



URBAN
GROWTH
STRATEGIES

Homes & Jobs for 2045

City Council Work Session
September 14, 2026



Agenda

- ▶ Introduction
- ▶ Adoption Package #1
 - ▶ Micro Village Housing & SROs
 - ▶ Middle Housing Standards
 - ▶ R-1 Building Height
 - ▶ Other code changes
- ▶ Next Steps & Questions

Image: Crescent Village
Photo Credit: Tim Herrera

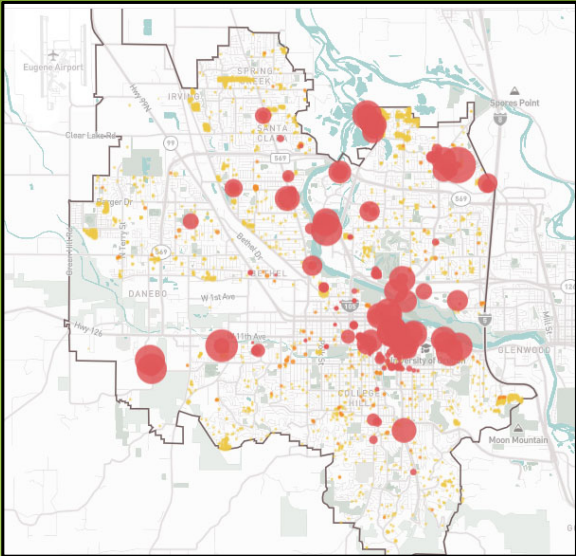


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Homes & Jobs for 2045

Project Overview



New Dwellings Map
Growth Monitoring Data Dashboard



Project Components

- ▶ Community Engagement
- ▶ Policy Development
- ▶ Housing & Jobs Actions
- ▶ Land Supply Studies

Image: Bascom Village apartments





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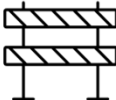
2026-2027 Action Priorities



Increase Capacity
for Housing



Reduce Barriers
to Housing



Reduce Barriers
to Jobs



Encourage
Compact Development





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Adoption Timeline

2026	2027	2030
<p>Package #1:</p> <ul style="list-style-type: none">• Housing & Jobs Actions	<ul style="list-style-type: none">• Housing & Jobs Actions• Comprehensive Plan• Buildable Lands Inventory• Land Supply Studies• Housing Production Strategy	<ul style="list-style-type: none">• UGB Expansion (if needed)
<p>Package #2:</p> <ul style="list-style-type: none">• Housing & Jobs Actions• Comprehensive Plan• Land Use Map		





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Planning Commission Process – Package #1

- ▶ Public hearing:
 - 38 members of the public submitted testimony
- ▶ Deliberations:
 - Planning Commission recommendation to City Council

Image: The Portal apartments
Photo Credit: Tim Herrera



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Package #1: Micro Village and Single Room Occupancies (SRO)



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Micro Village Housing (New)

- ▶ Need for deeply affordable units
- ▶ Micro-dwellings
 - Small units with an in-unit bathroom
 - Lower building costs, limited subsidy
- ▶ Village setting
 - Community style living and supports
 - Detached units for safety and comfort

Top Image: Jeffrey Commons, Sponsors

Bottom Image: Peace Village, Square One Villages





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Single Room Occupancies (SRO)

- ▶ Defined in state law
- ▶ Detached or attached
- ▶ Required to be allowed in more places at certain densities
 - 4-6 units where single-unit is allowed
 - All zones where multi-unit is allowed

Image: Polk 2.0, DevNW





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MV/SRO – Input & Recommendation

- ▶ **Micro Village Housing:** General support with some questions on specific standards, including minimum dwellings, lot coverage, and open space dimensions
- ▶ **Single Room Occupancies:** Clarifying state legislative requirements
- ▶ **Planning Commission Recommendation:**
 - Small revisions to clarify SRO compliance with state law
 - Adjustment to open space minimum dimensions for micro village housing





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Package #1: Middle Housing Standards





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Middle Housing Types



Duplex



Triplex/Fourplex



Townhouses



Cottage Cluster





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Middle Housing – Scope of Changes

- ▶ Requirements from HB 2138 (2025)
- ▶ State's Model Housing Code - for Large Cities
- ▶ CFEC Walkable Design Standards
- ▶ Allow more flexibility, reduce barriers, add clarity
- ▶ Community feedback
- ▶ Applies across the city, in all allowed zones



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Middle Housing – Proposed Changes

- ▶ Variety of technical fixes, clarity, model code alignment
- ▶ Allow larger cottages
- ▶ Townhouse design flexibility
- ▶ Prohibit trash & recycling in setbacks
- ▶ Accommodate existing dwellings

Image: a fourplex on a flag lot





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Middle Housing – Bonus Units

- ▶ Qualifying projects: Accessible, Affordable home ownership
- ▶ Number of bonus units: 1 to 2
- ▶ Commensurate increases in developability:
 - Taller height
 - More lot coverage, less front yard setbacks
 - Large cottages, smaller courtyards

Image: cottage cluster dwelling





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Middle Housing – Input & Recommendation

- ▶ **Input Received:**
 - Open space, window coverage, retained units, cottage clusters, townhouse access and parking, bonus units, Chapter 7
 - New cottage cluster rules
- ▶ **Planning Commission Recommendation:**
 - Update accessible and adaptable definitions, townhouse access and parking flexibility, cottage cluster rules





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Package #1: Increase Maximum Allowed Building Height in the R-1 Zone





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R-1 Building Height

- ▶ Increase the maximum allowed building height in the R-1 Low-Density Residential Zone from 30 feet to 35 feet
- ▶ **Input Received:** Opposition and support
- ▶ Staff considered removing from Adoption Package #1; bringing back new proposal next year
- ▶ **Planning Commission Recommendation:** Increase maximum to 35 feet



Image: Iris Place Affordable housing development, 2022





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Package #1: Other Actions to Remove Barriers to Housing and Jobs





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Day Care & Residential Treatment Facilities and Homes

- ▶ Allow outright in more zones
- ▶ Aligns with state requirements for child care, residential facilities and homes
- ▶ **Input Received:** generally supportive
- ▶ **Planning Commission Recommendation:** Update residential care home definition



Image: a caregiver and child at a park





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Land Use Applications

- ▶ Streamline some residential land use application processes
 - Aligns with state requirements
- ▶ Temporarily extend the expiration date of some land use approvals
- ▶ **Input Received:** Generally supportive
- ▶ **Planning Commission Recommendation:** Proposed changes, with update to number of site plans





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Next Steps on Package #1

- ▶ **October 19:** Public Hearing
- ▶ **November 23:** Deliberations & Adoption consideration

*Image: Reserve at Hunters Ridge
Photo Credit: Tim Herrera*

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Questions?