# City of Astoria Community Development Department



Affordable Housing Work Session

City Council

July 18, 2016

# **Affordable Housing Strategy**

- Work Session Objectives
  - Educate Council on options using real examples
  - Progress report review
  - Review the summary of code changes
  - Determine direction of code changes
  - Next Steps

# Is it Legal or Illegal?

- Rules of the Game
  - Make selection based on photo and information from staff
  - Multiple Choice: Must vote for one answer before answer is revealed
  - Winner will receive eternal enlightenment from city planning gods
- Watch out for trick questions!



Photo credit: Angela Cosby

- a) Illegal
- b) Legal
- c) Legal, non-conforming (occurred before current code)
- d) Parks Director Angela Cosby has special powers

### Answer:

- ADU permit issued
- Basement apartment (OR attached garage)
- No visible changes from street
- Separate entrance from the rear yard
- Parking space in back
- Great example of using existing housing that has capacity with no impacts to neighborhood
- Problem: Only 3 applications in last five years



- a) Illegal
- b) Legal
- c) Legal, non-conforming
- d) Not really an ADU...just an art studio

## Proposed code change:

- Legal for detached and new ADUs in addition to attached and basement conversions
- More flexibility intended to incent more units
- Can be used for rental or homestay lodging
- Inexpensive alternative for homeowner and for renter

## Tiny Homes...If this was built today

#### **Example No. 1**



- a) Illegal
- b) Legal
- c) Legal, non-conforming
- d) It's really just a food cart....

**Example No. 2** 



Source: Google Images

- a) Illegal
- b) Legal
- c) Legal, non-conforming
- d) It's really just a house....

## **Answer**

- Tiny homes are illegal treated as manufactured homes or recreation vehicles
- New site built units are also illegal
- Proposed code changes:
  - Legalizes detached units and tiny homes under certain conditions as ADUs
  - Foundations, utility hookups, storm strapping
  - Built to RVIA or HUD standards
  - Portable, inexpensive, owner or rental housing

## **Rowhouses or Townhouses?**



- a) Rowhouses
- b) Townhouses
- c) Single-family attached
- d) b + c

## Rowhouses & Townhouses

- Rowhouses and townhouses are attached, shared wall, single family homes on fee simple lots
- Townhouses have different architectural features; rowhouses are built identical
- Only allowed in Mill Pond and some Commercial zones
- Proposed code change:
  - Allow in R-2 and R-3 zones under certain conditions
  - Less expensive alternative to larger single family detached units for singles, empty nesters, etc

# **Duplex**



471 7<sup>th</sup> Street

- a) Illegal
- b) Legal
- c) Legal, non conforming
- d) a + c

# **Duplex**

#### Answer:

- Historic 1890 single family home converted to a duplex on a 5,000 SF lot
- No off street parking provided; on street parking plentiful and allowed in downtown (C-4 zone)
- Would not be possible outside downtown
- Lots of single family homes could be converted, but parking is a challenge
- Proposed Code Change: Reduce lot size to 5,000 SF

# **Multi-family**

#### **Astor Hotel**



- a) Illegal
- b) Legal
- c) Legal, non conforming
- d) a + c

#### **Uniontown Apartments**



- a) Illegal
- b) Legal
- c) Legal, non conforming
- d) a + c

# **Multi-family**

- Astor Hotel: Height is 85 feet
- Uniontown Apartments: C-3 (Commercial Zone) allows multi family, but C-4 (Downtown) does not allow standalone

- Proposed Code Change:
  - Increase height in downtown from 45 to 55 feet
  - Hotel Elliot is 56 feet
  - More flexibility as outright permitted use

# **Single Family Mansion**

Historic Fisher House (1890)

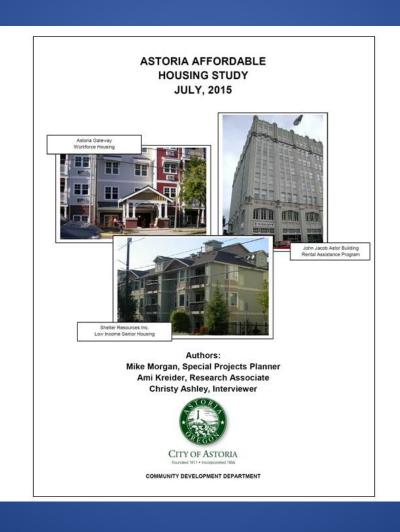


- a) Single family home
- b) Boarding house
- c) Apartment house
- d) Single family and homestay lodging
- e) All of the above

# **Single Family Mansions**

- History of large homes built at the turn of the century
- Smaller family sizes create a dilemma for future use
- Conversions are challenging: renovation costs, off street parking, maintenance, demographic shift to smaller is better
- Implications for historic preservation
- What is the most efficient use of so much space and is financially feasible?
- Proposed Code Changes: None

# Questions?



# **Proposed Code Summary**

Residential Zone/ Type	Existing Standard	Proposed Standard
R-1: Low Density		
SFR Lot Size	5,000	5,000
Duplex	N/A	5,000
Townhouses	N/A	No change
Height*	28 feet	No change
R-2: Medium Density		
SFR Lot Size	5,000	4,500
Duplex	7,500	5,000
Multi-family	5,000 (1 <sup>st</sup> ), 2,500 (2 <sup>nd</sup> )	5,000 (1 <sup>st</sup> ), 1,000 (2 <sup>nd</sup> )
Townhouses/Rowhouses	N/A	4,000 (1 <sup>st</sup> ), 1,500 (2 <sup>nd</sup> )
	28 feet	36 feet
R-3: High Density		
SF Detached Lot Size	5,000	4,500
Duplex (Two Family)	7,500	5,000
Multi-family	5,000 (1 <sup>st</sup> ), 1,500 (2 <sup>nd</sup> )	5,000 (1 <sup>st</sup> ), 1,000 (2 <sup>nd</sup> )
Townhouses/Rowhouses	N/A	4,000 (1 <sup>st</sup> ), 1,000 (2 <sup>nd</sup> )
Height	35 feet	42 feet
ADUs	R-1 (CUP), R-2, & R-3	Outright in all R Zones
Townhouses	N/A	R-2 (CUP) & R-3
Rowhouses	N/A	R-2 (CUP) & R-3

