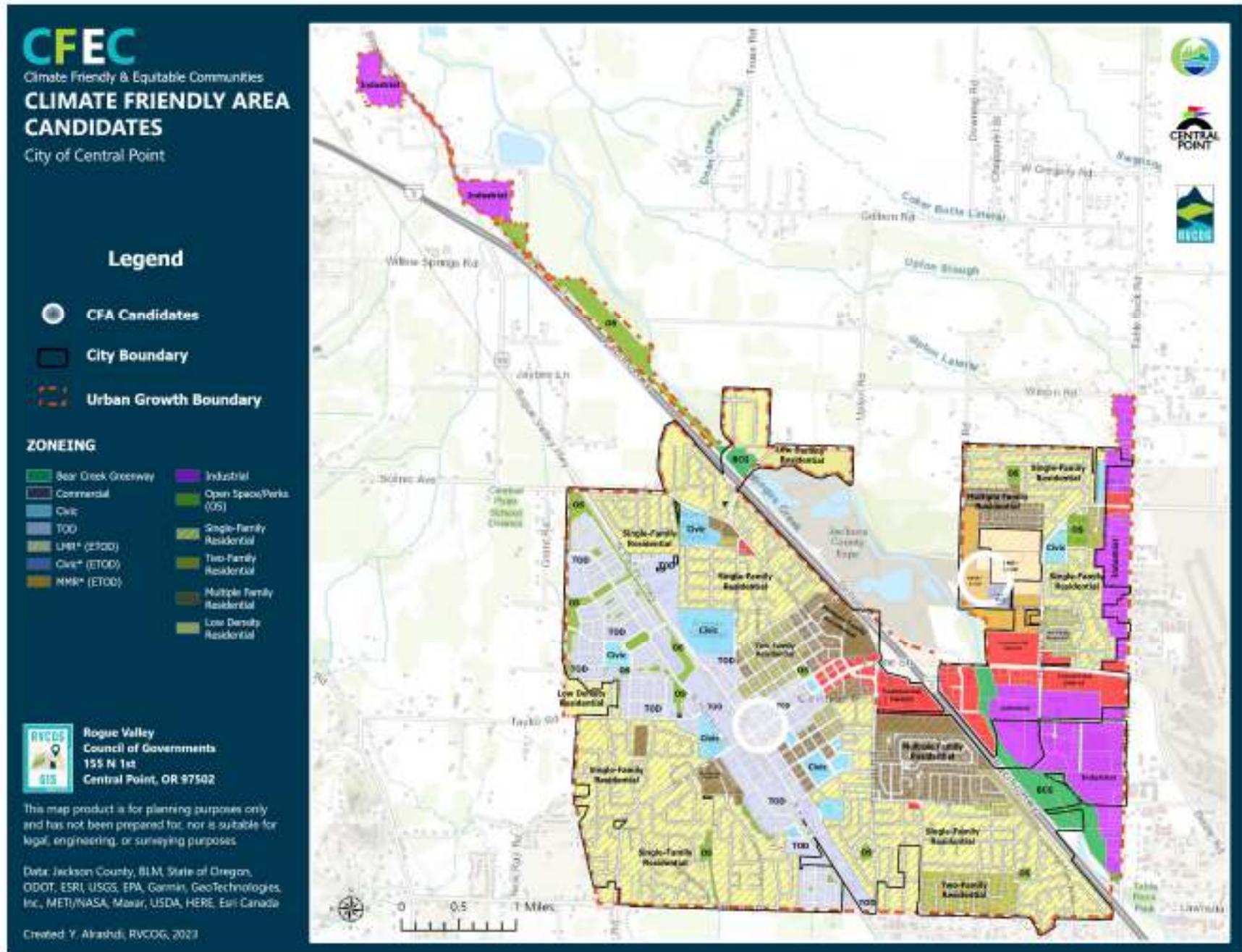
City Guidance

In Project Management Team Meeting 1, Central Point city staff expressed some possible locations for CFA. The East Transit Oriented Development (ETOD) Overlay area is the primary suggestion from the City staff. The area has a lot of undeveloped land and supports high density mixed-use development. The downtown could be considered as a possible CFA. Generally, several analyses will be performed to identify and locate candidates for CFA. City's guidance or comments will be taken under consideration with the results of the analysis. The analysis criteria will be derived from the CFEC requirements.

The ETOD makes a perfect candidate for CFA, but the city will need to address several concerns about the area. First, currently the nearest bus stop for the suggested CFA candidate is around 1 mile away, and pedestrian travel times range from 15 to 30 minutes as the pace largely depends on the individual's age and ability. However, Rogue Valley Transit District (RVTD) has plans for a cross-town circulator that will provide service to the CFA candidate areas and beyond. Limited sidewalk infrastructure serves as a barrier for accessibility to the bus stop. However sidewalk connectivity will be a function of development and can be planned to provide the high quality pedestrian facilities consistent with the community's vision and the CFEC requirements for CFAs. Lastly, the area does have good bicycle infrastructure. Although there are current deficits, connectivity of the ETOD can be addressed and planned for to enhance its viability as a CFA candidate. Should such planning occur, the CFEC rules would allow the city of Central Point to capitalize on a largely undeveloped portion of their city.

Overall, guidance from city staff culminated in the two locations shown in Map 2. Further analysis might reveal other unanticipated potential CFA candidates, but hopefully should affirm the initial selection from City Staff.

Map 2: CFA Candidates





Calculate Housing Units Needed

As outlined in the methodology guide, the proposed CFA(s) must meet the residential housing capacity threshold expressed in OAR 660-012-0315(1). The threshold to meet is that the cumulative capacity of the CFA(s) is at least 30% of current and projected housing needs citywide. And this is derived by the following formula:

$$\text{Total no. housing units needed} = \text{existing dwelling units within the city} + \text{anticipated no. projected future units}$$

City of Central Point has an adopted and acknowledged Housing Needs Analysis for 2019 - 2039. According to the analysis, there are **6,864** existing housing units in the City of Central Point. Long-range population forecasts prepared by PSU anticipate approximate of 7,000 new residents will be added to the Central Point over the next 20 years. Therefore, the City of Central Point anticipates the need for an additional **2,887** units.

Existing units + anticipated no. future needed units = total no. units needed

6,864 (existing units) + **2,887** (anticipated no. future needed units) = **9,751** total units needed

CFA must be sized to accommodate 30% of total current & future units needed

30% of **9,751** total units needed = **2,925.3** units

The City of Central Point must capture zoned residential building capacity sufficient to contain **2,926** (*rounding up from 2,925.3*) units in one or more CFA(s).



Zoning Analysis:

Code review:

Existing zoning codes were compared to the CFA requirements to identify those zones that are most closely aligned with CFEC rules. Shown in Table 2, zones were scored for each criterion with 2 points for being in compliance, 1 point for conditional or mixed compliance, and 2 for allowed building height of 50 feet or more. Green cells are those in compliance. Yellow cells are those that have partial or conditional compliance or are closest to the 50-foot building height maximum and overall are closer to compliance than other options. Any zone can be adjusted to be made CFEC-compliant, so CFAs are possible anywhere in the city, but those zones that are not prioritized are those that would take more legislative changes and create more dramatic changes to the built environment relative to what is currently in the area.

Overall, the scoring matrix indicates the overall suitability of the zones in regard to the land use requirements. However, the scores are only the first step of the analysis, and the results they produce are only one factor among the other criteria the study analyzes. Therefore, a high scoring zone alone does not determine a CFA candidate area, and so the location of the zones and surrounding transportation infrastructure must be factored in the 2nd step of analysis.



Table 2. City Code Review

Legend Y - Yes, Permitted Outright C - Conditional M - Mixed N - Not Permitted N/A - Not Applicable	Scoring Matrix: Y = 2 C/M = 1 N/A = 1 Building height >= 50 = 1 Building height < 50 = 0 N = 0	Residential				TOD DISTRICTS AND CORRIDORS							Commercial				Industrial		
		Residential low-Density	Residential Single-Family	Residential two-Family	Residential multiple-Family	Low mix residential	Medium mix residential	High mix residential	Employment Commercial	General Commercial	Civic	Parks & Open Space	Neighborhood Commercial District	Commercial-medical district	Tourist and office-professional	Thoroughfare commercial	Industrial	Industrial general	Bear Creek Greenway
		R-L	R-1	R-2	R-3	LMR	MMR	HMR	EC	GC	C	OS	CN	C-2	C-4	C-5	M-1	M-2	B.C.G.
Single Use		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y
Mixed Use		N	N	N	N	M	Y	Y	Y	Y	N	N	N		N	N	N	N	N
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses		N	N	M	M	Y	Y	Y	Y	Y	N	N	M		M	M	M	M	N
Gov. Facilities, Parks, Open Space, Other Similar		C	C	Y	Y	M	M	M	M	M	Y	Y	N		N	N	N	N	N
Maximum Block Length		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Density Minimum (15 Dwelling Units/Acre)		N	N	N	N	N	Y	Y	N/A	N/A	N	N	N		N	N	N	N	N
Density Maximums Prohibited		N	N	N	N	N	N	Y	Y	Y	Y	Y	N		N	N	N	N	N
Maximum Building Height (>= 50ft)		N	N	N	N	N	N	Y	Y	Y	N	N	N		Y	N	Y	Y	N
Maximum Building Height (ft)		35	35	35	35	35	45	60	60	60	45	35	35		60	35	60	60	15
Zone Score		3	3	5	5	6	8	14	13	13	6	6	3	N/A	6	3	6	6	2



Identify Zoning Changes

Zones were evaluated in more depth to determine the specific changes that are needed to bring them into compliance with CFEC rules. The purpose of the initial zoning code evaluation was to identify those zones that are the most CFA-ready as a way to ensure that CFA-related changes occur where they are most compatible within the existing built environment and simplify the City's process of updating zoning codes.

Residential Zones:

The residential zones are not fully compatible with the land use requirements. Most of the residential zones are designed to host low-density development in them with no mixed-use and or commercial, except for R-2 and R-3 which allow some commercial activities. In general, the residential zones are not the most compatible with the CFA land use requirements.

- **Residential low-Density (R-L):**
 - This zone designed to provide for a semi-rural residential environment, and it is located at the edge of the city boundary. To meet CFA requirements this zone, would need to allow a wider array of uses like commercial use or office uses, mandate a minimum density of 15 units/acre, and introduce a new building height minimum of 50 feet, 15 feet more than what is currently allowed. Adopt CEFC block length requirements, prohibit maximum density requirements. Also, government facilities, parks, and open space need to be an outright permitted use in the zone, according to OAR 660-012-0320.
- **Residential Single-Family (R-1):**
 - This zone is designed to stabilize and protect the urban low-density residential characteristics of the district while promoting and encouraging suitable environments for family life. To meet CFA requirements this zone, would need to allow a wider array of uses like commercial use or office uses, mandate a minimum density of 15 units/acre, and introduce a new building height minimum of 50 feet, 15 feet more than what is currently allowed. Adopt CEFC block length requirements, prohibit maximum density requirements. Also, government facilities, parks, and open space need to be an outright permitted use in the zone, according to OAR 660-012-0320.
- **Residential Two-Family (R-2):**
 - The Two-Family zone is designed to promote and encourage a suitable environment for family life at a slightly higher density than that permitted in the R-1 district. It allows for duplex or multi-unit uses, but not a wide array of commercial uses is allowed. To meet CFA requirements this zone, would need to allow a wider array of commercial use, mandate a minimum density of 15 units/acre, and introduce a new building height minimum of 50 feet, 15 feet more than what is currently allowed. Adopt CEFC block length requirements, prohibit maximum density requirements.



- **Residential Multiple-Family (R-3):**
 - This district encourages high-density development of single-family and multiple-family housing types. The district is located to close from shopping and employment opportunities, public facilities, and major streets and highways. To meet CFA requirements this zone, would need to allow a wider array of commercial use, mandate a minimum density of 15 units/acre, and introduce a new building height minimum of 50 feet, 15 feet more than what is currently allowed. Adopt CEFC block length requirements, prohibit maximum density requirements.

Commercial Zones:

The commercial zones in the city are not fully compatible with the CFA land use requirements. The city would need to allow wider array of uses and mandate density minimums and building high minimums with other changes.

- **Neighborhood Commercial District (C-N):**
 - This district is intended to provide locations for neighborhood shopping centers located within the neighborhoods. To amend this zone, the city would need to allow a wider array of uses, mandate a minimum density of 15 units/acre, and introduce a new building height minimum of 50 feet, 15 feet more than what is currently allowed. Adopt CEFC block length requirements, prohibit maximum density requirements. Also, government facilities, parks, and open space need to be an outright permitted use in the zone, according to OAR 660-012-0320.
- **Tourist and Office-Professional District (C-4):**
 - The district is intended to provide for the development of concentrated tourist commercial and entertainment facilities. Amending this zone would need a wide range of uses to be outright permitted, the city would need to outright permit government facilities, parks, and open space uses in the zone and adopt CEFC block length requirements. Also, mandate a minimum density of 15 units/acre.
- **Thoroughfare Commercial District (C-5):**
 - The C-5 district is intended to provide for commercial and business uses that are most appropriately located along or near major highways or thoroughfare. Amending this zone would need a wide range of uses to be outright permitted, mandate a minimum density of 15 units/acre and introduce a new building height at least 50 feet or higher. Outright permit government facilities, parks, and open space uses in the zone.



TOD Overlay:

The purpose of the Central Point Transit-Oriented Development (TOD) Overlay is to promote efficient and sustainable land development and the increased use of transit. In general, the TOD district scores the highest and it is more compatible with the land use requirements for CFAs; specifically, the high-density zones like MMR, HMR, EC and GC.

- **Low Mix Residential (LMR):**
 - This medium density zone is the lowest density residential zone in the TOD Overlay. Single-family detached residences are intended to be the primary housing type; however, attached single-family and lower density multifamily housing types are also allowed. To meet CFA requirements this zone, would need to outright permit mixed uses, mandate a minimum density of 15 units/acre, and introduce a new building height minimum of 50 feet, 15 feet more than what is currently allowed. Adopt CEFC block length requirements, prohibit maximum density requirements. Also, government facilities, parks, and open space need to be an outright permitted use in the zone, according to OAR 660-012-0320.
- **Medium Mix Residential (MMR):**
 - This high density residential zone focuses on higher density forms of residential living. The range of housing types includes higher density single-family and a variety of multifamily residences. Low impact commercial activities may also be allowed. To meet CFA requirements this zone, would need to outright permit government facilities, parks, and open space uses in the zone. Mandate a minimum density of 15 units/acre and introduce a new building height minimum of 50 feet, 5 feet more than what is currently allowed. Adopt CEFC block length requirements, prohibit maximum density requirements.
- **High Mix Residential/Commercial (HMR):**
 - This is the highest density residential zone intended to be near the center of the TOD district. High density forms of multifamily housing are encouraged along with complementary ground floor commercial uses. Low impact commercial activities may also be allowed. Low density residential uses are not permitted. The HMR zone already aligns well with CFEC land use regulations. However, the city would need to outright permit government facilities, parks, and open space uses in the zone and adopt CEFC block length requirements.
- **Employment Commercial (EC):**
 - This district was designed to host retail, service, and office uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone. To amend this zone, the city would need to outright permit government facilities, parks, and open space uses in the zone and



adopt CEFC block length requirements. Also, mandate a minimum density of 15 units/acre.

- *General Commercial (GC):*
 - In this district commercial and industrial uses are primarily intended for this district. Also, in this district residential uses above ground floor commercial uses are also consistent with the purpose of this zone. To amend this zone, the city would need to outright permit government facilities, parks, and open space uses in the zone and adopt CEFC block length requirements. Also, mandate a minimum density of 15 units/acre.
- *Civic (C):*
 - Civic uses such as government offices, schools, and community centers are the primary uses intended in this district. These uses can play an important role in the vitality of the TOD district. To amend this zone, the city would need to allow a wider array of uses like allow residential and commercial uses, mandate a minimum density of 15 units/acre, and introduce a new building height minimum of 50 feet, 5 feet more than what is currently allowed. Adopt CEFC block length requirements.
- *Open Space (OS):*
 - This zone is intended to provide a variety of outdoor and recreation amenities. Because the density of development will generally be higher than other areas in the region, this zone will be providing open space and recreation opportunities for the residents and employees in the TOD district. To amend this zone, the city would need to allow a wider array of uses like allow residential and commercial uses, mandate a minimum density of 15 units/acre, and introduce a new building height minimum of 50 feet, 15 feet more than what is currently allowed. Adopt CEFC block length requirements.
- *Bear Creek Greenway (B.C.G.):*
 - The B.C.G. district is intended to provide for environmental preservation and limited development within the portion of the Bear Creek Greenway. This district is intended to protect the public health and safety, preserve the natural environment of the Bear Creek corridor. This zone was not designed to support any heavy development and the main goal of it to preserve the environmental and ecological system of the Bear Creek.



Industrial Zones:

The industrial zones are more consistent with the density and height requirements of the CFA land use requirements. However, they fall short of the residential and mixed-use requirements.

- *Industrial District (M-1):*
 - The purpose of this district is to provide areas suitable for the location of light industrial uses involved in service, manufacturing, or assembly activities. But the zone falls short on outright permitted uses, according to the CFA land use requirement. To make this zone suitable the city would need to outright permit wide range of uses and adopt CEFC block length requirements. Also, mandate a minimum density of 15 units/acre and introduce a new building height at least 50 feet or higher.
- *Industrial General District (M-2):*
 - M-2 district is to provide areas suitable for all types of industrial uses. However, the district falls short on outright permitted uses, according to the CFA land use requirement. To make this zone suitable the city would need to outright permit wide range of uses and adopt CEFC block length requirements. Also, mandate a minimum density of 15 units/acre and introduce a new building height at least 50 feet or higher.

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CFA Compatible Zones:

CFA Friendly zones are consistent, either fully or partially, with the land use requirements of OAR 660-012-0320. Selecting the most compatible zones with the land use requirements and identifying them as suitable zones will help determine where the most suitable CFA candidates are for the city. These are extracted or derived from the prior step, code review. The following is a list of the most consistent zones with the land use requirements in the city:

Medium Mix Residential (MMR):

As mentioned earlier, the MMR zone is one of the most suitable zones in the city to host a CFA. The zone’s attributes density and permitted uses requirements are largely in compliance with the land use requirements. To make this zone compliant with CFA requirements, density maximums will need to be removed, maximum building height would need to be increased by 15 feet, and block lengths standards would need to be adjusted to facilitate walkability. Significantly amending this zone may be a challenge however, as medium density zones often act as transitional areas between high and lower intensity uses and altering this zone to act like the HMR zone would nullify this zone’s ability to diffuse density. The analysis team would recommend rezoning MMR parcels or limiting housing typologies permitted within to preserve this function.

TOD - Medium Mix Residential	
Single Use	Y
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	Y
Gov. Facilities, Parks, Open Space, Other Similar	M
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	Y
Density Maximums Prohibited	N
Maximum Building Height (>= 50ft)	N
Maximum Building Height	35



High Mix Residential (HMR):

The HMR scores the highest in the scoring matrix due to the array of the uses and density requirements the zone supports. Specifically, the zone allows for a wide range of residential and commercial uses and allows for development above the 50 feet mark. The city will need to allow for government facilities and adjust block length to make this zone fully compliant.

TOD - High Mix Residential	
Single Use	Y
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	Y
Gov. Facilities, Parks, Open Space, Other Similar	M
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	Y
Density Maximums Prohibited	Y
Maximum Building Height (>= 50ft)	Y
Maximum Building Height	60

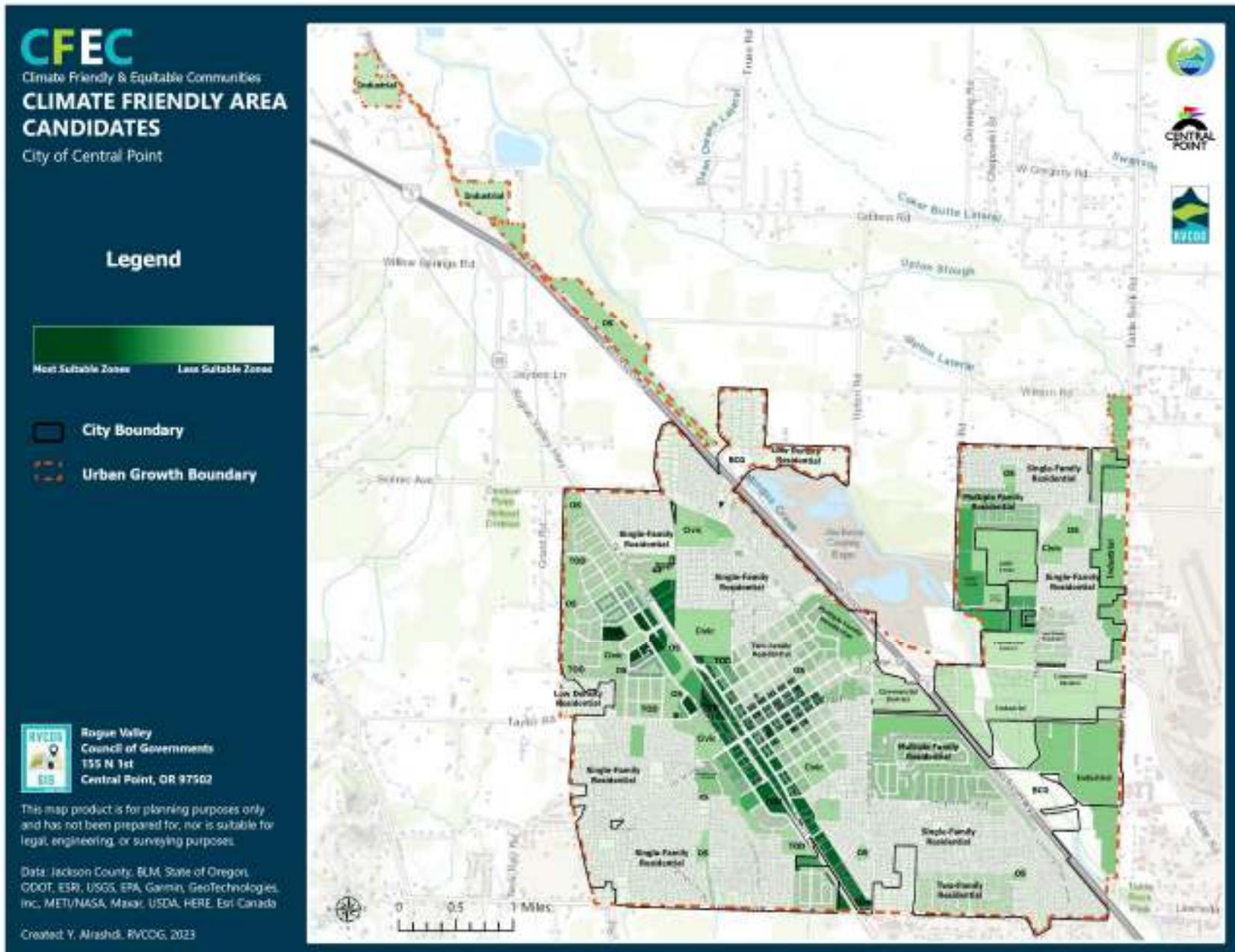


Employment Commercial (EC) & General Commercial (GC):

Employment Commercial and General Commercial share the exact same attributes and scores the same in the scoring matrix. Both zones are compliant with the land use requirements. The not applicable density in the zones and building height above 50 feet makes the zones very hospitable to a CFA. However, the city will need to amend the zone to allow for government and public facilities, introduce a density minimum of 15 units per acre, and alter block length standards to support pedestrian movement.

TOD - Employment Commercial & General Commercial	
Single Use	Y
Mixed Use	Y
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses	Y
Gov. Facilities, Parks, Open Space, Other Similar	M
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	N/A
Density Maximums Prohibited	Y
Maximum Building Height (>= 50ft)	Y
Maximum Building Height	60

Map 3. Zoning Analysis Map





CFA Capacity Calculation

Candidate CFA locations have been identified and prioritized, and this step evaluates each area's housing capacity. If the proposed CFA's boundaries do not encompass 30% or more of current and future units, the boundaries need to be adjusted or additional CFAs need to be sited. Additional CFA candidate areas that have been identified will be considered first for CFA expansion if need be and the evaluation process will begin at Step 2 for these sites.

City Guidance:

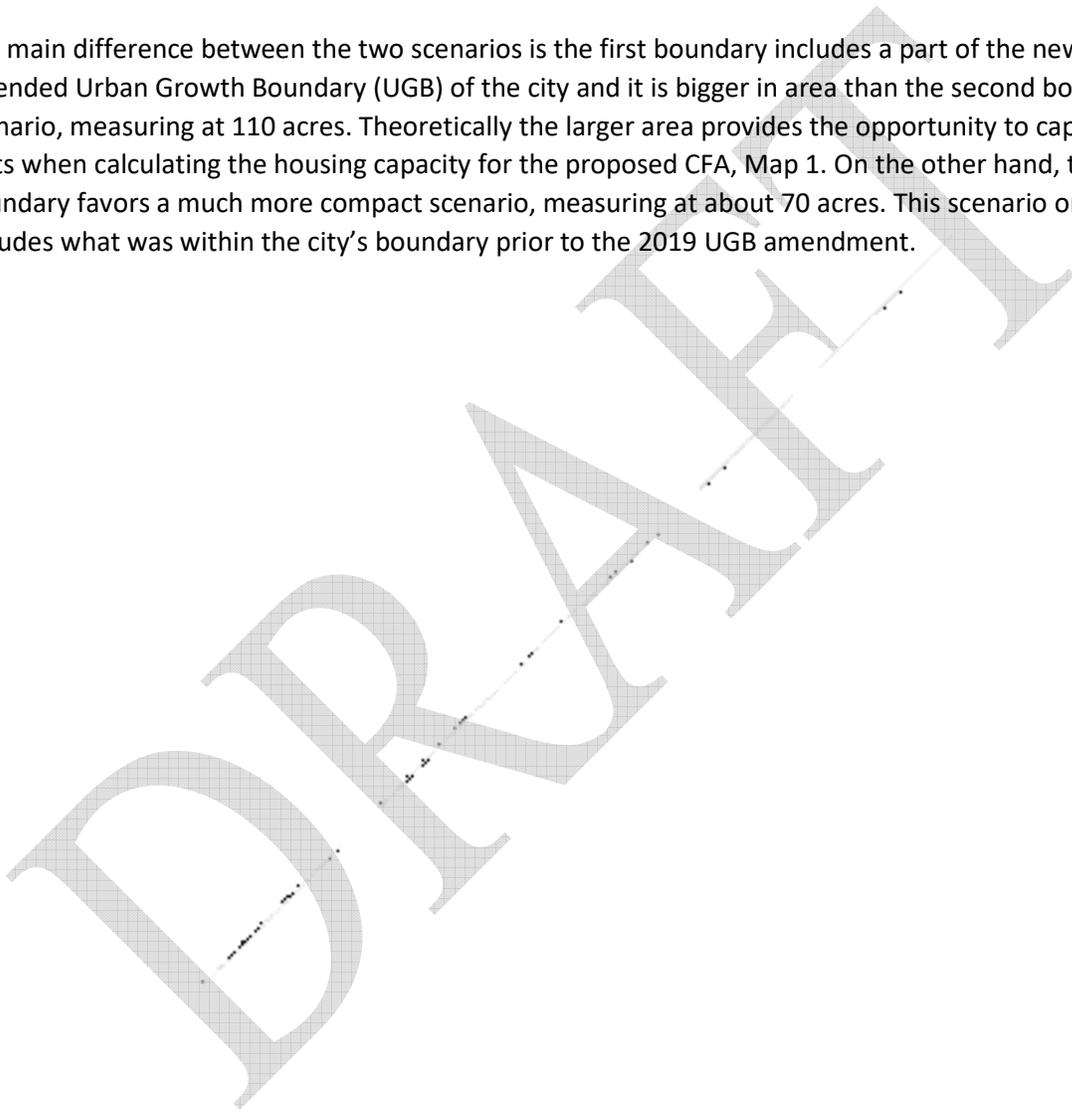
City staff have highlighted several priority CFA candidate areas. These areas were included not only for their compatibility to CFA regulations, but also for their development potential. Largely, the East Transit Oriented District (ETOD) site is one of the largest pieces of vacant land within city limits, while also being surrounded by array of uses constituting the eastern commercial core. Some consideration was given to the HWY 99 TOD to serve as secondary CFA meant to bolster employment related uses, but Staff indicated to only consider the area if the Eastern TOD is unable to meet the unit capture requirements.



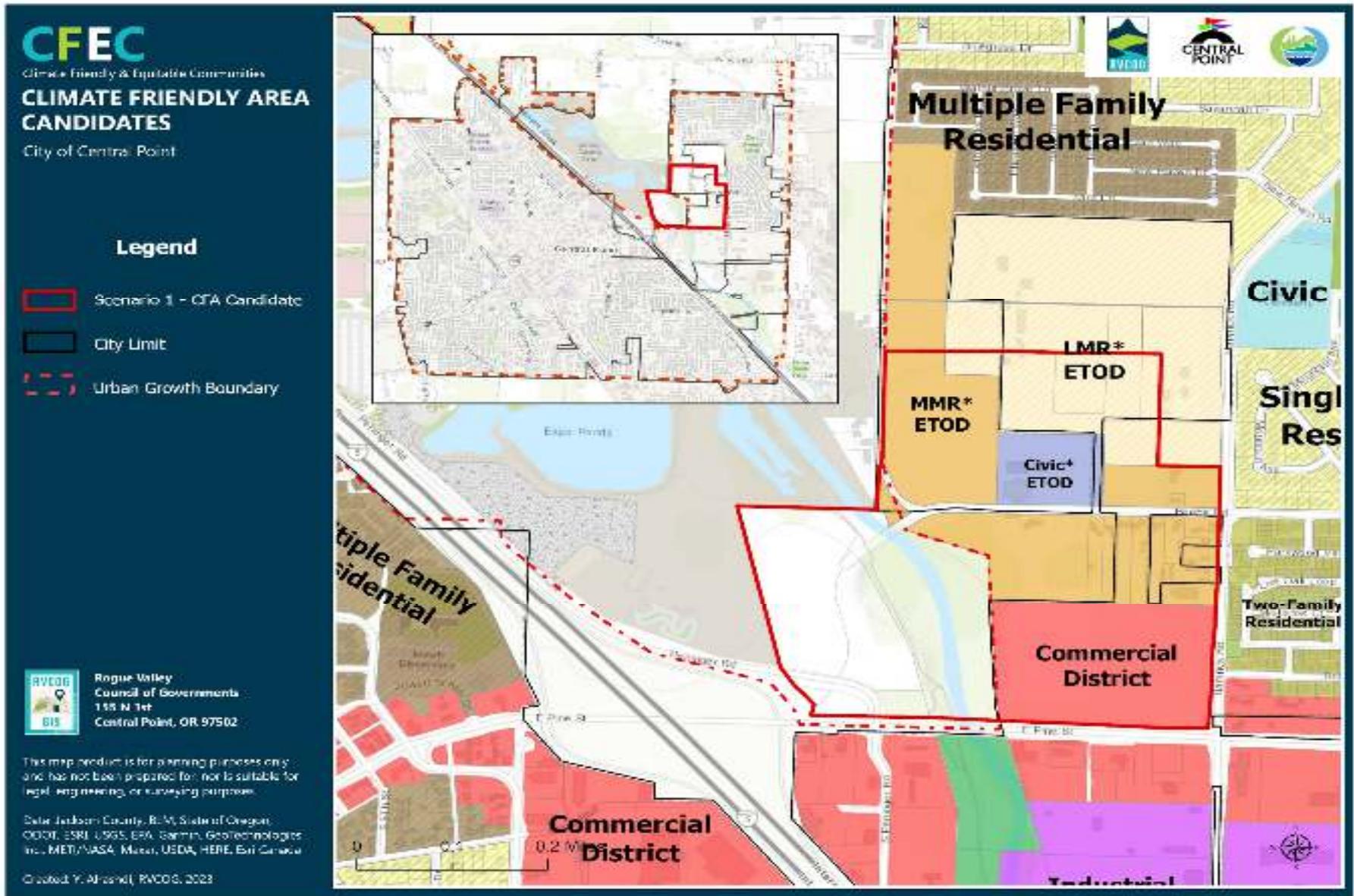
CFA Boundaries Scenarios:

Two boundary scenarios are used to calculate the capacity for the ETOD site, as shown in Maps 4 and 5 below. The intent behind running two scenarios is to see what is the least amount of area that could be assigned as CFA and can still meet the 30% unit capture requirement. Also, these scenarios help illustrate what is the maximum number of units that can be captured in ETOD site when using all the available land in the site.

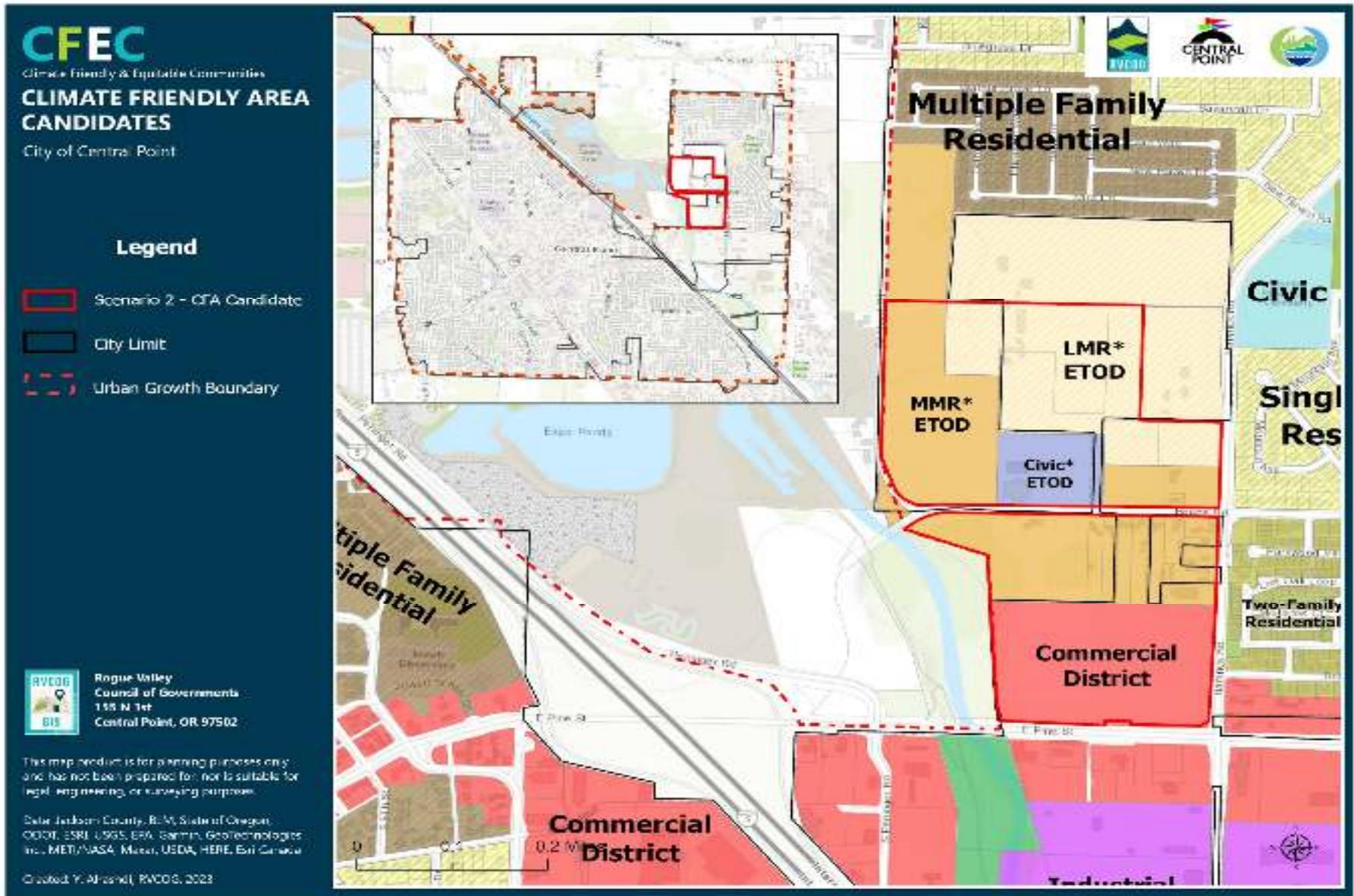
The main difference between the two scenarios is the first boundary includes a part of the newly amended Urban Growth Boundary (UGB) of the city and it is bigger in area than the second boundary scenario, measuring at 110 acres. Theoretically the larger area provides the opportunity to capture more units when calculating the housing capacity for the proposed CFA, Map 1. On the other hand, the second boundary favors a much more compact scenario, measuring at about 70 acres. This scenario only includes what was within the city's boundary prior to the 2019 UGB amendment.



Map 4: NDA Evaluation: Scenario 1



Map 5: NDA Evaluation: Scenario 2:





Capacity Calculation Requirements:

Assumptions

Because ETOD is largely undeveloped it is prudent to use city standards to determine gross and net block areas. Note that the calculations are based on the block's measurements, and do not account for all interior lot setbacks. Also, City of Central Point will be eliminating all parking requirements from the city to satisfy the parking reform found within OAR 660-012-0420. Values shown below may differ slightly from actual values due to rounding.

Please note, the City of Central Point must capture zoned residential building capacity sufficient to contain **2,925** units in one or more CFA(s), as calculated in chapter 2 page 22.

1. City Standards

A. Deductions

- i. Right-of-Way: **25%**
- ii. Planned Open Space: **16.18 Acres (only in scenario 1)**

B. Block Standards

- i. Block Perimeter: **2000 ft**
- ii. Block measurement: **600 ft * 400 ft**
- iii. Alley: **20 ft * 400 ft**
- iv. Gross Block Area: **240000 sq. ft. = 6 Acres**

C. Maximum Floors

- i. LMR: **4 Floors**
- ii. MMR: **4 Floors**
- iii. HMR: **5 Floors**
- iv. Civic: **4 Floors**
- v. C-4, GC, EC: **5 Floors**

2. DLCD Standards

- A. Percent Residential Use: **30%**
- B. Average Housing Unit Size: **900 ft**



Using the Housing Unit Capacity with City standards, and DLCD standards we will calculate each zones Housing Unit Capacity and then sum them up to determine if the ETOD can capture the 30% Projected Housing Needed as a CFA or there is a need to designate a secondary CFA.

Scenario 1: East Transit Oriented (ETOD) Housing Unit Capacity:

The first scenario will use the boundary that is shown back in Map 4 and other attributes from area size to the city’s and DLCD standards, see table 3 for Acreage breakdown for scenario 1. The calculations are broken down by zones and then summarized at the last table:

Table 3: Acreage breakdown: Scenario 1:

Area (Acres)						
LMR	MMR	CIVIC	C-4	GC (Planned)	Total	NDA Total*
13	36	6	22	17.539	110.719	68.540775

*Net Developable Area is the total area after all the deductions.

Total Housing Unit Capacity: Low Mix Residential (LMR):

Table 4 summarizes the Total Housing Unit Capacity calculation within the Low Mix Residential use in the ETOD. Using the Housing Unit Capacity with City standards, and DLCD standards.

Table 4: ETOD – LMR:		
Total Area		13 Acres
Gross Block Area		6 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	9.4 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	547 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	18%
Unit per Acre	<i>(Total units/Total Area)</i>	58



Total Housing Unit Capacity: Medium Mix Residential (MMR):

Table 4-1 summarizes the Total Housing Unit Capacity calculation within the Medium Mix Residential use in the ETOD. Using the Housing Unit Capacity with City standards, and DLCD standards.

Table 4-1: ETOD – MMR:

Total Area		36 Acres
Gross Block Area		6 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	26.1 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	1515 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	51%
Unit per Acre	<i>(Total units/Total Area)</i>	58

Total Housing Unit Capacity: Civic (C):

Table 4-2 summarizes the Total Housing Unit Capacity calculation within the Civic use in the ETOD. Using the Housing Unit Capacity with City standards, and DLCD standards.

Table 4-2: ETOD – Civic:

Total Area		6 Acres
Gross Block Area		6 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	4.35 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	252 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	20%
Unit per Acre	<i>(Total units/Total Area)</i>	57



Total Housing Unit Capacity: Tourist and Office-Professional District (C-4):

Table 4-3 summarizes the Total Housing Unit Capacity calculation within the Tourist and Office-Professional District (C-4) use in the ETOD. Using the Housing Unit Capacity with City standards, and DLCDC standards.

Table 4-3: ETOD – (C-4):		
Total Area		22 Acres
Gross Block Area		6 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	15.95 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	1157 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	38%
Unit per Acre	<i>(Total units/Total Area)</i>	72

Total Housing Unit Capacity: General Commercial (GC):

Table 4-4 summarizes the Total Housing Unit Capacity calculation within the General Commercial District (GC) use in the ETOD. Using the Housing Unit Capacity with City standards, and DLCDC standards.

Table 4-4: ETOD – General Commercial:		
Total Area		17.54 Acres
Gross Block Area		6 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	12.71 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	923 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	31%
Unit per Acre	<i>(Total units/Total Area)</i>	72



Scenario 1: East Transit Oriented District: Total Housing Unit Capacity:

Table 4-5 sums up all the zones within the ETOD site and shows an overall number on how the site performing:

Table 4-5: Scenario 1: ETOD Total Housing Unit Capacity:

Total Area		110 Acres
Total Housing Units Needed		2925
Total Housing Unit Capacity (ETOD)		4397
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	150%
Unit per Acre	<i>(Total units/Total Area)</i>	64

In this scenario the ETOD site has the capacity to accommodate for 4397 units within it, and that is more than the Total Needed Housing for the city. In fact, ETOD in scenario 1 has 50% more units than the projected Housing Needs in the City of Central Point. Therefore, a secondary CFA citation is not necessary at this point in time. Overall, the ETOD Property site provide ample room for CFA development to fulfill the requirement of the CFEC rules for 30% of projected needed housing units.



Scenario 2: East Transit Oriented (ETOD) Housing Unit Capacity:

The second scenario will use the boundary that is shown back in Map 5 and other attributes from area size to the city’s and DLCD standards, see table 5 for Acreage breakdown for scenario 2. The calculations are broken down by zones and then summarized at the last table:

Table 5: Acreage breakdown: Scenario 2:

Area (Acres)					
LMR	MMR	HMR	CIVIC	EC	Total
22	37	7.43	6	14.14	86.57

Total Housing Unit Capacity: Low Mix Residential (LMR):

Table 6 summarizes the Total Housing Unit Capacity calculation within the Low Mix Residential use in the ETOD. Using the Housing Unit Capacity with City standards, and DLCD standards.

Table 6: ETOD – LMR:		
Total Area		22 Acres
Gross Block Area		6 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	15.58 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	905 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	30%
Unit per Acre	<i>(Total units/Total Area)</i>	41



Total Housing Unit Capacity: Medium Mix Residential (MMR):

Table 6-1 summarizes the Total Housing Unit Capacity calculation within the Medium Mix Residential use in the ETOD. Using the Housing Unit Capacity with City standards, and DLCD standards.

Table 6-1: ETOD – MMR:		
Total Area		37 Acres
Gross Block Area		6 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	26.2 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	1522 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	52%
Unit per Acre	<i>(Total units/Total Area)</i>	41

Total Housing Unit Capacity: High Mix Residential (HMR):

Table 6-2 summarizes the Total Housing Unit Capacity calculation within the High Mix Residential use in the ETOD. Using the Housing Unit Capacity with City standards, and DLCD standards. Please note, this zone is a preliminary land use and is planned to replace a portion of the current commercial use at the lower part of the boundary by the intersection of Pine and Hamrick.

Table 6-2: ETOD – HMR:		
Total Area		7.43 Acres
Gross Block Area		6 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	5.2 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	382 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	13%
Unit per Acre	<i>(Total units/Total Area)</i>	51



Total Housing Unit Capacity: Civic (C):

Table 6-3 summarizes the Total Housing Unit Capacity calculation within the Civic use in the ETOD. Using the Housing Unit Capacity with City standards, and DLCDC standards.

Table 6-3: ETOD – Civic:		
Total Area		6 Acres
Gross Block Area		6 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	4.35 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	252 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	8%
Unit per Acre	<i>(Total units/Total Area)</i>	41

Total Housing Unit Capacity: Employment Commercial (GC):

Table 6-4 summarizes the Total Housing Unit Capacity calculation within the Civic use in the ETOD. Using the Housing Unit Capacity with City standards, and DLCDC standards. Please note, this zone is a preliminary land use and is planned to replace a portion of the current commercial use at the lower part of the boundary by the intersection of Pine and Hamrick.

Table 6-4: ETOD – Employment Commercial:		
Total Area		14.14 Acres
Gross Block Area		6 Acres
Net Developable Area	<i>(Total Area – R.O.W – Alley Area)</i>	9.9 Acres
Housing Unit Capacity	<i>(Using the formula mentioned prior)</i>	724 Units
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	25%
Unit per Acre	<i>(Total units/Total Area)</i>	51



Scenario 2: East Transit Oriented District: Total Housing Unit Capacity:

Table 6-5 sums up all the zones within the ETOD site and shows an overall number on how the site performing:

Table 6-5: Scenario 2: ETOD Total Housing Unit Capacity:		
Total Area		86.57 Acres
Total Housing Units Needed		2925
Total Housing Unit Capacity (ETOD)		3779
Percentage from Needed Housing	<i>(Housing Unit Capacity/Needed Housing)</i>	128%
Unit per Acre	<i>(Total units/Total Area)</i>	43

In this scenario ETOD site has the capacity to accommodate for 3779 units within it, and that is more than the Total Needed Housing for the city. In this scenario, the ETOD can accommodate for the projected needed housing within the city and has the capacity to add 28% more on the projected needed housing units in the ETOD. A secondary CFA citation is not necessary at this point in time. Overall, the ETOD Property site provide ample room for CFA development to fulfill the requirement of the CFEC rules for 30% of projected needed housing units.



Conclusion

With CFA capacity calculated, it's evident that the ETOD can not only host the required number of units, but that the City of Central Point has options when it comes to determining the bounds of CFA. There are numerous pros and cons with each scenario. Ultimately, the technical analysis team recommends that the City of Central Point engage with City Officials and the general public to see which CFA boundary scenario best aligns with their vision for Central Point.

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Chapter 3: Anti-Displacement Mitigation Strategies

CFA Redevelopment Outcomes

Due to the nature of the regulations, an area designated as a climate friendly area gains the capability to be redeveloped for a wide variety of uses and dense housing types. While these factors intend to promote nodes not reliant on personal automobile use, they also have the capability of creating modernized, attractive, and competitively priced developments which can subsequently displace protected classes. This trend, known as gentrification, can become an inherit component of a climate friendly areas if cities do not carefully analyze a CFA's location and consider proper phase 2 protections to ensure the developments remains accessible to all populations.

Anti-Displacement Map Analysis

Recognizing this potential threat, DLCD has prepared an anti-displacement guide which classifies areas by neighborhood type which are characterized by their income profile, vulnerable classes, amount of precarious housing, housing market activity, and overall neighborhood demographic change. Each area is identified through the DLCD anti-displacement map, which can be found here: [Anti-Displacement Map](#)

Each neighborhood type is categorized by the following:

Affordable and Vulnerable

The tract is identified as a low-income tract, which indicates a neighborhood has lower median household income and whose residents are predominantly low-income compared to the city average. The neighborhood also includes precariously housed populations with vulnerability to gentrification and displacement. However, housing market in the neighborhood is still remained stable with no substantial activities yet. At this stage, the demographic change is not under consideration.

Early Gentrification

This type of neighborhoods represents the early phase in the gentrification. The neighborhood is designated as a low-income tract having vulnerable people and precarious housing. The tract has hot housing market, yet no considerable changes are found in demographics related to gentrification.

Active Gentrification

The neighborhoods are identified as low-income tracts with high share of vulnerable people and precarious housing. Also, the tracts are experiencing substantial changes in housing price or having relatively high housing cost found in their housing markets. They exhibit gentrification related demographic change. The latter three neighborhoods on the table are designated as high-income tracts. They have hot housing market as they have higher rent and home value with higher appreciation rates than the city average. They also do not have precarious housing anymore. However, Late Gentrification type still has vulnerable people with experiences in gentrification related demographic changes. The last two neighborhood types show the exclusive and affluent neighborhoods.



Late Gentrification

This type of neighborhoods does not have predominantly low-income households, but still have vulnerable population to gentrification. Their housing market exhibits the high housing prices with high appreciations as they have relatively low share of precarious housing. The neighborhoods experienced significant changes in demographics related to gentrification.

Becoming Exclusive

The neighborhoods are designated as high-income tracts. Their population is no longer vulnerable to gentrification. Precarious housing is not found in the neighborhoods. However, the neighborhoods are still experiencing demographic change related to gentrification with hot housing market activities.

Advanced Exclusive

The neighborhoods are identified as high-income tracts. They have no vulnerable populations and no precarious housing. Their housing market has higher home value and rent compared to the city average, while their appreciation is relatively slower than the city average. No considerable demographic change is found in the neighborhoods.

Unassigned

The unassigned tracts have not experienced any remarkable changes in demographics or housing markets. The neighborhood has been stable with unnoticeable change, yet this does not necessarily mean that there is no need for extra care compared to other neighborhoods with assigned types. This neighborhood may call attention to more care of what is actually going on the ground. Planners need to engage with the communities to make sure the neighborhood is stable while aligning with community needs and desires.

Neighborhood Types Present Within the Proposed CFA

As proposed, the candidate CFA for Central Point currently lies within a census tract 11 of Jackson County, which is identified by the neighborhood type: **Late Gentrification**, see the following map.



Suggested Strategies

Referring to DLCDC’s housing productions strategies, which can be found [here](#), RVCOG has identified the following strategies to ensure that a climate friendly areas acts as an equitable community. In selecting strategies RVCOG prioritized strategies color coded as green for the **Late Gentrification** neighborhood type for their likeliness to generate little to no adverse impact, factoring in local context and feasibility as well.

Category A: Zoning and Code Changes

A03: Density or height bonuses for affordable housing.

Cities could consider introducing a height and density bonus for developments which introduce units between 30% - 120% of the average median income (AMI). RVCOG suggests using the CFA thresholds as a potential model for such bonuses, in the case of Central Point potentially allowing an increased 10 feet of maximum height and additional 5 dwelling units per acre.

A07: Single Room Occupancy

Single room units, such as junior accessory dwelling units, present a new housing typology not commonly considered among residential zones. Enabling this use as a permitted accessory component of a multi-unit development afford developers the opportunity to provide unique housing arrangements and a variety of units at different price points.

A14: Re-examine Mandated Ground Floor Use

The City of Bend has determined that while lively streetscape in a dense environment is a worthy goal, mandating that ground floors be occupied by commercial uses when the surrounding market forces can’t support such a use can contribute to decreased development or loss of area for dwelling units.

Category B: Reduce regulatory Impediments

B10: Public Facility Planning

Factoring that some of the proposed CFA sites are largely vacant, assisting in providing public facilities could make these sites more attractive for development. Furthermore, assisting in the providing public facilities may enable the city to prioritize key connections or better plan for expansion in the future.

B07: Flexible Regulatory Concessions for Affordable Housing

Considering that cities within the 10,000-24,999 are in one of the lower ranges for prescriptive CFA standards, enabling affordable housing to move into some of the upper thresholds could present a unique advantage further attract affordable housing. Furthermore, this strategy enables a CFA to evolve directly in response to its City’s population growth, possibly resulting in a CFA pre-emptively meeting the next threshold’s requirements.



B19: Survey Applicant on Development Program Decision-Making

User feedback can help illustrate frustrations or pitfalls in the planning process not seen by staff. Utilizing a survey as litmus test for ease of development within a CFA can serve as valuable asset not only to the CFA, but the City's Planning department as a whole.

Category C: Financial Incentives

C01: Reduce or exempt SDC's for needed housing.

SDC's are often seen as necessary yet prohibitive cost associated with new development. Affording exemptions for needed dense and affordable housing helps clear the way for development, while commercial developers seeking to capitalize on attractive areas by constructing recreational or properties can bear part of the burden.

C04: Incentivize Manufactured and Modular Housing.

Manufactured and modular housing could be a popular option in vacant CFA areas as it can be constructed for less cost and added on to as a larger population occupies the CFA. Modular housing also supports the owned rather rented housing, a notion that could ensure a CFA acts as equitable community for permanent residents and doesn't become an area merely for vacation rentals.

Category D: Financial Resources

D02: Low Income Housing Tax Credit (LIHTC).

Federal tax credits represent an external opportunity for an affordable housing development to feasibly occur within a city. Disclaiming these opportunities to developers comes at little cost to the city, and can facilitate mixed income housing that contributes to a more diverse set of demographics within a CFA.

D09: Demolition Taxes

A demolition tax can ensure that new development within a CFA introduces a greater density than the existing structure or be forced to be pay a tax to fund a housing trust fund. Demolition taxes help mitigate the effects of higher density, aging housing being replaced by lower density, newer, market-rate homes, which could occur if the CFA is sited in a more historic area of a community, or the introduction of the CFA regulation introduce more affluent populations seeking close proximity to mixed uses.

D09: Construction Excise Tax

Seeing as the CFA's are located on vacant land, a construction excise tax seems to be an apt solution to ensure development of a CFA accrues funds for affordable housing projects both within the CFA and elsewhere.



Category E: Tax Exemption and Abatement

E03: Vertical Housing Development Zone Tax Abatement

This housing production strategy authorized ORS 307.841 directly aligns with the live work environment that's meant to appear within CFA's and is natural candidate to assist in mixed use development. The effectiveness of this strategy could be somewhat bound by a CFA's respective height limits but coupled with affordable housing density bonuses could be quite effective.

E04 & E05: Multiple Unit Tax Exemptions (Property and Limited taxes)

Similar to the Vertical Housing Tax Abatement, the multiple unit tax exemptions could serve as a symbiotic strategy to the type of development intended to occur within a CFA. Whether this strategy seeks to aid in overall feasibility by being a long-term exemption or aid in the initial

E10: Delayed tax Exemptions

Delayed tax exemptions can be seen as a viable strategy to allow new development recoup construction costs and establish a profitable base before falling below 80% AMI. This strategy could benefit initial developments in CFA's, and later assist them in serving a new economic bracket when the area becomes more developed.

Category F: Land, Acquisition, Lease, and Partnerships

F17: Designated Affordable Housing Sites

Designating CFA's partly or entirely as affordable housing sites can ensure the best use of the land in the future. While price control measures may ward off developers initially, highlighting tax exemptions and streamlined planning process coupled with the relative newness of the CFA regulations may highlight these areas as feasible location for affordable housing.

F19: Affordable Housing Preservation Inventory

Identifying and inventorying areas currently hosting affordable housing enables staff to examine what contextual factors have led them to appear in their community, and also informs areas to proceed with caution when expanding the CFA.

City staff are encouraged to review and evaluate the list of strategies when it comes time for phase 2 zoning reform.



Appendix A

Acronyms to Remember:

Regulatory:

- LCDC = Land Conservation & Development Commission
- DLCD = Department of Land Conservation & Development
- OAR = Oregon Administrative Rules
- CFA = Climate Friendly Area
- CFEC = Climate Friendly & Equitable Community

Technical:

- HNA = Housing Needs Assessment
- HCA = Housing Capacity Analysis
- NDA = Net Developable Area
- HUC = Housing Units Captured
- MF = Multifamily Housing
- SF = Single Family Housing



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DRAFT



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