

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!

Accessory Dwelling Units



Photo credit: Angela Cosby

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

Accessory Dwelling Units

- 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

Accessory Dwelling Units



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

Accessory Dwelling Units

- 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 7th 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?

ASTORIA AFFORDABLE HOUSING STUDY JULY, 2015

Astoria Gateway
Workforce Housing



John Jacob Astor Building
Rental Assistance Program



Shelter Resources Inc.
Low Income Senior Housing

Authors:

Mike Morgan, Special Projects Planner

Ami Kreider, Research Associate

Christy Ashley, Interviewer



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT DEPARTMENT

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 st), 2,500 (2 nd ...)	5,000 (1 st), 1,000 (2 nd ...)
Townhouses/Rowhouses	N/A	4,000 (1 st), 1,500 (2 nd ...)
	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 st), 1,500 (2 nd ...)	5,000 (1 st), 1,000 (2 nd ...)
Townhouses/Rowhouses	N/A	4,000 (1 st), 1,000 (2 nd ...)
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

City of Astoria Zoning Districts 2016

Map Legend

A1 Aquatic One Development Zone	C1 General Commercial Zone	GC General Industrial Zone	R1 Low Density Residential Zone
A2 Aquatic Two Development Zone	C2 General Commercial Zone	HC Health Care	R2 Medium Density Residential Zone
A3 Aquatic Three Development Zone	C3 General Commercial Zone	HR Hospitality / Recreation	R3 High Density Residential Zone
A4 Aquatic Conservation Zone	C4 General Commercial Zone	IS Institutional Zone	RI Marine Industrial Shorelands
A5 Aquatic Natural Zone	C5 Educational / Research / Health Care Campus	LR Land Reserve Zone	R2 General Development Shorelands Zone
AH-HC Attached Housing / Health Care	CH-CR Bridge Market Channel Site	LS Local Service	R3A Tourist Oriented Shorelands Zone
AH-MP Attached Housing (Mid Pond)	HA-PH Public Activities	MH Maritime Heritage	R4 Natural Shorelands Zone
NC National City Boundary	UA Astoria City Urban Growth Boundary	NC Navigation Channel	R5 Small Blue Heron Shorelands
		WH Wetland Higher High Water Line	PL Play Line



Map Scale 1:10,000

City of Astoria