



Baker City
OREGON

HOUSING PRODUCTION STRATEGY

AUGUST 2023



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EXECUTIVE SUMMARY

OVERVIEW

Cities with a population over 10,000 are required to adopt a Housing Production Strategy (HPS). The HPS outlines a list of tools, actions, and policies Baker City plans to take to address housing needs within the City. The HPS prioritizes current and future housing needs and outlines equitable and actionable policies, strategies, and implementation steps needed to encourage the production of housing.

The HPS report summarizes recommendations for adoption of a range of housing strategies or tools to study further and potentially implement — these include regulatory changes, incentives, funding sources, programs, and partnerships.

ENGAGEMENT SUMMARY

Baker City is committed to reaching a broad range of community members to consider all perspectives related to housing, including households who are challenged with finding safe, affordable, and adequate housing. The City recognizes that successful public engagement leads to more sustainable decisions.

The public engagement for the Baker City HPS allowed community members and interested parties to share their perspectives and input. This project was developed through a collaborative process among the community, the City, various public agencies, stakeholders, and consultants to ensure that multiple points of view were considered and understood.

The process included meetings with a Housing Advisory Committee, interviews with stakeholders, a community survey, a project website, open house community meetings, and engaging local media.

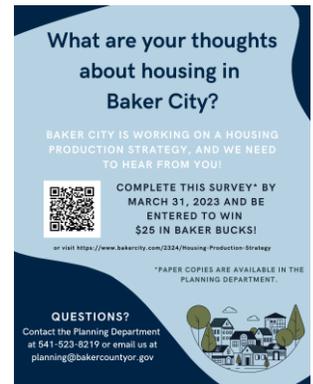
Housing Advisory Committee (HAC). The HAC provided input and offered recommendations to the project team. The committee was comprised of stakeholders who represent a variety of housing and other community interests, including a housing provider, a social service agency representative, elected and appointed officials, a real estate professional, and other community members. The committee met four times at key milestones over the course of the planning process to review and share feedback.

Stakeholder Interviews. Project team members conducted one-on-one and small group interviews with advisory committee members and other selected stakeholders, who shared feedback about their specialized interests and knowledge. Participants included Community Connections, Eastern Oregon Council for Independent Living, Bureau of Land Management, Step



Forward, Baker County Veterans Services, Powder River Correctional Institute, Oregon Trail Electric Co-op, Aaron Still Appraisal, Department of Human Services, Fair Housing Council, New Directions Northwest, Baker County Parole and Probation, Baker School District 5J, the Compassion Center and representatives from Baker City including a City Councilor, City Manager, and the Building Official. The interviews provided direction for initial draft strategies and context to housing opportunities and challenges in Baker City.

Community Survey. The project team developed a survey in both English and Spanish to provide the public with an opportunity to learn about the HPS and share their feedback to inform the planning process. The survey was conducted online and in paper copy. There was extensive community participation in this survey, with responses from 751 English- and 15 Spanish- speaking community members. The City's community partners provided critical support for distributing information about the survey. The survey was distributed through the City's website, with e-mails to community partners, through social media (shared generously by community partners), announced on local radio stations with Elkhorn Media, an advertisement in the Baker City Herald, community open houses, fliers and table tents posted at local businesses and offices, a table at a community event, and shared in the City's newsletter.



Project Webpage. A webpage was created on Baker City's website to share project updates and information, as well as host the online survey links.

Open House Community Meetings. Three open houses were held; the first was in-person at Baker City Hall, the second online, and the third was a Spanish language event at El Erradero.

Local Media. The community survey was shared through an advertisement in the Baker City Herald, and an interview with the Baker City Herald. An article was published on February 21, 2023.

The project team also provided regular updates to the Planning Commission and City Council.

The results of these efforts guided preparation of the HPS and development, review, and prioritization of strategies in the Report in the following ways:

- Stakeholder interviews with housing producers and providers, as well as social service agency representatives and others, were instrumental in identifying and prioritizing strategies. The results of those meetings informed many of the findings of the Contextualized Housing Needs Assessment, particularly related to underserved communities and others with specific unmet housing needs (e.g., houseless individuals, people with low incomes, and people with specialized housing needs).
- Meetings of the Housing Advisory Committee (HAC) reviewed, refined, and prioritized specific strategies included in the HPS. HAC members reviewed, commented on and provided guidance on initial priorities and refinements to them. HAC members also served as resources for obtaining and evaluating information included in the Contextualized Housing Needs Assessment.



- The survey conducted in the latter stages of the project was used to gauge community interest in the strategies identified in the HPS and the priorities identified for them. In general, results of the survey aligned with HPS priorities. Results of the survey also resulted in the inclusion of several additional strategies, including evaluation of the impact of short-term rentals on rental housing supply and affordability and implementation of additional tenant protection programs.

HOUSING NEEDS IN BAKER CITY

Baker City residents and workers face a variety of current and future housing needs to ensure that communities can obtain the types of housing they need and can afford. Information in this section comes from the Housing Needs Analysis conducted for the City, as well as the Contextualized Housing Needs Assessment prepared as part of the HPS process. Housing Needs are described in more detail in the following section of this Report and in both of those documents. Summary findings related to housing needs include:



Current Housing Needs and Conditions

- Baker City has a greater share of homeowner households than renter households. The 2019 American Community Survey estimates that 66% of occupied units were owner occupied and 34% renter occupied.
- Households with lower incomes tend to spend more than 30% of their income on housing (a standard benchmark for housing affordability), while incrementally fewer of those in higher income groups spend more than 30% of their incomes on housing costs. Of those earning less than \$20,000, it is estimated that most owner and renter households spend more than 30% of their income on housing costs. For renters, 43% spend more than 30% of their income on gross rent, but an estimated 23% are spending 50% or more of their income on housing and are considered severely rent-burdened. Low incomes frequently push households into rent-burdened categories, making it difficult to afford other basic needs like food, healthcare, education, and transportation.
- Baker City is home to 147 subsidized affordable units in seven separate properties. These are properties that are funded through HUD programs, tax credits and other programs which guarantee subsidized rents for qualified households.
- The one-night homeless count conducted in 2019 found 14 total temporarily sheltered homeless individuals in Baker County. More than half of the people experiencing homelessness when the count occurred identified as female (10 out of 14). This data did not include children; in other words, all the people counted were adults.
- In general, housing in Baker City is clustered at lower-value levels (older substandard homes, mobile homes), while analysis of household incomes and ability to pay indicates that some households could afford housing at higher price points. The analysis supports the feedback from local stakeholders, that more homes are needed in the \$150k to \$250k price range, while homes on the market tend to be above or below this range.
- The current market rates for most rental units are in the \$400 to \$1,000/month range. Therefore, this is where most of the rental unit supply is currently clustered. There is support for more rental housing appropriate for the lowest income households. There is also an indication that some renter households could support more units at higher rent levels. Rentals at the most expensive levels generally represent single-family homes for rent.

- In general, there is a need for more home buying opportunities in the heart of Baker City’s income distribution, where most households are found. There is also a need for additional subsidized affordable units for low-income households and more market-rate apartment units of all types to alleviate low vacancies. There may also be support for more higher-end rentals, often found in single-family homes for rent. Roughly 25% of households in Baker City earn less than \$25,000 per year, meaning that the bulk of housing supply on the current for-sale market is likely too expensive for most of these households.

Future Housing Needs

- The results show a need for roughly 234 new housing units by 2040.
- Of the new units needed, roughly 30% are projected to be ownership units, while 70% are projected to be rental units. This represents more renters than the estimated tenure split, but it is projected that more rental units will need to be added to balance the disproportionate share of ownership units in the current inventory, and ownership rate is projected to slightly decline.
- There is some need for new ownership housing at the low-end portion of the pricing spectrum. But income trends suggest that the greatest demand will remain in the middle price ranges (\$150k to \$250k).
- The greatest need for rental units is found at the lowest and some higher price points. Market rents are currently clustered in the \$400 to \$1,000 range in current dollars. Therefore, most units are to be found in this range. There is insufficient rental housing for the lowest income households making \$15,000.
- 55% of the new units are projected to be single-family detached homes, while over 6% are projected to be mobile homes, and 38% to be some form of attached housing.
- Single-family attached units (townhomes on individual lots) are projected to meet over 2% of future needs. These are defined as units on separate tax lots, attached by a wall but separately metered, the most common example being townhome units.
- Duplex, triplex, and four-plex units are projected to represent 14% of the total need. Duplex units would include a detached single-family home with an accessory dwelling unit on the same lot, or with a separate unit in the home (for instance, a rental basement unit.)
- 22% of all needed units are projected to be multi-family in structures of 5+ attached units.
- 6% of new needed units are projected to be manufactured home units, which meet the needs of some low-income households for both ownership and rental.
- Of ownership units, 88% are projected to be detached single-family homes and 12% manufactured homes.
- About 74% of new rental units are projected to be found in new attached buildings, with 32% projected in rental properties of 5 or more units, and 19% in buildings of two to four units and 49% in single-family or mobile homes.

The projection of future ownership units finds that the supply at the lowest end of the spectrum is currently sufficient due to the prevalence of older and manufactured homes in the community. (This reflects the estimated value of the total housing stock, and not necessarily the average pricing for housing currently for sale.) The community can support some housing at higher price points, but most demand remains in the middle-income range. There is an existing and on-going need at low-income levels, based on income levels specified by Oregon Housing and Community Services for Baker County. An estimated 49% of households qualify as at least “low income” or lower on the income scale, while 15% of households qualify as “extremely low income”. Typically, only rent-subsidized properties can accommodate these households at “affordable” housing cost levels. (The threshold income levels presented here are generated for the entire county based on the significantly higher countywide average household income. Therefore, these income thresholds are likely somewhat high for Baker City.)

Housing Needs of Vulnerable and Underserved Populations

- **Foster youth** include youth and their families that are involved with child welfare services. They tend to face reduced opportunities for access to education and higher paying jobs and a higher risk of experiencing homelessness or unstable housing conditions.
- **The LGBTQ+ Community** faces pervasive housing discrimination based on their sexual or gender identity. For transgender persons experiencing homelessness, they are more likely to avoid staying in a shelter out of fear of mistreatment or harassment.
- **Persons with mental illness** face significant barriers to obtaining safe and affordable housing. People with severe and persistent mental illnesses rely on Supplemental Social Security income, which is often not enough to cover rent and other living expenses.
- **Persons with physical disabilities** also face barriers in finding housing that meets their needs. A relatively limited supply of housing units has features that make units accessible to people with disabilities, particularly in independent housing units.
- **People released from incarceration face a number of barriers to finding housing.** Newly released offenders can have difficulty securing work and stable incomes. Furthermore, parole conditions may prevent them from living with friends and family, and property owners may refuse to rent based on their criminal background.
- **Survivors of domestic violence** have unique housing needs. In many areas, housing costs are high enough that it requires two income-earners. As a result, people experiencing domestic violence may stay with their perpetrator to avoid homelessness.



FAIR AND EQUITABLE HOUSING OUTCOMES

Most strategies described in this report are intended to achieve fair and equitable outcomes. They do this in the following ways:

- Increasing the supply of housing to reduce costs overall.
- Expanding the range of housing choices, particularly those housing types that have the potential to be less costly to produce.
- Increasing production of housing affordable to people with low or moderate incomes and/or other underserved populations.

STRATEGIES AND ACTIONS

The following tables summarize the housing strategies recommended for Baker City to pursue, listed by their schedule for further analysis and/or implementation. Details, including additional information and examples specific to each strategy are provided later in this report.

	Strategy	Adoption	Implementation
2.1	Increase Allowed Density and Range of Housing Types in Existing Zones	December, 2027	February, 2028
2.3	Code Audit to Streamline and Simplify Housing Development Requirements		
2.4	Promote Accessory Dwelling Units (ADUs)		
2.5	Zoning Incentives for Affordable, Workforce and/or Intergenerational Housing		
1.1	Address Specific Site Constraints	December, 2028	February, 2029
3.1	Incentivize and Promote Accessible Design	December, 2029	February, 2030
3.3	Pre-approved Plan Sets for Middle Housing and/or ADUs		
4.2	Public-Private Partnerships & Community Land Trusts		
4.5	Federal USDA, CDBG, and HOME Funding		
2.2	Facilitate “Missing Middle” Housing Types in All Residential Zones	June, 2031	August, 2031
2.6	Analyze Impact of Short-term Rentals on Overall Housing Supply		
3.2	Mainline Charge Program Evaluation, Exemption or Deferrals		
4.1	Tax Exemptions or Abatements to Housing		
4.3	Land Acquisition and Banking		
4.4	Build Developer Capacity		



BAKER CITY HOUSING NEEDS

This section summarizes current housing needs and conditions, future housing needs, and the needs of underserved and vulnerable populations. It relies on information from the Housing Needs Analysis conducted for the City as part of a parallel effort, as well as the Contextualized Housing Needs Assessment prepared as part of the HPS process. Both of those documents provide more detailed information about this topic.

SOCIO-ECONOMIC AND DEMOGRAPHIC TRENDS AFFECTING HOUSING NEEDS

This section highlights information about current and forecasted population and household growth, key demographic trends affecting future housing needs, housing affordability, and homelessness.

Population and Forecasted Growth

Baker City is a city of over 10,000 residents within its Urban Growth Boundary. The recently completed HNA estimates that this population resides in an estimated 4,300 households with an average of 2.2 people each. There is also a small group quarters population of roughly 362 people.

Baker City has grown by 440 households since 2000, or an average of 22 net new households per year. The growth since 2000 has outpaced the estimated growth in new housing units, which have been permitted at the rate of roughly 15 units per year. This is household growth of 11% over the past two decades while housing unit growth is at roughly 7% (details in Figure 1).

According to the Population Research Center's (PRC) population forecasts, Baker City's population is forecast to grow at a slow average rate over the 20-year period studied in the HNA. This forecast estimates that the City's population will remain essentially flat between 2020 and 2040, but there will be an estimated 230 new households. There is projected growth in the number of households because household size is forecasted to fall over the 20-year period. Therefore, while the population size is similar, they are projected to be housed in more but smaller households. Once vacancy is factored in, there is a projected need for 234 new housing units by 2040, or roughly 12 units per year. This is similar to the average of 11.5 units permitted per year over the prior decade.

Baker City has experienced stronger growth that has exceeded the growth forecasts previously completed by PRC for the area. The stronger growth has compelled the City to reevaluate and revise the existing growth forecasts that consider the recent trends in population growth.

Figure 1: Baker City Demographic Profile (2000 – 2022)

POPULATION, HOUSEHOLDS, FAMILIES, AND YEAR-ROUND HOUSING UNITS					
	2000	2010	Growth	2020	Growth
	(Census)	(Census)	00-10	(PSU)	10-20
Population ¹	9,860	9,828	0%	9,980	2%
Households ²	3,875	4,212	9%	4,313	2%
Families ³	2,514	2,529	1%	2,492	-1%
Housing Units ⁴	4,435	4,611	4%	4,736	3%
Group Quarters Population ⁵	418	356	-15%	362	2%
<i>Household Size (non-group)</i>	<i>2.35</i>	<i>2.38</i>	<i>1%</i>	<i>2.23</i>	<i>-6%</i>
<i>Avg. Family Size</i>	<i>2.92</i>	<i>2.90</i>	<i>-1%</i>	<i>2.89</i>	<i>0%</i>
PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2000	2010	Growth	2020	Growth
	(Census)	(Census)	00-10	(Proj.)	10-20
Per Capita (\$)	na	\$18,997	na	\$26,659	40%
Median HH (\$)	na	\$38,442	na	\$46,122	20%

SOURCE: Census, PSU Population Research Center, and Johnson Economics
 Census Tables: DP-1 (2000, 2010); DP-3 (2000); S1901; S19301
 1 From PSU Population Research Center, growth rate 2000-2019 extended to 2020
 2 2020 Households = (2020 population - Group Quarters Population)/2020 HH Size
 3 Ratio of 2020 Families to total HH is based on 2018 ACS 5-year Estimates
 4 2020 housing units are the '10 Census total plus new units permitted from '10 through '20 (source: Census, City)
 5 Ratio of 2020 Group Quarters Population to Total Population is kept constant from 2010.

Source: Baker City Housing Needs Analysis (2021)

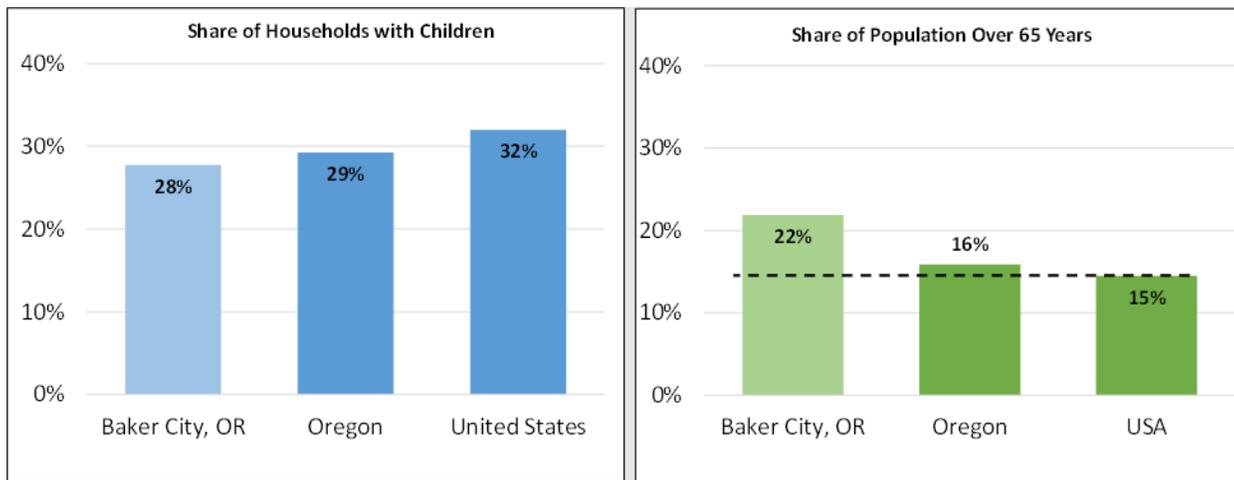
Demographic Trends

Several demographic trends have a significant impact on the type of housing needed now and in the future. These include age of residents, household size and income. Ethnicity and the presence of physical disabilities also impact housing availability and potential barriers to obtaining needed housing. Key indicators and trends in Baker City include:

- Despite the general aging of the population, an estimated 78% of the population is under 65 years of age.
- In the 2019 ACS, the local median age was an estimated 42 years, higher than the median of 38 years across Oregon.
- Compared to state and national averages, Baker City has a slightly lower share of households with children. But at 22%, the share of population over 65 is much higher than the state and national figures.
- Baker City’s average household size of 2.2 people, with 58% family households, is lower than the average across Baker County (62%).
- Baker City’s estimated median household income was \$46,000 in 2020. This is 7% higher than the Baker County median of \$43,000 and roughly 18% lower than the statewide median of \$56,000. Baker City’s per capita income is roughly \$26,500.

- Median income has grown an estimated 20% between 2010 and 2019, in real dollars. Inflation was an estimated 18% over this period, so the local median income has kept pace with inflation. This is not the case in many regions and nationally, where income growth has not kept pace with inflation.
- Baker City grew more diverse between the 2010 and 2020 Census, with the white share of the population falling from 92% to 87%. The share of population in any other individual racial category remains low, generally at 1% or less. The exception is those who identify as two or more races, which grew in share of population from 2% to 4%.
- The share of the population in Baker City identifying as Hispanic or Latino (who may also fall under any of the racial categories) has grown from 3% to 5% of the population.
- Of the non-institutionalized population in Baker City, an estimated 23% or 2,160 people report having some form of disability. This is higher than the statewide rate of 14% and comparable to the County as a whole.

Figure 2: Share of Households with Children/Population over 65 Years (Baker City and Comparisons)



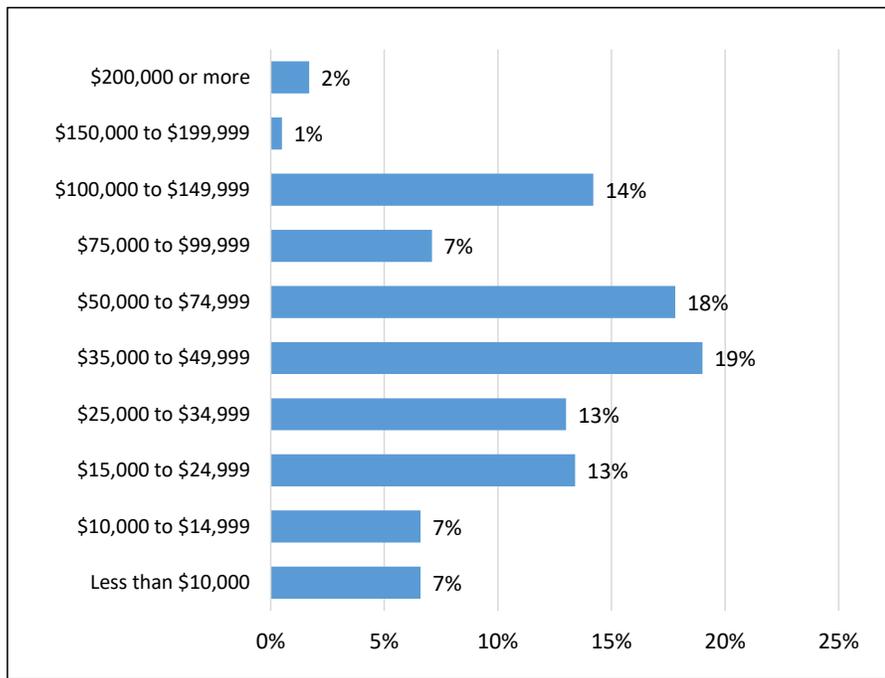
SOURCE: Baker City Housing Needs Analysis (2021), US Census, JOHNSON ECONOMICS LLC Census Tables: B11005; S0101 (2018 ACS 5-yr Estimates)

Figure 3: Baker City Population with a Disability, by Age (2020)

	Civilian, Non-institutionalized Populations	Hearing Difficulty	Vision Difficulty	Cognitive Difficulty	Ambulatory Difficulty	Self-Care Difficulty	Independent Living Difficulty
Oregon	4,135,531	4.6%	2.4%	6.2%	7%	2.7%	6.1%
Baker County, Oregon	15,590	10.0%	4.6%	7.8%	11.5%	4.2%	9.3%
Baker City, Oregon	9,286	9.7%	3.7%	8.9%	11.8%	4.1%	10.4%

Source: 2020 5-Year American Community Survey Estimate, Table S1810 – Disability Characteristics

Figure 4: Baker City Household Income Cohorts



SOURCE: US Census, Census Tables: S1901 (2018 ACS 5-yr Est.)

Housing Affordability

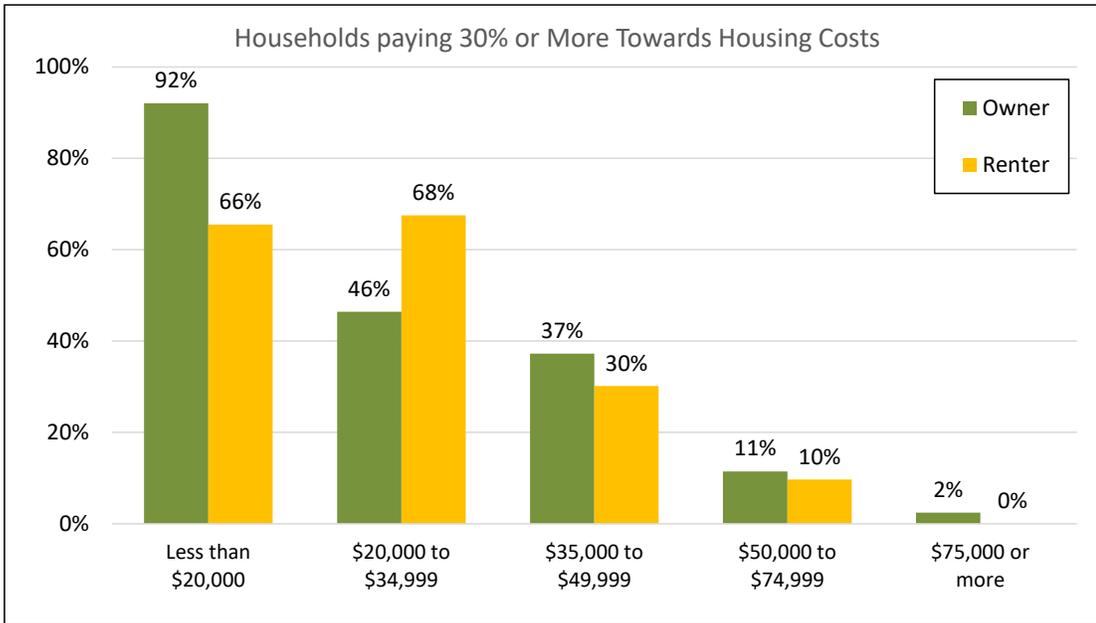
The ability to afford housing essentially depends on a comparison of housing costs and incomes and the percentage of income spent on housing. Following are findings related to housing affordability in Baker City:

Households with lower incomes tend to spend more than 30% of their income on housing (a standard benchmark for housing affordability), while incrementally fewer of those in higher income groups spend more than 30% of their income on housing costs. Of those earning less than \$20,000, it is estimated that most owner and renter households spend more than 30% of their income on housing costs. For renters, 43% spend more than 30% of their income on gross rent, but an estimated 23% are spending 50% or more of their income on housing and are considered severely rent-burdened.¹ Low incomes frequently push households into rent-burdened categories, making it difficult to afford other basic needs like food, healthcare, education, and transportation. This also limits the range of housing options available to individuals and families. Affordable housing units or rental properties specifically targeted towards low-income individuals are often in short supply, leading to increased competition and longer waiting lists. As a result, low-income households may have to settle for substandard or overcrowded housing, or they may be forced to live in neighborhoods with limited access to essential amenities and services.

In general, there is a need for more home buying opportunities in the heart of Baker City's income distribution, where most households are found. There is also a need for additional subsidized affordable units for low-income households and more market-rate apartment units of all types to alleviate low vacancies. There may also be support for more higher-end rentals, often found in single-family homes for rent. 64% of recent sales in Baker City took place within the \$100,000 to \$300,000 price range. Homes in this range should be affordable to many households earning from roughly \$30,000 to \$90,000 per year. Roughly 50% of local households fall within these income segments.

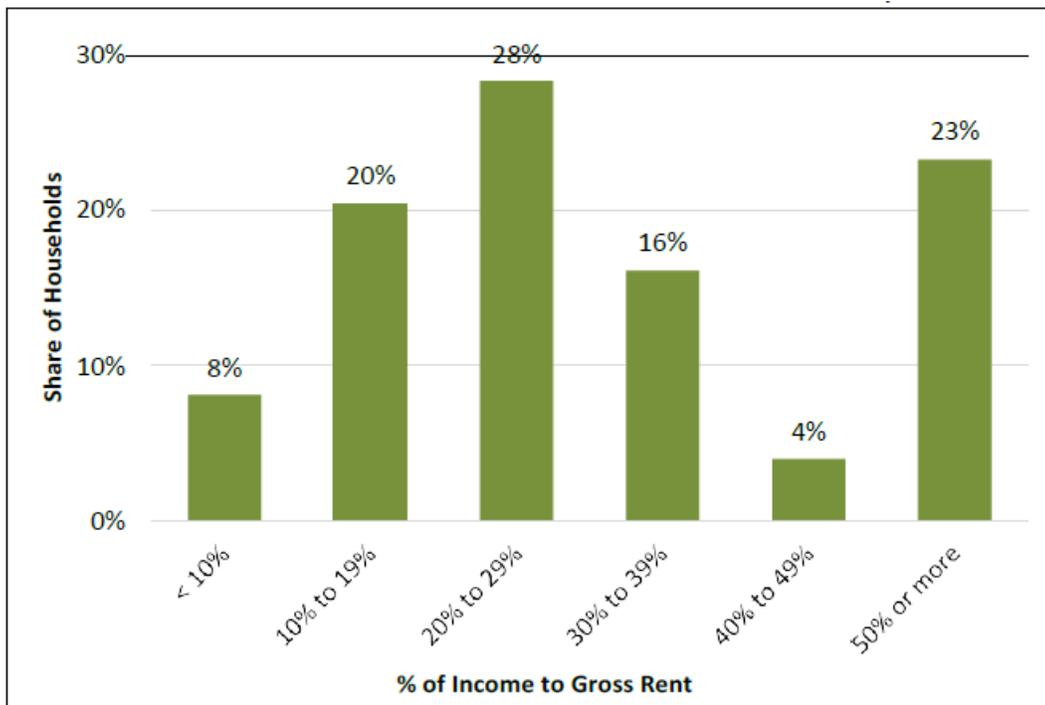
¹ The US Department of Housing and Urban Development defines cost-burdened household as one that spends more than 30% of its income on housing, and a severely cost-burdened household as one that spends more than 50% of its income on housing.

Figure 5: Share of Households Spending More than 30% on Housing Costs, by Income Group



Sources: US Census, Johnson Economics
 Census Table: B25106 (2018 ACS 5-yr Estimates)

Figure 6: Percentage of Household Income Spent on Gross Rent, Baker City Renter Households



Sources: US Census, Johnson Economics
 Census Table: B25070 (2018 ACS 5-yr Estimates)

Homelessness

Readily available information on homeless populations is limited in nature. It requires gathering data and information from multiple sources to understand homelessness in an area. Data for this project is primarily gathered from two data sources and supplemented with information shared by people involved with providing housing support in the region. The data sources include the annual point-in-time (PIT) counts and McKinney-Vento data.

In 2019, PIT counted 14 people experiencing homelessness in Baker City. All 14 people were in some form of shelter when counted. More than half of the people experiencing homelessness when the count occurred identified as female (10 out of 14). The PIT data for 2019 did not include children; in other words, all the people counted were adults.

According to available McKinney-Vento data, an estimated 258 students (6%) enrolled in the Baker School District meet the McKinney-Vento definition for homeless. The Baker City School District provides primary education in Baker City and the surrounding areas. The homeless student population in the school district is higher than the average for all school districts in the state (4%).

Additional data was provided about SNAP recipients who listed their physical address as something that could be indicative of experiencing homelessness (i.e., homeless, couch surfing, vehicle, tent, etc.). Information is available between 2015 and 2019 and shows an increasing trend in the number of SNAP participants who do not use a physical address in Baker County. There were 271 people in 2015 and 704 people in 2019 in this group. The data also includes information on age groups (see Figure 7). As shown in the figure, more than a third of recipients are young adults between the ages of 18 and 30, and almost one fifth of recipients are children. The remainder are adults over the age of 30.

Figure 7: Count of Homeless SNAP Participants by Age Group, Baker County, 2019



Source: Department of Human Services Office of Research Reporting Analytics and Implementation

MARKET CONDITIONS

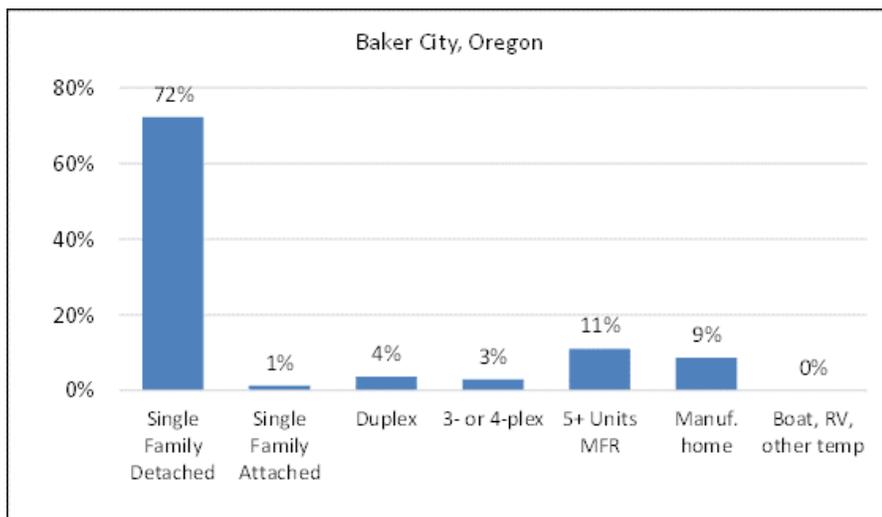
Current Conditions

This section includes a summary of key housing market data, including information about the current mix of different types of housing, recent development trends, home prices, and rental housing vacancy rates and prices.

Housing development in Baker City has traditionally been skewed towards single-family homes. Such units make up an estimated 72% of units in the city, and a similar share of new permits since 2000.

Figure 8 presents the estimated breakdown of units from Census data. Most units are single-family detached homes, while an additional 8% are in smaller attached forms. Multi-family properties of five or more units make up 11% of all units, and mobile homes make up 9%.

Figure 8: Type and Number of Units in Structure, Bakery City

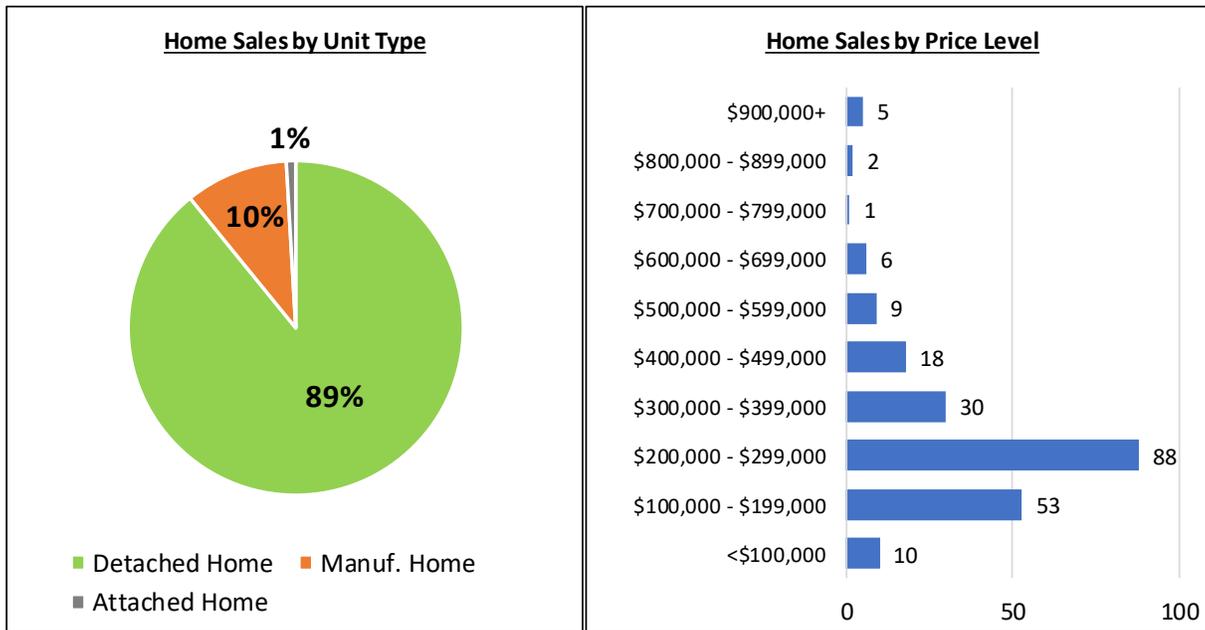


Source: US Census, Baker City

The following chart presents data on home sales in Baker City during June 2021-June 2022 from the Regional Multiple Listing Service (RMLS).

- The median sale price was \$241,500.
- The average (mean) sale price was \$305,000.
- The average price per square foot was \$169/s.f.
- The median square footage was 1,682 s.f.

Figure 9: RMLS Tracked Home Sales, June 2021-June 2022



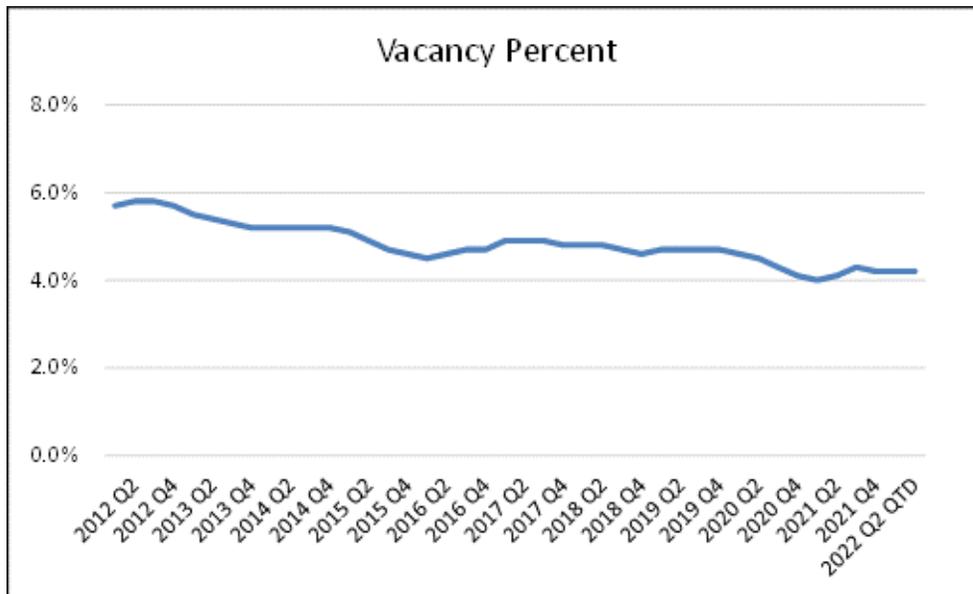
Source: RMLS, Johnson Economics

Sales Volume: The prior twelve months saw a total of 222 sales, or an average of 19 sales per month. As of the time of this analysis, RMLS tracks 34 available units for sale in Baker City, indicating that for-sale inventory is very low, at less than a two-month supply of housing.

Rental Apartments: Baker City has experienced very low rental vacancies for most of the last decade, falling below 5% in 2015, according to data from CoStar.

Tracked vacancy is now 4%, meaning that units that become available are absorbed very quickly. This figure was supported by the 2020 Census which estimated rental vacancies of roughly 4%. However, CoStar data is unreliable in Baker County, due to the small sample size. A survey of advertised available units, and local rental experts, points to an effective vacancy rate that is likely lower than 4%, with little selection available for renters in search of a unit.

Figure 10: Rental Vacancy in Baker City (2012 – 2022)



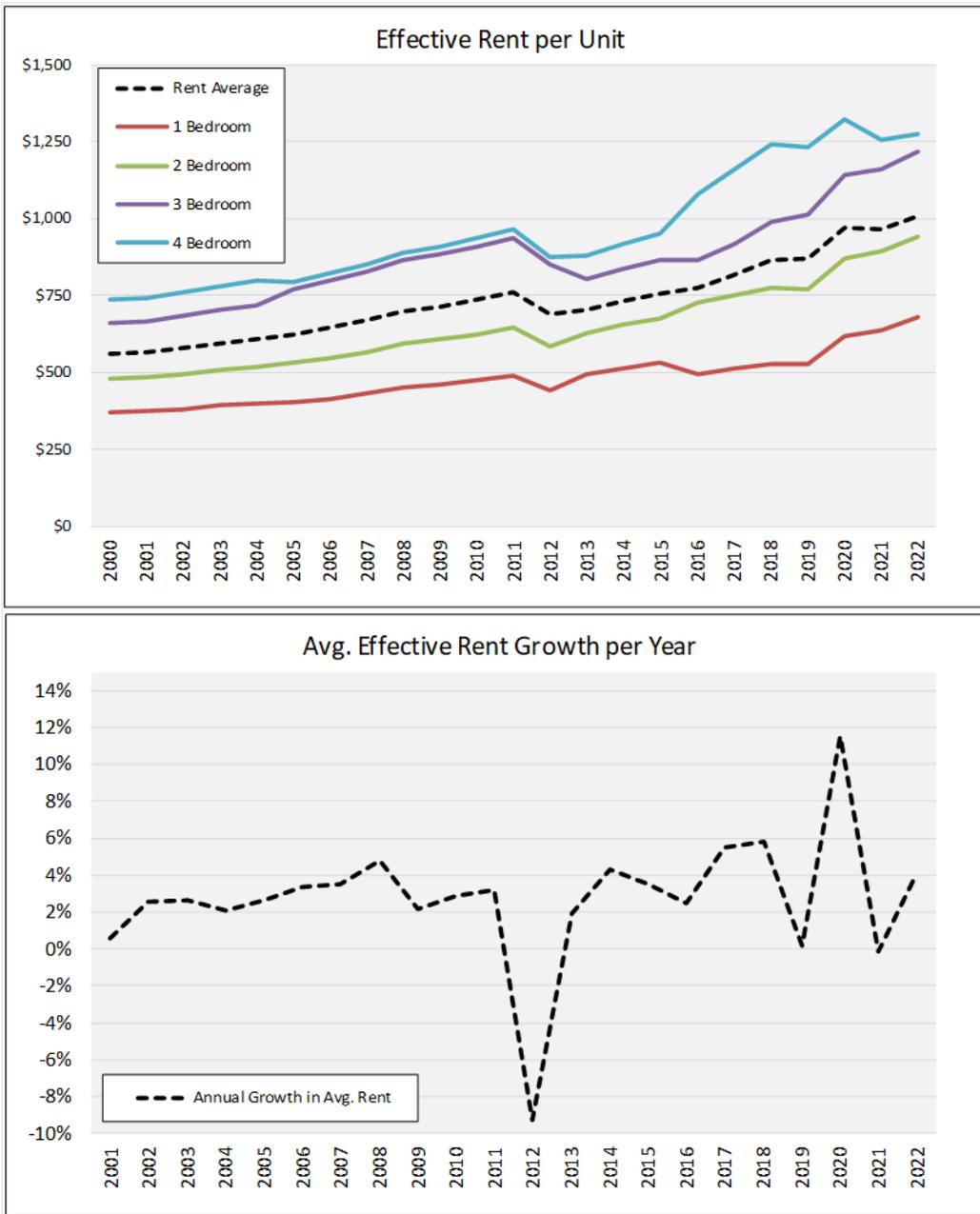
Source: CoStar, Johnson Economics

This is an indication that rental supply in Baker City remains tight. Average rents climbed steadily since 2012, moderated around 2018/19, then climbed sharply in 2020. Since 2010, rent has grown by an average of 3% per year in recent years according to HUD and the Census.

- One-bedroom units average nearly \$700/month in rent, not including utilities which may add an additional \$150 to \$175 per month.
- Two-bedroom units average roughly \$950/month in rent but can range over \$1,000.
- Three-bedroom units average over \$1,200/month in rent and can range to over \$1,400.

These rent levels are high relative to the median household income of many renters, requiring two working-class wage earners to afford the monthly rent. Childcare costs for working parents can greatly add to the burden of maintaining a rental. For these reasons, many renter households in the Baker City area require forms of assistance for housing, general income, food costs, and/or other expenses.

Figure 11: Average Rent/Square Foot & Growth Rate, Baker City (2012 – 2022)



Source: HUD User, Property managers, Online listings, Johnson Economics

The greatest constraint to lowering rental pricing will be housing production. New rental housing is needed to support housing needs for a variety of households and to allow for some vacancy among rental units (5% is a typical target), given current low vacancy rates and a tight supply of rental housing.

Forecasted Needs

The projected future (20-year) housing profile (Figure 12) in the study area is based on the current housing profile (2022), multiplied by an assumed projected future household growth rate. The projected future growth is the forecasted 2040 population for Baker City included in the most recent forecast from the PSU Population Forecast program (2019). This forecast estimates that the Baker City population will grow at a slow rate of 0.2% annually between 2022 and 2040.

Figure 12: Future Housing Profile (2040)

PROJECTED FUTURE HOUSING CONDITIONS (2020 - 2040)		SOURCE
2020 Population (Minus Group Pop.)	9,619	PSU
Projected Annual Growth Rate	0.2%	PSU Population Forecast Program Metro
2040 Population (Minus Group Pop.)	9,919	(Total 2040 Population - Group Housing Pop.)
Estimated group housing population:	373	Share of total pop. (1.4%) US Census
Total Estimated 2040 Population:	10,292	
Estimated Non-Group 2040 Households:	4,747	(2040 Non-Group Pop./Avg. Household Size)
New Households 2020 to 2040	433	
Avg. Household Size:	2.09	Projected household size US Census
Total Housing Units:	5,193	Occupied Units plus Vacant
Occupied Housing Units:	4,747	(= Number of Non-Group Households)
Vacant Housing Units:	462	(= Total Units - Occupied Units)
Projected Market Vacancy Rate:	8.9%	(Vacant Units/ Total Units)

Sources: PSU Population Research Center, Census, Johnson Economics LLC

The forecasted growth amounts to an estimated 230 households. Once vacancy is factored in, there is a projected need for 234 new housing units by 2040, or roughly 12 units per year. Projected housing unit needs are discussed below. More information about this analysis is found in the City's Housing Needs Analysis Report.

The following figure presents the projected occupied future housing demand (current and new households, without vacancy) in 2042.

Figure 13: Project Needed Housing Types (2020 – 2040)

OWNERSHIP HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	62	0	0	0	0	8	0	71	30.2%
Percentage:	87.8%	0.6%	0.0%	0.2%	0.6%	10.8%	0.0%	100%	

RENTAL HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	68	5	18	14	52	7	0	163	69.8%
Percentage:	41.5%	2.9%	10.8%	8.5%	31.7%	4.6%	0.0%	100%	

TOTAL HOUSING UNITS									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	130	5	18	14	52	15	0	234	100%
Percentage:	55.5%	2.2%	7.6%	6.0%	22.3%	6.4%	0.0%	100%	

Sources: Census, Environics Analytics, Johnson Economics

The figure presents the estimated breakdown of housing types needed to meet the 20-year need. It is forecast that the city will need to accommodate a greater mix of housing types than seen in the past, while a majority of new housing will still be single-family detached homes.

BARRIERS TO DEVELOPING NEEDED HOUSING

There are a variety of barriers to developing, providing, and obtaining needed housing in Baker City. A number of these barriers were identified or highlighted in the previous sections. Additional barriers were described by local housing providers and stakeholders and are summarized here and described in more detail in the City's Contextualized Housing Needs Assessment.

Land Supply

The availability of developable land can be a critical barrier for developing new housing. Several stakeholders commented that there is an available land supply in Baker City, but the costs associated with providing needed infrastructure can pose a significant barrier. The results find ample remaining capacity for housing of all types, with the greatest estimated surplus in the R-LD zone and the smallest estimated surplus in the R-HD zone.

Mismatch between Housing Supply and Housing Needs

Baker City attracts a variety of people with different housing needs, including family and workforce housing as well as housing for people who are more outdoor-oriented or prefer a small-town urban setting. The housing market is not providing the full range of housing types, sizes, and price or rent ranges needed by those seeking housing.

Rental Housing Shortage

The supply of long-term rental housing is under pressure from the growing demand and interest in short-term rental housing. Notably, some stakeholders cautioned against additional short-term housing regulations because it could impact Baker City's tourist industry and economic vitality. Several stakeholders cited opportunities associated with converting existing commercial buildings into multi-family housing.

Affordable Housing

Several stakeholders cited a need for more affordable housing in Baker City. The needed supply of affordable housing is particularly acute for low- and moderate-income people and families. Social service programs provide some support, but people who are eligible outnumber the program's capacity or availability of housing (i.e., housing vouchers). Attachment B includes a summary of responses from behavioral health service providers and individuals with behavioral health disabilities which underscores the significant unmet needs and conditions faced by these community members. Most of the individual respondents in the survey identified as being currently homeless or having been homeless or in an unstable housing situation in the past five years. The cost and availability of housing are the most cited housing barriers among service providers and individuals with behavioral health in the survey.

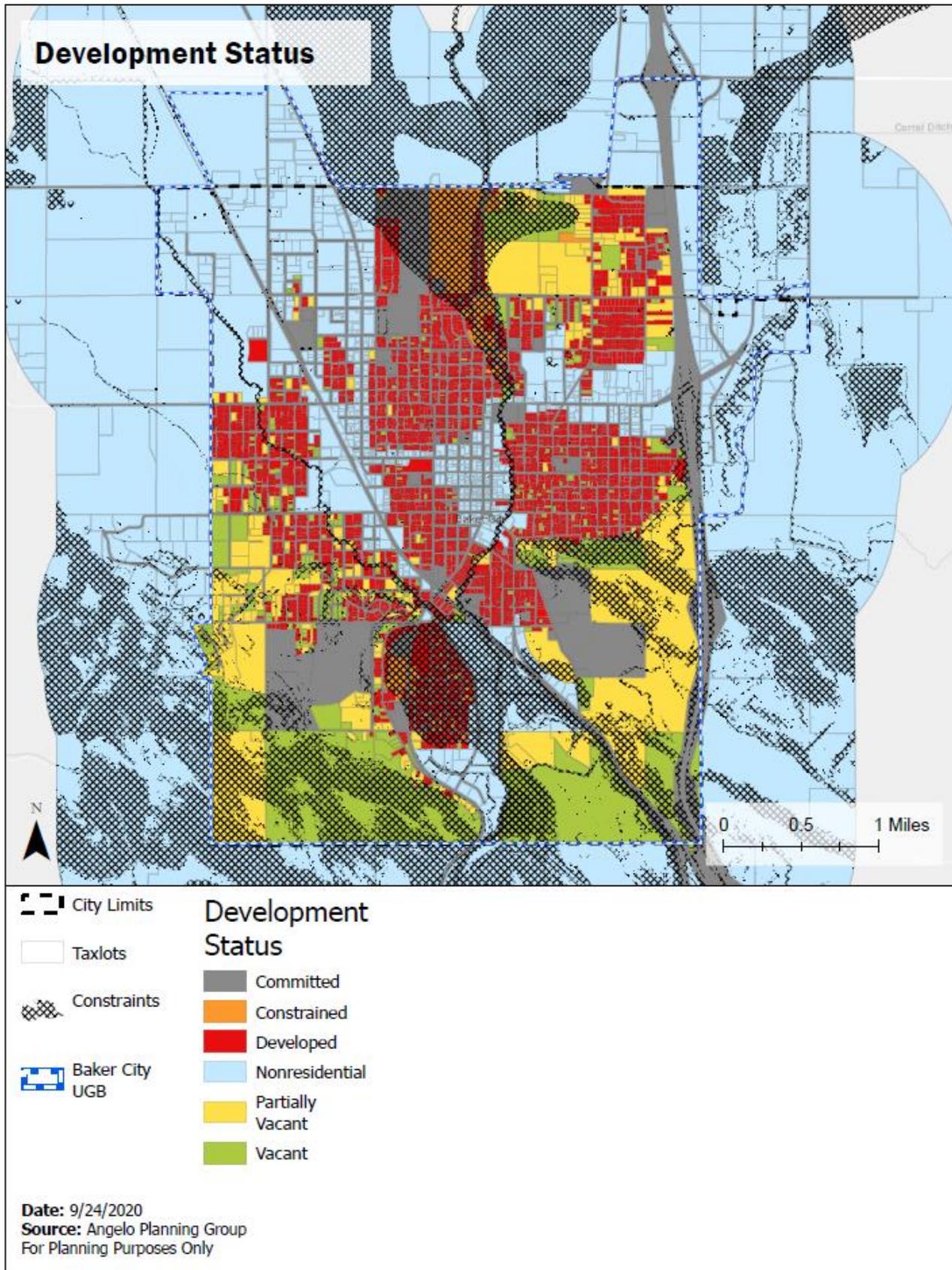
Economic Vitality

Baker City's economic vitality is cited as impacting housing availability and needs. There is a need for additional workforce housing. Stakeholders for large employers, including OTEC, BLM, and Baker County, cited examples where recent hires were unable to find housing in Baker City.

Transitional and/or Supportive Housing

Some individuals need additional housing support based on their lived experience and/or due to a disability. Some individuals experience mental health and/or addiction issues and require additional services or a supportive environment that aren't available with typical rental housing. Similarly, individuals who identify as part of the LGBTQ+ community or who have felony backgrounds experience barriers and potential bias when trying to find housing.

Figure 14: Baker City Buildable Land Inventory (2022)





STRATEGIES AND ACTIONS

The Housing Production Strategy identifies strategies and actions that Baker City and community partners can take to promote housing development that meets the needs of the community, with a focus on more equitable and affordable housing options for a wider range of incomes, needs, and preferences.

The HPS report summarizes key information for each of the recommended strategies and identifies steps needed for implementation. The report goes into greater detail for those strategies identified as higher priority.

For each housing strategy, the HPS report provides the following information:

PRIORITY	Each strategy is assigned an “Adoption” and “Implementation” date to indicate when Baker City will adopt and implement each strategy to address Baker City’s housing needs in the next eight years.
DESCRIPTION	The strategy description provides an overview of the strategy and how the strategy can work towards increasing the availability and/or affordability of housing in Baker City. The description describes the potential outcomes of what the strategy is attempting to achieve.
LEGAL BASIS	Are there any legal backings/requirements that are needed to allow for or implement the strategy?
OPTIONS AND ALTERNATIVES	Are there any alternative ways to implement the strategy related to fees, regulatory standards, or other variables?
ISSUES OR CONSTRAINTS	What opportunities, constraints, or negative issues may be associated with adoption of the housing policy or strategy?
IMPACT	What populations, income levels, and housing types are supported? Anticipated impact on the relative cost, financial feasibility, and affordability of housing are discussed.
IMPLEMENTATION ACTIONS AND ENTITIES	What actions will Baker City and other stakeholders need to implement the strategy? Who is the lead entity and partners?

The strategies are organized into four general categories:



1. Land Supply Strategies

Strategies that would potentially increase the supply of residential land available for the development of future housing.



2. Comprehensive Plan Policy and Development Code Strategies

Strategies that include potential changes to the Baker City Development Code (Code) related to development review processes or other regulations that the City could consider undertaking to help meet Baker City's housing needs and goals.



3. Incentives

Strategies are intended to make development of housing – particularly affordable housing – more feasible or financially viable by reducing fees or other costs and by reducing process barriers



4. Funding Sources and Programs

Funding sources could create new revenue for Baker City to increase its supply of needed housing, particularly affordable housing.



CATEGORY I: LAND SUPPLY STRATEGIES

The following set of strategies includes potential ways to increase the supply of residential land available for the development of future housing. These strategies aim to increase the residential land supply to accommodate population growth. The land supply constraints that Baker City faces have more to do with environmental or infrastructure constraints than with supply of vacant land inside the urban growth boundary. As a result, land supply housing strategies are generally limited and have a focus on overcoming or addressing the constraints to enable housing development.

I.1 SPECIFIC SITE CONSTRAINTS

TIMELINE	Adoption: December, 2028 Implementation: February, 2029
DESCRIPTION	<p>Site constraints include floodplains, wetlands, steep slopes, and other natural features that may reduce the developability of land in Baker City. According to the Buildable Lands Inventory (BLI) prepared for Baker City, a significant portion of the City’s inventory of land is impacted by steep slopes, particularly in the R-LD zone. In some cases, the viability of developing lesser-sloped portions of these properties may be diminished due to the presence of steep slopes elsewhere on the site.</p> <p>One of the most critical site constraints that can impact the development of housing are floodplains. Floodplains are low-lying areas that are prone to periodic flooding during heavy rainfall, storms, or rapid snowmelt. Understanding the implications of floodplains on the development of housing is paramount for safety and sustainability.</p>
LEGAL BASIS	N/A
OPTIONS AND ALTERNATIVES	<p>The City appears to have enough land to meet future housing needs even after accounting for environmental site constraint issues. The allowed densities are low enough that developers could develop on many of these properties by clustering smaller lots away from steep slopes. The City would need to review and update current zoning provisions to ensure that housing can be clustered on small lots away from steep slopes.</p> <p>The City could also conduct a study on how to serve lands impacted by environmental constraints with cost-effective infrastructure improvements to support the viability of their development.</p> <p>The City could look for opportunities and partnerships to support property owners and project proponents in obtaining updated and accurate floodplain determinations.</p> <p>The City could also work with partners to create a help sheet for community members wishing to undertake the Letter of Map Amendment (LOMA) process.</p>
ISSUES OR CONSTRAINTS	<p>The developability of vacant land with environmental site constraints is partially dependent on the availability of infrastructure to support the type and density of development. The Baker City Housing Strategies Report notes that several areas are impacted by steep slopes.</p>

Conducting a study on how to provide cost-effective infrastructure improvements in areas with environmental constraints would help support the development of housing in these areas. However, the presence of environmental constraints would still be present and thus be a limiting factor in the overall amount of land that can be developed.

IMPACT

Affordability target: Moderate income households

Income: 80 to 120+% AMI

Housing tenure/type: For rent or sale; smaller units

Housing impact: Supporting the development of housing on sites impacted with environmental constraints with infrastructure improvements and through clustering would make their developability more viable.

IMPLEMENTATION ACTIONS

- Review zoning standards to ensure that housing development can cluster on areas not impacted by environmental constraints.
- Produce a best-practices report on how to provide cost-effective infrastructure to areas with environmental constraints.
- Complete a comprehensive mapping effort to identify high-risk flood areas.

Implementing Agency(ies)

Lead: Baker City Planning Department, Baker City Public Works Department

CATEGORY 2: COMPREHENSIVE PLAN POLICY & DEVELOPMENT CODE STRATEGIES



The following set of strategies includes potential changes to the Baker City Development Code (Code) related to development review processes or other regulations that the City could consider undertaking to help meet Baker City's housing needs and goals.

Note, several of these strategies are related to City policies and land use regulations. Aspects of these strategies are related to and affected by each other. For that reason, one or more of these strategies can be completed concurrently. For example, increasing the allowed density of housing (Strategy 2.1) overlaps with the strategy to review/audit the City's development code (Strategy 2.3) and can both be undertaken by the City as part of the same planning effort.

2.1 INCREASE ALLOWED DENSITY AND RANGE OF HOUSING TYPES ALLOWED IN EXISTING ZONES

TIMELINE

Adoption: December, 2027
Implementation: February, 2028

DESCRIPTION

Increase the allowed density or reduce the minimum lot size requirement in one or more zones to allow for more compact development in specific areas. The Baker City development code does not allow cottage clusters or multi-family dwellings (three or more dwellings on a lot) in the Residential Low-Density zone. Otherwise, all housing types are allowed in all residential zones



This strategy can be considered as an alternative or complementary action to rezoning land. Modest increases in the allowed density or minimum lot size for specific types of housing in the City's medium and/or low-density zones could provide more flexibility and more potential to build housing.

LEGAL BASIS

Baker City has broad authority to regulate the lot size and density requirements for housing. Any standards applicable to middle housing types would need to maintain compliance with Oregon Administrative Rules (OAR 660-046).

OPTIONS AND ALTERNATIVES

The City has three primary residential zones with which to consider increasing the allowed density. Each zone regulates the minimum and maximum densities for residential uses and the minimum lot area requirement for a variety of housing types. Increased densities could be accomplished by lowering the minimum lot size for specific types of housing and/or by establishing higher maximum density standards for certain forms of housing (e.g., multi-family housing). Reducing minimum lot sizes in lower density zones could allow for additional partitioning or individual lots and allow for more opportunities for infill development. Increasing allowable densities could increase the financial feasibility of developing multi-family housing.

**ISSUES OR
CONSTRAINTS**

There is a low to moderate risk involved in adopting a zoning code that allows for higher densities. The City will have to ensure compliance with all applicable state statutes. The administrative burden for updating the Code is also expected to be moderate, given the availability of examples from other communities. However, the scope of code changes will be more significant than for other development standard revisions. Community support for increased densities may be mixed. There could be challenges with community opposition to decreasing the minimum lot sizes and allowing for increased densities in existing developed neighborhoods.

IMPACT

Population served: All income levels

Income: 0 to 120+% AMI

Housing tenure/type: For rent or sale

Housing impact: Modifying development standards to increase density through density requirements or minimum lot size requirements would have a direct impact on housing supply. It would enable undeveloped land to develop with more units than under current standards. Depending on the extent of changes, it would potentially enable additional housing in areas currently developed through lot consolidations.

**IMPLEMENTATION
ACTIONS**

- Determine which options to pursue, based on the discussion above. This should be informed by input from the Planning Commission and from members of the local development community.
- Draft the recommended Code amendments.
- Go through the legislative text amendment process.

Implementing Entity(ies)

- Lead: Baker City Planning Department
- Partners: Development community and housing advocates for supporting amendments, property owners and residents in affected zones.

2.2 FACILITATE “MISSING MIDDLE” HOUSING TYPES IN ALL RESIDENTIAL ZONES

TIMELINE	<p>Adoption: June, 2031 Implementation: August, 2031</p>
DESCRIPTION	<p>The City can consider allowing other middle housing types (e.g., triplexes, quadplexes, and/or cottage cluster housing) in the low density residential zone. This could open up increased opportunities for housing varieties in low density residential areas, which would provide additional supply of housing to meet a variety of housing needs. Amendments to development standards may be required to offer greater flexibility to sites to address impediments such as minimum lot size, maximum density, etc.</p> 
LEGAL BASIS	<p>Baker City has broad authority to regulate the lot size and density requirements for housing. Any standards applicable to middle housing types would need to maintain compliance with Oregon Administrative Rules (OAR 660-046).</p>
OPTIONS AND ALTERNATIVES	<p>There are several options and alternatives available for facilitating the development of missing middle housing types. Examples include</p> <ul style="list-style-type: none"> - Allowing triplex, fourplex, townhouses, and/or cottage clusters outright or subject to standards in all zones. - Examine special use and development standards to ensure they do not act as a barrier to the development of middle housing types, particularly for R-MD and R-HD zones.
ISSUES OR CONSTRAINTS	<p>There is a low to moderate risk involved in adopting a zoning code that facilitates the development of middle housing types. The City will have to ensure compliance with all applicable state statutes. The administrative burden for updating the Code is also expected to be moderate, given the availability of examples from other communities. However, the scope of code changes will be more significant than for other development standard revisions. Community support for increased densities may be mixed. There could be challenges with community opposition to decreasing the minimum lot sizes and allowing for increased densities in existing developed neighborhoods.</p>
IMPACT	<p>Population served: All income levels Income: 0 to 120+% AMI Housing tenure/type: For rent or sale</p>

	Housing impact: Modifying development standards to encourage middle housing types could have a direct impact on housing supply, as it would potentially enable additional housing units on existing lots.
IMPLEMENTATION ACTIONS	<ul style="list-style-type: none"> - Determine which options to pursue, based on the discussion above. This should be informed by input from the Planning Commission and from members of the local development community. - Draft the recommended Code amendments. - Go through the legislative text amendment process. <p>Implementing Entity(ies)</p> <ul style="list-style-type: none"> - Lead: Baker City Planning Department - Partners: Development community, housing advocates, property owners, and residents in affected zones.

2.3 CODE AUDIT TO STREAMLINE AND SIMPLIFY HOUSING DEVELOPMENT REQUIREMENTS

TIMELINE	Adoption: December, 2027 Implementation: February, 2028
DESCRIPTION	Some regulations may constrain housing development to a degree that the corresponding public benefits of the regulation do not outweigh the effect on housing development. These often include procedural requirements, maximum lot coverage, minimum parking requirements, maximum height restrictions, architectural design standards, minimum open space requirements, or public works design standards. The City may consider reducing or removing standards or requirements that hinder the general production of housing.
LEGAL BASIS	Baker City has broad authority to regulate the lot size and density requirements for housing. Any standards applicable to middle housing types would need to maintain compliance with Oregon Administrative Rules (OAR 660-046).
OPTIONS AND ALTERNATIVES	The City may wish to consider conducting a thorough Development Code audit to determine potential issues that may inhibit housing production. As a part of this process, the City should talk to regional home builders and affordable housing providers to understand common challenges with local zoning requirements, which will help the City identify necessary Code amendments.
ISSUES OR CONSTRAINTS	There is a low to moderate risk involved in adopting zoning code amendments. The City will have to ensure compliance with all applicable state statutes. The administrative burden for updating the Code is also expected to be moderate, given the availability of examples from other communities. Community support may be mixed. There could be challenges with community opposition to amendment proposals in existing developed neighborhoods.
IMPACT	Population served: All income levels Income: 0 to 120+% AMI

Housing tenure/type: For rent or sale

Housing impact: Modifying development standards would have a direct impact on housing supply. It would enable the development of housing on lots that would not be financially feasible given current market conditions and code requirements.

IMPLEMENTATION ACTIONS

- Perform audit of the City's development code to identify requirements that may unnecessarily inhibit housing production.
- Convene with regional home builders and affordable housing providers to identify requirements that may unnecessarily inhibit housing production.
- Determine which options to pursue, based on the discussion above.
- Draft the recommended code amendments.
- Go through the legislative text amendment process.

Implementing Entity(ies)

- Lead: Baker City Planning Department
- Partners: Regional home builders and affordable housing developers.

2.4 PROMOTE ACCESSORY DWELLING UNITS (ADU)

TIMELINE

Adoption: December, 2027

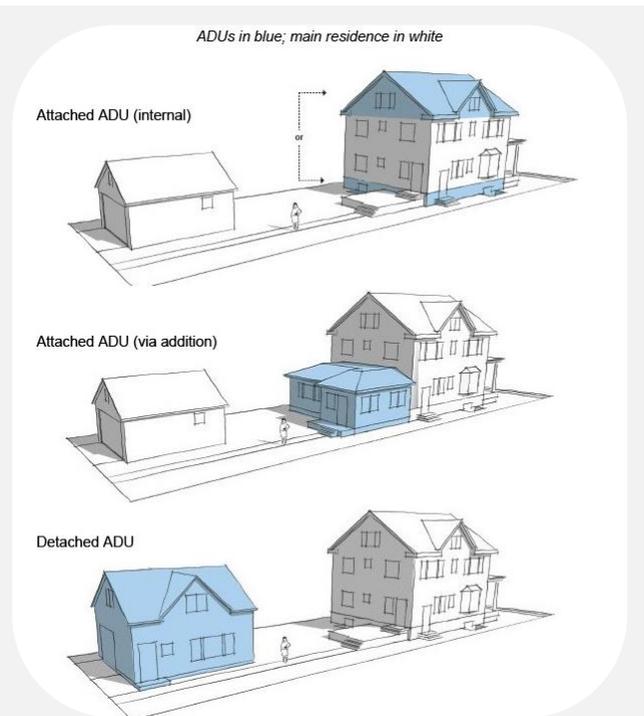
Implementation: February, 2028

DESCRIPTION

ADU's are smaller, ancillary dwelling units located on the same lot as a primary residence. They are typically complete dwellings with their own kitchen, bathroom, and sleeping area.

ADU's are a viable housing option with several benefits:

- ADU's offer flexibility for homeowners to either rent the unit or to host a family member.
- Building and renting an ADU can raise income for a homeowner and help offset the homeowner's mortgage and housing costs.
- ADU's can add to the local supply of rental units and can provide a relatively affordable rental option for a person or household that prefers living in a small unit rather than an apartment or other attached housing.



Although the City recently updated selected ADU standards as a follow-up to its HNA process, additional adjustments to standards for accessory dwelling units would continue to allow more flexibility for their siting on lots. In addition, the City can also encourage ADU development through reduced fees, exemption from selected planning requirements, use of pre-approved site or building plans, or other measures.

Given that ADU's are usually built by individual homeowners with limited experience or financial resources, code provisions can have a significant influence on the feasibility of their development and enable more widespread production (i.e., easing occupancy requirements, allowing more ADU's on a lot, and expanding maximum size requirements).

More flexibility in siting, design, construction, and lower fees are also necessary to achieve feasibility in many cases.

RECOMMENDATION

The City already allows up to two ADUs in all of its residential zones. Standards for the size and siting of ADUs are generally consistent with state guidelines and best practices. Some additional development code amendments could provide additional flexibility to build ADUs, including the following:

- Reduce allowed rear yard setbacks for ADUs that are below a specific height.
- Reduce front yard setbacks for ADUs.
- Increase the allowed lot coverage for a lot with an ADU.

LEGAL BASIS

Baker City has broad authority to regulate the form and design of ADU's through the development code. Any standards applicable to ADU's would need to maintain compliance with Oregon Administrative Rules (OAR 660-046). However, any changes that the City may consider would provide *more* flexibility for ADU development, not less, which is generally supported by state requirements.

OPTIONS AND ALTERNATIVES

If the City wanted to provide more flexibility for ADU's, it could consider the following strategies.

Allow exceptions to rear yard setbacks. Baker City currently requires ADUs to meet the same setback requirements as primary structures, which require 10-foot rear yard setbacks in all three residential zones. In most cases, ADUs will be constructed behind the primary dwelling. If the ADU must also comply with the rear yard setback requirement, that may require the ADU to be placed closer to the primary dwelling than would otherwise be desirable and may result in small, unusable yard areas. It is recommended to allow ADUs to be built up to 5 feet from the rear lot line. If there are concerns about the scale of an ADU next to an adjacent lot, a lower height limit or additional privacy standards can be applied to ADUs that are within a certain distance of the rear lot line.

Consider exceptions to lot coverage standards. Maximum lot coverage requirements have the potential to preclude ADUs from being built on smaller lots. The City could consider exempting ADUs (or a portion of their floor area) from counting toward lot coverage limits. To address stormwater concerns, the City could consider limits to impermeable surfaces rather than simply coverage by structures, as suggested by the DLCD guidance.

In addition to more supportive development code regulations, Baker City could also consider the following strategies to facilitate ADU development:

Make Resource Information Easily Available. The City may wish to consider providing resources for the development of ADUs, including handbooks, state guidance documents, and simple one-sheet summaries of existing local code requirements to support ADU development. Resources can include local/regional examples of successful ADU development, prototypes, pre-approved site plans (discussed more in the following bullet), existing local and state regulations regarding ADU development, and information about the review and permitting process including expected timelines and costs.

Provide Pre-Approved Site or Building Plans. Pre-approved building and site plans have been reviewed in advance for conformance with zoning and building codes and can reduce housing development costs by reducing design and permit process times and fees. Cities in Oregon, Washington, and elsewhere in the U.S. have used this approach to streamline the development review process, providing an incentive for certain types of housing development. Some of the plan programs also seek to promote improved residential design that fits a neighborhood context. This often works best for simpler types of development and could work well for ADU plans.

Streamline Development Review. Reduce review and processing times for ADUs allows projects to get more quickly from design to building permit and reduces associated costs, resulting in getting more ADUs on the ground sooner. Strategies for streamlining the review process can include formally adopting shortened review timelines for applications or giving priority in scheduling hearings and meetings with staff. Although Baker City's review times are already relatively short compared to other cities there may be opportunities to reduce this for ADU development.

Restrict New ADU Development as Short-term Rental. Advisory committee members suggested adding specific restrictions to the development of new ADU's to balance the need for affordable housing options for residents with the City's tourism industry. New ADU's could be restricted from being used as short-term rentals (i.e., AirBnB and VRBO units) for a specified period of time. Newly constructed ADU's with this type of restriction would be used as a long-term rental and would be occupied by a city resident during the duration of the restriction. The period of time a new ADU would be restricted from use a short-term rental would need to be determined by the City based on policy discussions. Efforts to place short-term rental restrictions on new ADU's should be completed if there is a need identified in Strategy 2.6.

**ISSUES OR
CONSTRAINTS**

N/A

IMPACT	<p>Affordability target: Moderate income households</p> <p>Income: 80 to 120+% AMI</p> <p>Housing tenure/type: For rent; smaller units</p> <p>Housing impact: Modifying development standards to encourage ADU's would have a limited impact on housing supply, as it would not work directly toward creating new units. However, the strategies discussed above would help fill the gap in the City's supply of smaller dwellings, which are typically more affordable to rent.</p>
IMPLEMENTATION ACTIONS	<ul style="list-style-type: none"> - Determine which implementation options to pursue, based on the discussion above. This should be informed by input from the Planning Commission and from members of the local development community. - Draft the recommended code amendments. - Go through the legislative text amendment process. <p>Implementing Entity(ies)</p> <p>Lead: Baker City Planning Department</p>

2.5 ZONING INCENTIVES FOR AFFORDABLE, WORKFORCE AND/OR INTERGENERATIONAL HOUSING

TIMELINE	<p>Adoption: December, 2027</p> <p>Implementation: February, 2028</p>
DESCRIPTION	<p>Some development regulations can present obstacles or add costs to housing developments. These obstacles are particularly challenging for developments built by housing authorities, non-profit developers, or even for-profit developers that are attempting to build units affordable to people with lower or moderate incomes.² In order to support developments that include units affordable to moderate- or low-income households, the City can offer concessions on zoning and development code standards. These incentives or concessions also could be applied to housing that is intended for large or multi-generational households (e.g., larger housing units with more bedrooms). The concessions should be offered in exchange for the development dedicating a minimum proportion of the units to be regulated as affordable to people with lower or moderate incomes with a minimum affordability period of 10 or 20 years. The incentives typically include relief from certain development standards such as parking, setbacks, or density.</p>
LEGAL BASIS	<p>Baker City has broad authority to regulate the form and design of housing through the development code. Any standards applicable to middle housing would need to maintain compliance with the Oregon Administrative Rules (OAR 660-046). However, any changes that the City may consider would provide <u>more</u> flexibility for housing development, not less, which is generally supported by the state requirements.</p>

² Housing affordable to moderate-income, working households that do not typically qualify for subsidized housing is often referred to as “workforce housing.”

<p>OPTIONS AND ALTERNATIVES</p>	<p>Examples of potential zoning incentives for Baker City include the following:</p> <p>Parking reductions. In general, research shows that households with lower incomes tend to have lower car ownership and driving rates, particularly when residents have ready access to shopping and other opportunities and services. While parking reductions may not be warranted for all development, they could be appropriate for qualified affordable housing developments. A number of jurisdictions in Oregon provide reductions in off-street parking requirements for developments that are affordable to households with low or moderate incomes. Typically, developments must commit to providing affordable units over a significant length of time (20-60 years). In particular, existing parking requirements may act as a barrier for larger units with more bedrooms that could accommodate multi-generational households, given that the development code currently requires more spaces for these units.</p> <p>Height or density bonuses. Some cities allow higher density or greater height in exchange for a commitment to provide housing units that are affordable to households with low or moderate incomes. Height bonuses are typically in terms of number of stories (e.g., one story in an area with an existing height limit of 30 or 45 feet). Density bonuses are typically stated in terms of a percentage of units (e.g., 10-20% is a common threshold). The amount of the bonus can be tied to the affordability levels provided and/or to the number of affordable units. Additionally, setback and bulk standards may be allowed to vary to accommodate the added density or to reduce development costs.</p> <p>Allow flexibility in how affordable units are provided. In some cases, it may be advantageous to construct the affordable units on a different site than the primary development that is receiving the concession. It may also make sense for the development to purchase existing market-rate units and convert them to affordable units. Allowing flexibility in how the units are provided can also widen the appeal of the program.</p>
<p>ISSUES OR CONSTRAINTS</p>	<p>N/A</p>
<p>IMPACT</p>	<p>Affordability target: Extremely low to moderate income households.</p> <p>Income: 0 to 120% AMI</p> <p>Housing tenure/type: For rent or sale; income-restricted units.</p> <p>Housing impact: Offering a bonus in return for more affordable units can create a win/win between the builder and housing goals. Generally, developers will still be incentivized to offer units at higher affordability levels (i.e., 100% or 120% AMI) so a bonus that scales to the affordability level is appropriate. When successful, these programs not only provide a number of units at a controlled affordability level, but also help create mixed-income communities among the subsidized and unsubsidized units.</p>
<p>IMPLEMENTATION ACTIONS</p>	<ul style="list-style-type: none"> - Determine which implementation options to pursue, based on the discussion above. This should be informed by input from the Planning Commission and from members of the local development community. - Draft the recommended Code amendments. - Go through the legislative text amendment process.

In addition, it's also suggested working closely with affordable housing providers to determine what zoning incentives would provide the greatest benefit in supporting their work.

Implementing Entity(ies)

- Lead: Baker City Planning Department
- Partners: Affordable housing developers

2.6 ANALYZE IMPACT OF SHORT-TERM RENTALS ON OVERALL HOUSING SUPPLY AND CREATE REGULATIONS

TIMELINE

Adoption: June, 2031
Implementation: August, 2031

DESCRIPTION

Short-term rentals are homes or bedrooms rented out for short periods of time, typically via online platforms such as Airbnb or VRBO.

Regulating short-term rentals can have various impacts on housing supply and the effects can be nuanced, depending on the specific context and regulatory measures implemented. By converting residential units into short-term rentals, housing supply for local residents can be diminished, particularly for areas with high demand for tourism and short-term stays. This has the potential to drive up rental rates in the local housing market. However, in some cases the income from long-term rentals is not high enough to justify the cost of building them and additional housing units may not be constructed if they are restricted from becoming short-term rentals.

Conversely, short-term rental can have positive economic impacts, particularly for property owners and local economies reliant on tourism. Short-term rentals can be seen as an investment strategy for homeowners and small investors. By renting out their properties, homeowners can generate additional income and potentially contribute to local businesses and job creation.

Balancing the economic benefits with the broader housing needs is a key consideration for short-term rental regulations. Some communities regulate short-term rentals by defining allowed uses, occupancy standards, and how many days they can operate consecutively in an effort to mitigate negative externalities to the local housing market while minimizing impacts to the positive economic impacts. Striking the right balance between accommodating tourists and preserving the availability of housing for residents is crucial.

Baker City should evaluate the extent to which short-term rentals are a concern for the community. At minimum, the City should track short-term rental units using a permitting system (which could involve a licensing fee). This would provide information about the number and type of short-term rental units in the city, which could be used to evaluate whether it is necessary to further regulate short-term rentals.

Regulations and enforcement procedures should scale with the extent to which short-term rentals are an issue in Baker City. The City should not impose extensive regulations if short-term rentals are not resulting in measurable issues.

LEGAL BASIS	N/A
OPTIONS AND ALTERNATIVES	<p>Regulations for short-term rentals can include, but are not limited to the following:</p> <ul style="list-style-type: none"> - Limit short-term rentals to certain zones or geographies. - Limit the number of permitted short-term rentals. - Establish operational standards. - Require licensing. - Collect taxes (transient room tax) and assess penalty fees.
ISSUES OR CONSTRAINTS	<ul style="list-style-type: none"> - Short-term rentals are not currently regulated by Baker City’s development code, but they are known to exist. - Regulating short-term rentals may open up more long-term rental opportunities. - This strategy may not be as impactful as other strategies in meeting housing needs. - Some homeowners use short-term rental as a way to finance construction of an accessory dwelling unit, which they eventually intend to rent on a long-term basis.³ - If the City severely limits short-term rentals, this may make it more difficult for a household dependent on short-term rentals for income to afford their housing.
IMPACT	<p>Affordability target: Moderate to higher income households.</p> <p>Income: 80+% AMI</p> <p>Housing tenure/type: For rent</p> <p>Housing impact: This strategy would not produce new units, but it would help ensure existing rental units remain available on the market.</p>
IMPLEMENTATION ACTIONS	<ul style="list-style-type: none"> - Develop a system to track and monitor the number and locations of short-term rentals. - Have public discussions to determine the extent to which short-term rentals are perceived as an issue. Review code violations associated with short-term rentals (if any) to identify and measure negative impacts. - If short-term rentals are problematic, evaluate regulations to restrict use or to incentivize moderate use. - Work with the Planning Commission and City Council to adopt regulations and enforcement procedures by ordinance. <p>Implementing Entity(ies)</p> <ul style="list-style-type: none"> - Lead: Baker City Planning Department - Partners: Community groups and residents; operators of short-term rentals

³ AARP, The ABCs of ADUs, <https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>.

CATEGORY 3: INCENTIVES



The following incentive strategies are intended to make development of housing – particularly affordable housing – more feasible or financially viable by reducing fees or other costs and by reducing process barriers.

3.1 INCENTIVIZE AND PROMOTE ACCESSIBLE DESIGN

TIMELINE

Adoption: December, 2029

Implementation: February, 2030

DESCRIPTION

This strategy involves incentives to increase development of housing that is accessible for people with disabilities or mobility challenges, including seniors. Housing that is accessible for seniors and people with disabilities is a growing need, generally. This strategy would encourage accessible units through development code, regulatory, or financial incentives and through education to the development community.



To qualify for incentives, the units could be required to meet certain standards, such as Universal Design or Lifelong Housing Certification.

- **Universal Design** is a building concept that incorporates design layouts and characteristics into residences to make them usable by the greatest number of people and respond to the changing needs of the resident. Universal Design incorporates standards for features such as hallways, doorways, bathrooms, and kitchens that make these features usable for people with disabilities or adaptable for that purpose.⁴
- **Lifelong Housing Certification** is a program developed by the Rogue Valley Council of Governments (RVCOG) in partnership with AARP Oregon as a voluntary certification process for evaluating the accessibility and/or adaptability of homes. Residences can be certified at three levels based on the extent of their accessibility: (1) Visitable (basic accessibility for visitors); (2) Fully Accessible (accessible for a person in a wheelchair on the main floor); and (3) Enhanced Accessibility (customized for specific accessibility needs).⁵

LEGAL BASIS

N/A

⁴ Universal Design Standards, West Virginia Housing Development Fund. <https://tinyurl.com/yx63h792>

⁵ Lifelong Housing Program, RVCOG. <https://rvcog.org/home/sds-2/lifelong-housing-program/>

<p>OPTIONS AND ALTERNATIVES</p>	<p>Development Code incentives. The City could provide incentives in the development of accessible units meeting one of the standards above (or a similar standard). These could be similar incentives to those discussed under Zoning Incentive for Affordable Housing strategy above —such as density or height bonuses or parking reductions.</p> <p>Permitting incentives. Projects with accessible units could receive expedited development review and permitting.</p> <p>Financial incentives. Financial incentives could include planning and building fee reductions and system development charge deferrals. Accessibility provisions could also be incorporated into a tax abatement program.</p> <p>Provide information to developers. This strategy will not directly result in the production of new units, but it may increase the number of new units that have accessibility features incorporated into the design—or it may increase the number of units remodeled with accessibility features.</p>
<p>ISSUES OR CONSTRAINTS</p>	<p>If the incentives are not set at the right level to be attractive to use, they may not be effective. The incentive(s) should be calibrated effectively to be attractive to both non-profit and for-profit developers. The benefit of using the incentive should outweigh the costs associated with implementing accessible design features.</p>
<p>IMPACT</p>	<p>Affordability target: Seniors and people with disabilities</p> <p>Income: 0-120+% AMI</p> <p>Housing tenure/type: For rent or sale.</p> <p>Housing impact: This strategy alone would not result in additional units, but it may incentivize the production of affordable housing and other needed housing types, which could increase the number of units developed. SDC deferrals or financing can improve the feasibility of projects, delay payment until the property is generating income, and still eventually provide the public revenue over time.</p>
<p>IMPLEMENTATION ACTIONS</p>	<ul style="list-style-type: none"> - Develop an incentive program and source of funding to increase the number of dwelling units designed accessibly. - Work with developers to gather feedback on program parameters and interest. - Implement program through Council action <p>Implementing Entity(ies)</p> <p>Lead: Baker City Planning Department</p>

3.2 MAINLINE CHARGE PROGRAM EVALUATION, EXEMPTIONS, OR DEFERRALS

TIMELINE	<p>Adoption: June, 2031 Implementation: August, 2031</p>
DESCRIPTION	<p>Utility connection fees are a type of fee applied to new development and are intended to support the costs associated with providing essential services. A utility provider typically imposes utility connection fees. These fees represent a valuable tool for cities to ensure that public infrastructure keeps pace with new development. Baker City assesses mainline connection fees for connection to city water and sewer mains. Fees are assessed based in part on the frontage of the property.</p>
LEGAL BASIS	<p>Additional research into the legal basis, options and alternatives, and implementation actions would be needed to further evaluate potential implementation of this strategy.</p>
OPTIONS AND ALTERNATIVES	<p>There are a number of approaches to reducing or deferring fees for affordable housing development, or other housing types that meet public goals, or tying utility connection fees to the size of development for smaller or denser units. These approaches serve as financial incentives to encourage affordable housing production.</p> <p>Utility connection fee exemptions may be applied to regulated affordable housing and/or specific housing types.</p> <p>Utility connection fee deferrals may allow a development to delay payment of the fees for a specified period of time or until the certificate of occupancy is issued, rather than at the time the building permit is issued. Utility connection fee deferral can be combined with financing so that payments begin after one year and continue for a specified number of years. The City could offer a lower interest rate and/or allow the lien to be in second position for affordable housing developments.</p>
ISSUES OR CONSTRAINTS	<p>The City should evaluate current and projected levels of growth; whether existing infrastructure can accommodate new development; and whether the community has a plan for future improvements to infrastructure to accommodate future growth. Any utility charge program plan should be tailored to reflect growth projection and zoning code requirements, as set out in the City's Comprehensive Plan.</p> <p>Lower fees may result in less revenue for public purposes.</p>

IMPACT	<p>Affordability target: Depends on how the program is structured and what the eligible housing types are.</p> <p>Income: Depends on the program.</p> <p>Housing tenure/type: For rent or sale.</p> <p>Housing impact: This strategy alone would not result in additional units, but it may incentivize the production of affordable housing and other needed housing types in the future.</p>
IMPLEMENTATION ACTIONS	<ul style="list-style-type: none"> - Coordinate with other City departments about the possibility of deferring, reducing, or exempting utility fees for specific types of development. - Work with housing stakeholder and City Council to determine what housing types to target with deferrals, reductions, or exemptions. - Consider new funding sources for backfilling lost revenues. - Work with other service providers to offer deferral, reductions, or exemptions. - Adopt, implement, and track the effectiveness of the program. <p>Implementing Entity(ies)</p> <ul style="list-style-type: none"> - Lead: Baker City Planning Department - Partners: Other City Departments

3.3 PRE-APPROVED PLAN SETS FOR MIDDLE HOUSING AND/OR ADU'S

TIMELINE	<p>Adoption: December, 2029</p> <p>Implementation: February, 2030</p>
DESCRIPTION	<p>Pre-approved building and site plans are plan sets that have been reviewed in advance for conformance with zoning and building codes. Pre-approved plan sets can reduce housing development costs by reducing design and permit process times and fees.</p> <p>This strategy might encourage homeowners to build an ADU in cases where the homeowner does not have the resources or desire to hire an architect to produce a custom design.</p> <p>For middle housing, pre-approved plans may attract developers that typically develop only single-family housing to get into missing middle housing production.</p> <p>For pre-approved plan sets, the Building Department may decrease the charges (plan check fee) and decrease the approval time for applicants.</p> <p>Cities in Oregon, Washington, and elsewhere in the U.S. have used this approach to streamline the development review process, providing an incentive for certain types of housing development. Some of the plan programs also seek to promote improved residential design that fits a neighborhood context. This often works best for simpler types of development and could work especially well for ADU plans. Below are examples of this approach in other cities.</p>

- **Eugene, OR:** In 2021, the City of Eugene launched a Pre-Approved ADU Program. The City created two pre-approved accessory dwelling unit plans that are available to download for free from the City’s website. These plans include options for variations in exterior materials and roof style. The City also plans to add additional plans in an online library created by local architects. Property owners will still need to develop a site plan and pay applicable fees, however using the pre-approved ADU plans saves the cost of plan review fees, in addition to saving time by streamlining the process.⁶
- **Portland, OR:** In 2007, Portland developed a set of housing prototype plans geared toward infill development on small sites in low- and medium-density multi-dwelling zones. Portland’s Infill Design Project objective was to improve design outcomes for smaller-scale infill development in existing neighborhoods and to facilitate development of smaller-scale housing that could meet the needs of families with children. Portland solicited prototype designs from architects through a competitive process. The prototypes were designed to be suitable for common infill situations, to meet City regulations and design objectives, and to be feasible from a market perspective. The housing prototypes covered development forms including cottage cluster, cottage court, rowhouses, townhouses, house-plexes (a multi-unit building that resembles a large house), and courtyard flats.⁷
- **Roanoke, VA:** Roanoke’s Residential Plans Library is a database of professionally designed residential building plans available for purchase that complement the character of Roanoke’s neighborhoods. The plans are all pre-approved for compliance with the Neighborhood Design District and building code. As such, the plans come with reduced permitting fees, since plan review requirements already have been addressed.⁸ While Roanoke’s plans library only includes designs for single-family detached homes and duplexes, the model could potentially be applied to ADUs (or other housing types) as well.

LEGAL BASIS

Approval or pre-approval of building plans is at the discretion of the permitting jurisdiction.

OPTIONS AND ALTERNATIVES

The City could consider partnering with a University – such as Oregon State University or University of Oregon – or a design institution to develop plans. The City could also consider developing a competition to produce plans, adopting pre-approved plans developed by other cities, or working with other cities to develop pre-approved plans.

The City could offer the plans for free and downloadable from the City’s website. Alternatively, the City could work with a number of design firms to pre-approve their plans, which could then be purchased at a reduced cost. Local design firms might see this as a marketing opportunity to sell their pre-approved plans multiple times.

⁶ Pre-Approved Accessory Dwelling Unit (ADU) Plans Program, City of Eugene. <https://www.eugene-or.gov/4707/Pre-Approved-ADU-Plans>

⁷ City of Portland. Infill Design Toolkit. Available at: https://www.portland.gov/sites/default/files/2020-01/toolkit%201208-optimized_bkmarks.pdf

⁸ Residential Plans Library, City of Roanoke, VA. <https://www.roanokeva.gov/1297/Residential-Plans-Library>

ISSUES OR CONSTRAINTS

- Pre-approving batches of similar designs for middle housing could detract from unique neighborhood character in Baker City if not developed appropriately. (This is less of an issue for ADUs, which are not as visually prominent on a site.) However, this is already difficult to avoid, given that many developers often use standard plans repeatedly. Some communities limit the number of times a plan can be used in a given area, prohibit use of the same design for buildings adjacent to or directly across the street from one another, or allow the plans to expire after several years.
- Template plans may not work on all lot layouts or provide enough personal design flexibility, and so would not be appropriate for all projects.
- There are upfront costs associated with developing the pre-approved plans, including paying design fees for architects that develop the base plans, and dedicating staff time for working with the architects and reviewing the plans.

ADU plans may be more straightforward to develop and might be a good first step.

IMPACT

Affordability target: All income levels

Income: 0-120+% AMI

Housing tenure/type: For rent or sale

Housing impact: It is difficult to estimate how effective pre-approved plan sets would be in promoting development of middle-housing.

IMPLEMENTATION ACTIONS

- Develop ADU and/or middle housing type plans in collaboration with developers and the community.
- Work with Baker City Planning Commission and City Council to adopt the pre-approved plans

Implementing Entity(ies)

- Lead: Baker City Planning Department and Building Department
- Partners: Other cities, universities, design firms.

CATEGORY 4: FUNDING SOURCES AND PROGRAMS



The following funding sources could create new revenue for Baker City to increase its supply of needed housing, particularly affordable housing.

4.1 TAX EXEMPTIONS OR ABATEMENTS TO HOUSING

TIMELINE	Adoption: June, 2031 Implementation: August, 2031
DESCRIPTION	<p>Tax abatements are reductions in property taxes for housing. Abatements may include full or partial tax exemptions or freezes on the assessed value of properties. Abatements are often provided to non-profit corporations or to private developers in exchange for developing affordable housing or other desired housing types (such as mixed-use). Property tax exemptions or freezes can also be applied to housing in distressed areas, or for rehabilitated housing. Property tax abatements reduce ongoing operating costs for affordable housing projects, which can be greatly beneficial for affordable housing finances.</p> <p>The state currently authorizes tax abatements for various types of housing and affordable housing through several programs outlined in the Oregon Revised Statutes (ORS). These include:</p> <ul style="list-style-type: none">- Nonprofit Corporation Low-Income Housing (ORS 307.540 – 307.548)- Low-Income Rental Housing (ORS 307.515 – 307.537)- Vertical Housing (ORS 307.841 – 307.867)- Transit-Supportive Multi-Unit Development (ORS 307.600 – 307.637) – city must identify specific areas <p>Homebuyer Opportunity Limited Tax Exemption (ORS 307.651 to 307.687)</p>
LEGAL BASIS	The state authorizes types of tax abatements through the Oregon Revised Statutes (ORS). The ORS references are listed above.
OPTIONS AND ALTERNATIVES	Nonprofit Low-Income Housing (ORS 307.540 – 307.548). The program is a property tax exemption for charitable, nonprofit organizations that provide housing to people with limited income. The exemption is limited to housing at 60% AMI or less and can be applied to existing housing or new construction. The program does not have a length limitation, however eligible properties must provide annual applications.

Low-Income Rental Housing (ORS 307.515 – 307.537). These ORS provisions allow tax exemptions for any entity that provides regulated affordable housing, including nonprofits and for-profit developers. The statutes outline eligibility requirements that eligible properties must be offered for rent to low-income persons (at or below 60% AMI), or held for the purpose of developing low-income rental housing. However, unlike the Nonprofit Low Income Housing exemption, the exemption that is available to for-profit developers is limited to new construction, and not acquisition of existing housing. The tax exemption lasts for 20 years.

Vertical Housing Development Zone (ORS 307.841 – 307.867). This program allows a partial tax exemption of 20% per floor (and up to 80% total) for residential developments within a designated “Vertical Housing Development Zone” (VHDZ). The exemption is only allowed for the improvements to the property (not the land itself), unless the development provides low income housing; in that case, the land can also be exempted from property taxes at the same rate as the improvements (on a per-floor basis). The low income units must remain affordable for at least as long as the length of the tax exemption. The tax exemption is available for both new construction and rehabilitation projects, for the first 10 years of the project.

Transit-Supportive Multi-Unit Development (ORS 307.600 – 307.637). The transit-oriented tax exemption is an abatement for multiple-unit housing in corridors and centers that support transit. Eligible development must be located in transit-oriented areas and have multiple units but may include ground floor commercial space. The exemption can be provided for up to 10 years. The City has broad discretion as to how to structure the program and define affordability requirements, allowing it to act relatively independently (though it must get other taxing districts onboard in order to provide an exemption that goes beyond the City’s portion of the tax bill). The exemption program does not have to be provided only for affordable housing but can be used in combination with other tax abatement programs.

ISSUES OR CONSTRAINTS

Tax exemptions apply only to the tax levy of a governing body that adopts the provisions of the tax exemptions. The City and participating taxing districts will lose property tax income for the duration of any tax exemption, reducing revenue for city services and revenue for participating taxing districts. A city must seek approval from partner jurisdictions that together with the city, make up at least 51% of the overall tax levy, the agreement of either the County or School District or both would be required, as these are the two other sizable taxing levies.

The usage of tax abatement programs by private developers will generally be related to the underlying market forces already present in the community. For instance, if some areas or neighborhoods are on the cusp of seeing more vertical housing development, then a Vertical Housing Development Zone will likely see greater usage, amplifying the benefits such as greater density, more housing, and mixed uses. However, if a neighborhood is not ready for vertical housing, this incentive is unlikely to make it desirable to a private developer. For that reason, focusing the vertical housing or transit supportive programs where they already enjoy some support is recommended.

Low-income housing tax credits are typically used by agencies or developers who are already interested in providing this form of housing. The tax credit can be an integral part of the complex financing and incentive package that is typically required to make a low-income housing project feasible. Tax abatements are valuable in helping defray costs and make up from the reduced income from restricted rents. These abatements can help achieve more low-income housing by making it feasible for some projects to increase their unit count and even encouraging some market-rate projects to include affordable units.

IMPACT

Affordability target: Depends on the abatement program – could target 60%-80% AMI affordability level and/or market-rate units.

Income: Depends on the abatement program

Housing tenure/type: For rent or sale

Housing impact: Tax abatement programs can be a powerful additional incentive to increase the feasibility of low-income housing, and perhaps increase the number of units feasible in planned projects. These programs would almost certainly be used. Abatement for vertical housing or transit-supportive may be effective in the downtown area if that is a priority for the City.

IMPLEMENTATION ACTIONS

- Assess which tax abatement programs(s) to implement. Create evaluation criteria to decide which types of housing would be eligible for certain types of exemption programs.
- Discuss potential programs with key stakeholders, including other City departments, overlapping taxing districts, and developers.
- Seek Council direction on any eligibility criteria that should be incorporated into the program(s).
- If the program(s) are determined to be feasible and approved by other taxing districts, the City should develop a program framework and application process based on the recommended criteria.
- Identify staff capacity and roles for assisting developers during the application process and monitoring the compliance during operations.

Implementing Entity(ies)

- Lead: Baker City
- Partners: Housing developers, lenders, and overlapping taxing districts

4.2 PUBLIC-PRIVATE PARTNERSHIPS (PPP) & COMMUNITY LAND TRUSTS

<p>TIMELINE</p>	<p>Adoption: December, 2029 Implementation: February, 2030</p>
<p>DESCRIPTION</p>	<p>Public-private partnerships (PPPs) are arrangements between public and private entities to create more and/or affordable housing. PPPs have the capacity to bring resources to the table that would otherwise not be available if each institution were to provide housing on its own. PPPs can promote a variety of affordable housing programs or projects and include partnerships from multiple entities (public, private, and non-profit). Cities can engage in PPPs in a variety of ways, such as providing flexibility in development standards and helping leverage public funding. Partnership with a Community Land Trust is an example of a type of PPP that the City could pursue—see below.</p> <p>Community Land Trust (CLT) is a model wherein a community organization owns land and provides long-term ground leases to low-income households to purchase the homes on the land, agreeing to purchase prices, resale prices, equity capture, and other terms. This model allows low-income households to become homeowners and capture some equity as the home appreciates, but ensures that the home remains affordable for future homebuyers. CLTs may also lease land to affordable housing developers for the development of rental housing or may develop and manage rental housing themselves. Land trusts are typically run as non-profits, with support from the public sector and philanthropy, and could be linked to a land bank. Land trusts can be focused on homeownership or rental units.</p> 
<p>LEGAL BASIS</p>	<p>A CLT lease creates a distinctive legal framework within which ownership of the land is separated from ownership of the improvements on land. The structure involves a “fee interest” in the leased land held by the CLT, and a “leasehold interest” held by the homeowner. In most cases the homeowner’s leasehold interest is accompanied by or includes deeded ownership of the house and other improvements on the leased land. As a general rule, there is no legal prohibition against the creation of separate ownership interests in a building and the underlying land.⁹</p>
<p>ISSUES OR CONSTRAINTS</p>	<p>PPPs are often not associated with structured programs; rather, they are often individual projects, which have both advantages and disadvantages. Projects are often opportunity-driven and may be spearheaded by the City or by private developers or partner agencies. With this structure, there is less administrative burden to the City, but it is also difficult to prepare for the capacity, typically financial, to participate in a partnership</p>

⁹ CLT Network. The CLT Technical Manual. <http://cltnetwork.org/wp-content/uploads/2014/01/MASTER-CLT-MANUAL.pdf>

Financing the initial acquisition of land and securing enough equity to scale the strategy are key challenges for the **CLT** model. Across the country, land trusts use a variety of land acquisition mechanisms, from private financing and municipal subsidies to relationships with land bank entities.

The City should be open to pursuing a PPP when a well-aligned opportunity arises. In particular, it should place an emphasis on exploring partnerships with affordable housing developers.

The availability of funding can pose a constraint when considering a PPP to develop housing. While PPPs can be an effective way to leverage private sector expertise, resources and the financial commitment required from a City can be a limiting factor and may restrict the City's ability to contribute to make a project economically viable. In such cases, the City may need to explore alternative funding sources, grants, or creative financing mechanisms to bridge the gap.

IMPACT

Affordability target: Low-income and workforce housing.

Income: 0-120% AMI

Housing tenure/type: For rent or sale

Housing impact: Typically, PPPs are implemented on a case-by-case basis and therefore vary significantly in their structure, costs, and resulting number of units. This makes it difficult to evaluate this strategy's potential impact. A benefit to this structure is the flexibility to include a variety of partnerships/funding sources.

CLTs are unlikely to produce substantial unit numbers unless significant resources are raised from a broad mix of funding partners, but they can provide permanent affordability of the units they develop. The City's funds can help to leverage investments from other partners. This could work in conjunction with a land acquisition strategy.

IMPLEMENTATION ACTIONS

- Work with affordable housing organizations and/or a CLT to discuss opportunities.
- Take action on partnership models and programs that best benefit the organization and the City's financial and/or administrative capacity.
- Potentially provide on-going support through development/rehabilitation grants, homeownership grants/loans, donation of City-owned land, and/or an annual funding set-aside.

Implementing Entity(ies)

- Lead: Baker City
- Partners: private or non-profit developers; community land trusts

4.3 LAND ACQUISITION AND BANKING

TIMELINE	<p>Adoption: June, 2031 Implementation: August, 2031</p>
DESCRIPTION	<p>Secure vacant/under-utilized sites for affordable housing development. Land banking is the acquisition and holding of properties for extended periods without immediate plans for development, but with the intent that properties eventually be used for affordable housing. Public agencies or larger non-profits may be better equipped than small community development corporations to do both land acquisition and banking.</p> <p>Land banking can be used as an anti-displacement strategy. Land banks can acquire land in high-opportunity areas where prices are going up and develop affordable housing before the market becomes too competitive.</p> <p>Most land banks rely on property tax-related revenue streams, although some have relied on private foundation or federal grants. Tax Exemptions can be applied to land held for the purpose of developing Low-income housing. Therefore, tax exemptions can help make land banking more financially feasible as an affordable housing strategy.</p>
LEGAL BASIS	<p>N/A</p>
OPTIONS AND ALTERNATIVES	<p>The City could manage its own land bank or acquisition strategy, or work in concert with a non-profit or non-governmental entity at a larger, regional scale that manages a portfolio of properties to support affordable housing development over many years. Ideally, the land bank would be set up to manage financial and administrative resources, including strategic property disposal, for the explicit purpose of supporting affordable housing development.</p> <p>The land bank would purchase vacant land in high-opportunity areas, schools, and other important amenities and require that the land be used for the development of affordable housing.</p> <p>In most cases, land banking programs have focused on properties in tax foreclosure, but Baker City’s program could explore voluntary donation or purchase on the open market.</p> <p>One way the City could support a land bank is to assist with creating an inventory of suitable sites for housing development, based on infrastructure conditions, location, and other factors. (Strategy in process)</p>
ISSUES OR CONSTRAINTS	<p>Land banking requires political commitment over time and across market cycles. Purchasing new land requires agencies to find and secure the property and fund land acquisition and due diligence. Administering a land bank can be costly. The City should evaluate use of existing GIS tools to inventory publicly and privately owned properties in areas well suited for a land bank purpose. The City can consider contributing funds or land to an existing non-profit land bank or participating in the formation of a new non-profit land bank if one does not exist with sufficient capacity to serve Baker City.</p>

The availability of funding can present a constraint when considering a land acquisition and banking program. Establishing such a program requires financial resources to purchase and hold land strategically, ensuring availability for future housing. To pursue this strategy effectively, the City should capitalize on opportunities as they arise. When feasible, the City should allocate funds strategically and/or explore alternative funding sources, grants, or other creative financing mechanisms.

IMPACT	<p>Affordability target: Very low-income or Low-income</p> <p>Income: 0-80% AMI</p> <p>Housing tenure/type: For rent or sale; income restricted</p> <p>Housing impact: Land acquisition and land banking can help address the long-term need for affordable housing, however it will not address the current need in the short-term due to the initial investment and time required to yield effective results.</p>
IMPLEMENTATION ACTIONS	<ul style="list-style-type: none"> - Identify revenue source for purchasing land (grants, funding partnerships, TIF district, etc.). - Identify available site to purchase. - Partner with land bank entity and/or developers to develop site. <p>Implementing Entity(ies)</p> <ul style="list-style-type: none"> - Lead: Baker City - Partners: Land bank entity; partnering developers

4.4 BUILD DEVELOPER CAPACITY

TIMELINE	<p>Adoption: June, 2031</p> <p>Implementation: August, 2031</p>
DESCRIPTION	<p>Providing information to small, local developers that will help them understand land use permitting processes and give them a sense of clarity and certainty about requirements so they can better provide smaller scale housing at an affordable level. Information can also promote accessible/Universal Design building techniques. An alternative to this strategy would be to reach out to and attempt to attract developers or builders from other communities or areas of the state to Baker City. Some of the same specific options and alternatives would be applicable to both approaches.</p>
LEGAL BASIS	<p>N/A</p>
OPTIONS AND ALTERNATIVES	<ul style="list-style-type: none"> - Create FAQs and/or handouts about the basics of the development/permitting process. Emphasize step-by-step city processes with estimated timelines. - Create a fact sheet about accessible/Universal Design and/or link to existing resources where available - Create an educational workshop for small developers, such as a recorded video or presentation slides.

	<ul style="list-style-type: none"> - Consider a single point-of-contact or staff person to help guide individual projects through the planning and permitting process. This person helps the applicant follow the proper steps and contact the right staff or departments at the right time. - Consider partnerships with Baker Technical Institute and Baker High School to explore home construction programs.
ISSUES OR CONSTRAINTS	The main constraint would be the staff time necessary to compile and present information. There is uncertainty about the need for information about the permitting process.
IMPACT	<p>Affordability target: Workforce and market-rate housing</p> <p>Income: 80-120+% AMI</p> <p>Housing tenure/type: For sale or rent; accessible units</p> <p>Housing impact: Building developer capacity can potentially lead to a small increase in the supply of housing. Developers who wouldn't otherwise consider building homes in Baker City may choose to do so after gaining a better understanding of the local review and permitting process.</p>
IMPLEMENTATION ACTIONS	<ul style="list-style-type: none"> - Identify staff to prepare materials - Assemble the educational/information materials <p>Implementing Entity(ies)</p> <ul style="list-style-type: none"> - Lead: Baker City - Partners: Other City Departments

4.5 FEDERAL USDA, CDBG AND HOME FUNDING

TIMELINE	<p>Adoption: December, 2029</p> <p>Implementation: February, 2030</p>
DESCRIPTION	<p>USDA</p> <p>The US Department of Agriculture (USDA) offers two programs to support homeownership in rural areas. The first is the Single-family Housing Direct Home Loans program, also known as the Section 502 Direct Loan Program, which helps low- and very-low-income applicants to purchase homes in rural areas by providing payment assistance to increase their repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short period. The second is the Single-family Housing Repair Loans and Grants program, also known as Section 504 Home Repair program, that provides loans to very-low-income homeowners to repair, improve, or modernize their homes or grants to elderly, very-low-income homeowners to remove health and safety hazards.</p>

CDBG

The Community Development Block Grant (CDBG) Entitlement Program is a federal program administered by the Department of Housing and Urban Development (HUD). The program provides annual grants to entitled cities and counties to “develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.”

Eligible activities include public infrastructure, housing rehabilitation, property acquisition, down-payment assistance, emergency rent assistance, and other public services. CDBG funds can be used for activities that support affordable housing, but they cannot be used to construct new housing, unless the applicant is a Community Based Development Organization.

HOME

The HOME Investment Partnerships Program (HOME) is a HUD program with a specific focus on increasing the supply of housing for low-and very low-income households. There are four eligible activities under HOME and all relate directly to affordable housing: home purchase or rehabilitation assistance, building or rehabilitation of housing, site acquisition or improvement, and supporting Community Housing Development Organizations.

All housing developed with HOME funds must serve low- and very low-income families. For rental housing, at least 90 percent of the families benefited must have incomes at or below 60% AMI; the remaining 10 percent of the families benefited must have incomes at or below 80% AMI. Homeownership assistance must be to families with incomes at or below 80% AMI.

The City is not eligible to receive a direct allocation from HUD for the HOME program because it does not receive over \$500k in CDBG funds. However, the state receives HOME funding to support the creation of affordable housing by local governments or non-profit organizations. The Oregon Housing and Community Services (OHCS) Affordable Rental Housing Division administers the HOME program for the State of Oregon. Funds can be used for the acquisition, new construction, or rehabilitation of affordable rental housing or tenant-based rental assistance. OHCS awards available funds through an annual competitive allocation process.

LEGAL BASIS

The CDBG Entitlement Program is authorized under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq.

HUD determines the amount of each entitlement grantee’s annual funding allocation by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.¹⁰

The HOME program is authorized under the National Affordable Housing Act of 1990 (P.L. 101-625).

¹⁰ HUD Exchange. CDBG Entitlement Program Eligibility Requirements. <https://www.hudexchange.info/programs/cdbg-entitlement/cdbg-entitlement-program-eligibility-requirements/>

<p>OPTIONS AND ALTERNATIVES</p>	<p>The City could apply for HOME funding in partnership with a non-profit developer or housing provider to develop affordable housing or acquire existing housing to convert to affordable housing.</p>
<p>ISSUES OR CONSTRAINTS</p>	<p>There is a significant amount of planning and reporting required to meet federal grant requirements as CDBG entitlement community. Only 20 percent of each year’s allocation, plus program income, can be used for planning and administrative costs.</p> <p>Due to funding limitations, there is limited potential for expanding programs funded through CDBG. In addition, CDBG funding comes with significant “strings attached” when granted to non-profit organizations for their programs. Due to limited funding and federal requirements, there has been limited interest from non-profits for these funds for new projects.</p> <p>Partnering with an organization to receive state HOME funds would provide the City with less flexibility to implement housing strategies and programs but would be a lower-barrier way to utilize direct HOME funding.</p>
<p>IMPACT</p>	<p>Affordability target: Extremely low to low-income households</p> <p>Income: 0-80% AMI</p> <p>Housing tenure/type: For sale or rent</p> <p>Housing impact: Potential impact depends on how funds are used, and which programs are supported by the funding. If the City pursues the partnership approach, the potential impact would depend on what housing projects the City pursues and the willingness of non-profit agencies to participate.</p>
<p>IMPLEMENTATION ACTIONS</p>	<p>USDA Rural Development</p> <p>No actions specific to the City except for general policy support for these programs.</p> <p>CDBG</p> <ol style="list-style-type: none"> 1. Identify funding priorities for upcoming fiscal years. 2. Develop priorities for five-year CDBG Consolidated Plan and CDBG Annual Action Plans. 3. Implement funding as indicated in the Action Plan. <p>HOME</p> <ol style="list-style-type: none"> 1. Identify potential agency partners and development/acquisition opportunities. 2. Apply for HOME funding from the state. 3. Work with the partner agency to administer/implement the funds. <p>Implementing Entity(ies)</p> <ul style="list-style-type: none"> - Lead: Baker City - Partners: Non-profit agencies

ADDITIONAL STRATEGIES CONSIDERED BUT NOT RECOMMENDED

A number of strategies were considered and evaluated as part of the HPS project but are not recommended for implementation as part of this HPS for a variety of reasons, including lack of demonstrated need, lack of resources, and/or low priority. These strategies include the following. The City may revisit some of these strategies in the future if those conditions change but it cannot commit to implementing them during the timeframe of this HPS. Additional Information about these strategies is found in Appendix B.

Strategy	Summary
Rezone Land	This strategy involves rezoning land from other residential designations and/or from non-residential designation to meet specific housing needs.
Streamline Off-street Parking Requirements	Streamlining off-street parking requirements could entail reducing the number of required off-street parking spaces for certain types of housing and/or allowing reductions to requirements when conditions are met.
Construction Excise Tax (CET)	Construction excise tax (CET) is a one-time tax on construction projects that can be used to fund affordable housing projects and programs. Cities and counties may levy a CET on residential construction for up to 1% of the permit value; or on commercial and industrial construction, with no cap on the rate of the CET.
Tax Increment Financing (TIF)	Tax Increment Financing (TIF) is a funding mechanism in which future tax revenues in targeted development or redevelopment areas (TIF districts / urban renewal areas) are diverted to finance infrastructure improvements/development, offset the costs of development fees, acquire key sites, and more.
Financial Assistance Programs	Rental assistance programs can help eligible low-income households with their past due rent and protect them from eviction risk. It can also promote stable homeownership opportunities with a range of tools such as foreclosure prevention guidance, down payment assistance loans, Homebuyer Opportunity Limited Tax Exemption, etc. The City can also provide services to help homeowners or fund community organizations to help homeowners repair and retain their homes.
General Obligation Bonds for Affordable Housing	General obligation (GO) bonds provide a dedicated revenue source through increased property tax rates. Because they are legally limited to use for capital investments and require a public vote to enact, these bonds are typically used for major infrastructure investments (such as roadway improvements that benefit all or nearly all of a city's residents). However, GO bonds can be used for land acquisition or development if the city's residents agree to fund them. GO bonds can also be used to purchase existing buildings and convert them into permanently affordable rental housing. Funds can be loaned or granted to both public and privately owned affordable housing projects.
Tenant Protection Programs & Policies	Tenant protection programs and policies help protect existing renters against evictions, excessive rent increases, discrimination, and health and safety violations. These programs and policies can also provide various types of assistance to renters. Homeowner protection programs could include education as well as financial and technical assistance to stabilize and combat predation of Low- and Moderate-income homeowners.



FAIR AND EQUITABLE HOUSING OUTCOMES

Housing measures can have a direct or indirect equitable impact on people. Housing strategies that have a direct impact on housing equity include those that contribute to increasing the supply of all housing or housing targeted to groups of people that are vulnerable in the housing market. Indirect housing strategies are those that allow for more housing overall but do not have a direct influence on increasing the supply of housing.

Baker City currently employs housing strategies intended to enable or facilitate the production of housing. Housing production measures are intended to encourage needed housing, increase affordability, and reduce rent burden on renters. Current adopted measures are primarily focused on improving the zoning and development code as well as reducing other regulatory impediments. These include the following.

- Ensure land zoned for higher density is not developed at lower densities.
- Adopt and refine code provisions for accessory dwelling units (ADU's).
- Broaden the definition of housing type (i.e., middle housing, single-room occupancy, etc.).
- Promote cottage cluster housing.
- Encourage small dwelling unit developments.
- Allow for mixed housing types in Planned Unit Developments
- Adopt Affirmatively Furthering Fair Housing policy in Comprehensive Plan.



More detailed information about these strategies is provided in the Pre-HPS Survey prepared by the City.

Near-term strategies and actions in the previous section that will have a direct equitable impact on people include the following:

Following is a summary of the potential impacts on vulnerable populations, including people with disabilities, BIPOC, low income, and houseless individuals of the strategies described in this report. These include positive impacts as well as negative impacts (i.e., costs and burdens).

	Strategy	Positive Impact on Equity and Stability for Vulnerable Populations	Potential Negative Impact	Cumulative Impact (+/-)
1.1	Address Site-Specific Impacts	Increase the overall supply of housing to reduce costs and increase production	May create some higher priced units	Positive
2.1	Increase Allowed Densities and Housing Options in Existing Zones	Promote less costly forms of housing	Potential for displacement	Positive
2.2	Facilitate Missing Middle Housing in More Areas	Promote smaller, less costly units to expand housing choices	Potential for displacement	Positive
2.3	Code Audit to Streamline & Simplify Development Standards	Generally reduce cost of development and housing	NA	Positive
2.4	Promote Accessory Dwelling Units (ADU's)	Promote smaller, less costly units to expand housing choices	NA	Positive
2.5	Regulatory Incentives for Affordable, Workforce, and/or Multi-Generational Housing	Expand opportunities for housing affordable to low income/underserved households	NA	Positive
2.6	Analyze Impact of and Potentially Limit Short-Term Rentals	Reduce impacts on cost and availability of rental housing	Limit extra income for homeowners	Positive
3.1	Incentivize and Promote Accessible Housing	Increase housing options for people with disabilities	NA	Positive
3.3	Pre-Approved Plan Sets for Middle Housing and/or ADU's	Reduce cost for smaller or more affordable housing units	NA	Positive
4.1	Tax Exemptions or Abatements to Housing	Expand opportunities for housing affordable to low income/underserved households	Potential reduction in funds for city-wide services	Positive
4.2	Public-Private Partnerships and Community Land Trusts	Expand opportunities for housing affordable to low income/underserved households	NA	Positive
4.3	Land Acquisition and Banking	Create opportunities to develop housing affordable to low income/underserved households	NA	Positive
4.4	Build Developer Capacity	Increase opportunities for production of all or targeted types of housing	NA	Positive
4.9	Federal USDA, CDBG, and HOME funding programs	Expand opportunities for housing affordable to low income/underserved households	NA	Positive

The following table provides more detailed information related to how each strategy addresses specific impacts for vulnerable or targeted populations.

	Strategy	Impact on Equity						
		Affordable Homeownership	Affordable Rental Housing	Housing Stability	Housing Options	Housing Choice	Location of Housing	Fair Housing
1.1	Address Site-Specific Impacts of Constraints	x	x		x	x	x	
2.1	Increase Allowed Densities and Housing Options in Existing Zones	x	x		x	x	x	
2.2	Facilitate Missing Middle Housing in More Areas	x	x		x	x	x	
2.3	Code Audit to Streamline & Simplify Development Standards	x	x		x			
2.4	Promote ADUs		x	x	x	x	x	x
2.5	Regulatory Incentives for Affordable, Workforce, and/or Multi-Generational Housing	x	x		x	x	x	x
2.6	Analyze Impact of and Potentially Limit Short-Term Rentals		x		x	x		
3.1	Incentivize and Promote Accessible Housing			x	x	x		x
3.2	Mainline Charge Program Evaluation, Exemptions, or Deferrals	x	x			x	x	x
3.3	Pre-Approved Plan Sets for Middle Housing and/or ADU's	x	x		x	x		
4.1	Tax Abatements and Exemptions	x	x		x	x		x
4.2	Public-Private Partnerships (PPPs)	x	x	x	x	x	x	x
4.3	Land Acquisition and Banking	x	x		x	x	x	x
4.4	Build Developer Capacity	x	x		x		x	
4.5	Federal USDA, CDBG and HOME Funding	x	x	x	x	x	x	x



MONITORING PROGRESS AND OUTCOMES

Baker City is required to describe how it will measure the implementation and progress of the strategies recommended in the HPS. Baker City is required to report the progress of the HPS to DLCD four (4) years after adoption. The report must include:

- A summary of the actions already taken by the City to implement the strategies and actions adopted in the City's most recent HPS Report. If the City has not implemented strategies and actions when the progress report is required, the City must provide an explanation of the circumstances or factors that posed a barrier to implementation and a plan for addressing the identified need that the strategy addressed;
- A reflection of the relative efficacy of implemented strategies and actions adopted in the City's most recent HPS Report; and
- A reflection of the efficiency of the actions taken in response to the Fair and Equitable Housing Outcomes described previously in this report.

Baker City proposes the following measures to monitor the process and impact of the HPS implementation. Implementation of a number of the monitoring approaches will depend on the ability of the City to collect and evaluate readily available data related to development of specific types of housing. The City may update or modify these strategies based on that and other factors over time. Baker City staff will provide periodic briefings to the City Council on the progress of the HPS implementation.

- Monitor and track development applications and building permits by housing type, location, and density. Use this information to estimate the potential change in the mix and range of different types of housing developed over time.
- Track the number of new regulated affordable housing units and loss of regulated affordable housing units through coordination with non-profit or other developers, including those that receive public subsidies.
- Track the number of accessible housing units constructed and/or rehabilitated to enhance accessibility, particularly housing constructed for seniors or targeted to people with disabilities.
- Identify successful partnership projects that resulted in housing production or housing stability for identified groups in the HPS; include number of units built, preserved, or rehabilitated and the number of people served by the partnership(s).
- Successful adoption of Code Amendments related to the strategies identified in the HPS.
- City Council Ordinances related to the HPS strategies (e.g., SDC reductions, tax abatement, etc.).
- Rezoning applications (legislative or owner-initiated) to higher-density residential or mixed use.
- Documented coordination with property owners in efforts to produce needed housing identified in the HPS.
- Achievement of items related to strategies in the HPS.

APPENDIX A: BAKER CITY CONTEXTUALIZED HOUSING NEEDS

MEMORANDUM

Baker City Contextualized Housing Needs

Baker City Housing Needs Analysis & Housing Production Strategy

DATE July 27, 2022 (revised December 12, 2022)
TO Holly Kerns & Madison Brossett, City of Baker City
FROM Matt Hastie, MIG|APG
Clinton “CJ” Doxsee, MIG|APG
Brendan Buckley, Johnson Economics
CC FILE

INTRODUCTION

House Bill 2003 (2019) requires cities over 10,000 population to adopt a Housing Production Strategy (HPS). The HPS will outline a list of tools, actions, and policies that the City of Baker City plans to take to address housing needs within the City, consistent with the City’s Housing Needs Analysis (HNA), adopted in 2021. Part of the process in developing an HPS involves preparation of a Contextualized Housing Needs Assessment (CHNA). This assessment is intended to build on previous work conducted for the HNA to describe demographic, housing, and market conditions; project future housing needs; housing affordability; barriers to meeting identified housing needs; and existing or previous programs implemented to address housing needs. The CHNA is also intended to emphasize the needs of traditionally underserved and disadvantaged populations. The remainder of this memo summarizes information about these topics.

SOCIO-ECONOMIC AND DEMOGRAPHIC TRENDS

Population and Forecasted Growth

Baker City is a city of approximately 10,000 residents within its Urban Growth Boundary (UGB). The recently completed HNA estimates that this population resides in an estimated 4,300 households with an average of 2.2 people each (Figure 1). There is also a sizable group quarters population of roughly 360 people.

The statistics presented here are drawn from the recently adopted HNA which relied on the most recently available data and estimates from the Portland State University Population Research Center. In the meantime, the US Census has released population estimates from the 2020 Decennial Census. In the case of Baker City, the Census estimated a 2020 population of 10,099 residents. This is roughly 1% higher than the PSU estimate used in the HNA.

Baker City has grown by 440 households since 2000, or an average of 22 net new households per year. The estimated number of housing units has grown at a slower rate, adding only an estimated 300 units in that period.

Figure 1: Baker City Demographic Profile (2000 – 2020)

POPULATION, HOUSEHOLDS, FAMILIES, AND YEAR-ROUND HOUSING UNITS					
	2000	2010	Growth	2020	Growth
	(Census)	(Census)	00-10	(PSU)	10-20
Population ¹	9,860	9,828	0%	9,980	2%
Households ²	3,875	4,212	9%	4,313	2%
Families ³	2,514	2,529	1%	2,492	-1%
Housing Units ⁴	4,435	4,611	4%	4,736	3%
Group Quarters Population ⁵	418	356	-15%	362	2%
<i>Household Size (non-group)</i>	2.35	2.38	1%	2.23	-6%
<i>Avg. Family Size</i>	2.92	2.90	-1%	2.89	0%
PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2000	2010	Growth	2020	Growth
	(Census)	(Census)	00-10	(Proj.)	10-20
Per Capita (\$)	na	\$18,997	na	\$26,659	40%
Median HH (\$)	na	\$38,442	na	\$46,122	20%

SOURCE: Census, PSU Population Research Center, and Johnson Economics

Census Tables: DP-1 (2000, 2010); DP-3 (2000); S1901; S19301

1 From PSU Population Research Center, growth rate 2000-2019 extended to 2020

2 2020 Households = (2020 population - Group Quarters Population)/2020 HH Size

3 Ratio of 2020 Families to total HH is based on 2018 ACS 5-year Estimates

4 2020 housing units are the '10 Census total plus new units permitted from '10 through '20 (source: Census, City)

5 Ratio of 2020 Group Quarters Population to Total Population is kept constant from 2010.

Source: Baker City Housing Needs Analysis (2021)

Forecasted growth: Baker City’s population is forecast to grow at a slow average rate over the 20-year period studied in the HNA, utilizing the adopted forecast from the PSU Population Research Center. The forecasted growth amounts to an estimated 230 new households. Once vacancy is factored in, there is a projected need for 234 new housing units by 2040, or roughly 12 units per year. This is similar to the average of 11.5 units permitted per year over the prior decade.

The following figure presents the estimated breakdown of housing types needed to meet the 20-year need. It is forecast that the city will need to accommodate a greater mix of housing types than seen in the past, while a majority of new housing will still be single-family detached homes.

Figure 2: Baker City Projected Needed Housing Types (2020 – 2040)

OWNERSHIP HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	62	0	0	0	0	8	0	71	30.2%
Percentage:	87.8%	0.6%	0.0%	0.2%	0.6%	10.8%	0.0%	100%	

RENTAL HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	68	5	18	14	52	7	0	163	69.8%
Percentage:	41.5%	2.9%	10.8%	8.5%	31.7%	4.6%	0.0%	100%	

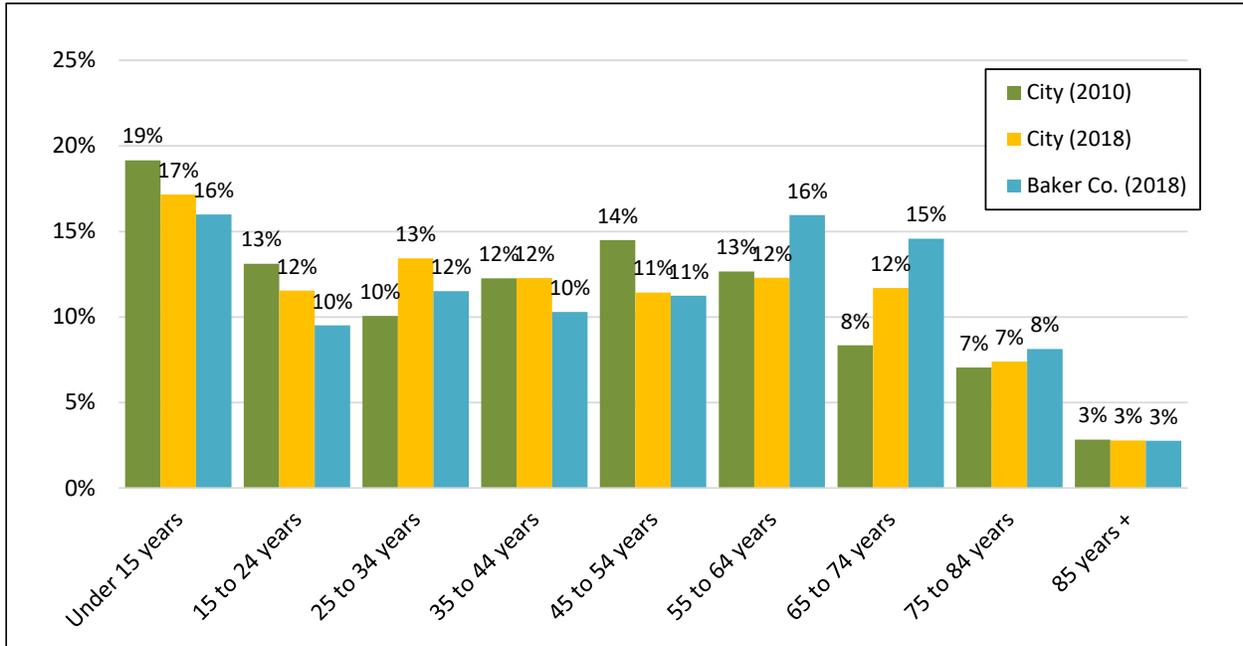
TOTAL HOUSING UNITS									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	130	5	18	14	52	15	0	234	100%
Percentage:	55.5%	2.2%	7.6%	6.0%	22.3%	6.4%	0.0%	100%	

Source: Baker City Housing Needs Analysis (2021)

Age Trends

The following figure shows the share of the population falling in different age cohorts between the 2000 Census and the 2018 5-year American Community Survey estimates. As the chart shows, there is a general trend for the youngest cohorts to fall as share of total population, while older cohorts (65+) have grown in share. This is in keeping with the national trend caused by the aging of the Baby Boom generation. Overall, Baker City has a younger population than the county, with a greater share of children. There has also been estimated growth in those aged 25 to 35 as a share of the population in Baker City.

Figure 3: Baker City Age Cohort Trends (2010 – 2020)

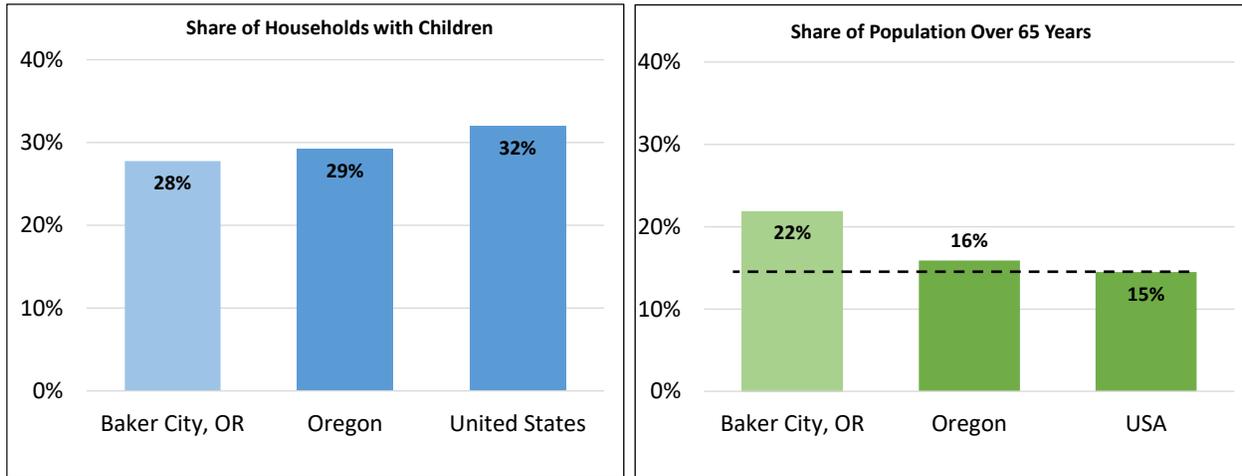


SOURCE: Baker City Housing Needs Analysis (2021), US Census, JOHNSON ECONOMICS LLC
 Census Figures: QT-P1 (2000); S0101 (2018 ACS 5-yr Estimates)

- The cohorts which grew the most in share during this period were those aged 65 to 74 years. Still, an estimated 78% of the population is under 65 years of age.
- In the 2018 ACS, the local median age was an estimated 42 years, compared to 38 years in Oregon.

The following figure presents the share of households with children and the share of population over 65 years for comparison. Compared to state and national averages, Baker City has a slightly lower share of households with children. But at 22%, the share of population over 65 is much higher than the state and national figures.

Figure 4: Share of Households with Children/Population over 65 Years (Baker City and Comparisons)



SOURCE: Baker City Housing Needs Analysis (2021), US Census, JOHNSON ECONOMICS LLC
 Census Tables: B11005; S0101 (2018 ACS 5-yr Estimates)

Race and Ethnicity

The following table summarizes the distribution of Baker City’s population by race and ethnicity. The community grew more diverse between the 2010 and 2020 Census, with the white share of the population falling from 92% to 87%. The share of population for the Hispanic/Latino population experienced the largest amount of growth in the City, increasing from 3.5% to 5%. Population identifying as having two or more races also experienced growth, increasing from 2% to almost 5%. Baker City’s change in population over time is consistent with the County.

Table 1: Share of Race/Ethnicity Population

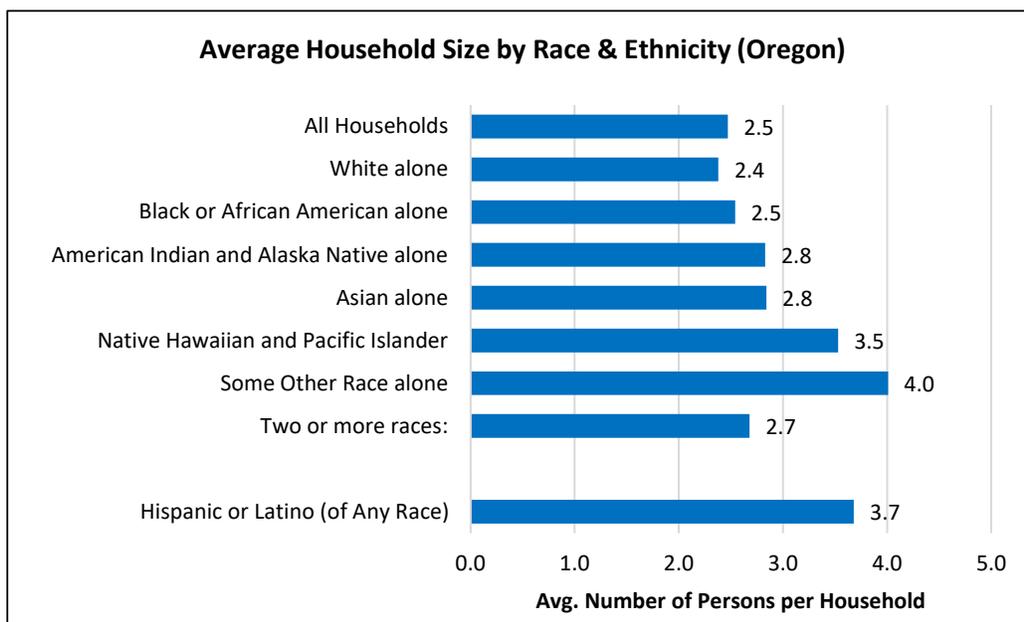
	Total Population	White	Hispanic or Latino	Black or African American	Native American	Asian	Hawaiian or Pacific Islander	Other Race	Two or More Races
Oregon									
2010	3,831,074	78.46%	11.75%	1.70%	1.11%	3.64%	0.33%	0.14%	2.87%
2020	4,237,256	71.65%	13.89%	1.86%	0.99%	4.53%	0.43%	0.54%	6.11%
Baker County, Oregon									
2010	16,134	92.64%	3.27%	0.32%	1.05%	0.48%	0.06%	0.04%	2.14%

	Total Population	White	Hispanic or Latino	Black or African American	Native American	Asian	Hawaiian or Pacific Islander	Other Race	Two or More Races
2020	16,668	87.98%	4.85%	0.42%	1.03%	0.38%	0.09%	0.59%	4.66%
Baker City, Oregon									
2010	9,828	92.38%	3.52%	0.41%	1.03%	0.53%	0.01%	0.03%	2.09%
2020	10,099	87.14%	5.26%	0.59%	1.02%	0.60%	0.10%	0.51%	4.78%

Source: 2010 US Decennial Census, Table P2 – Hispanic or Latino, and Not Hispanic or Latino by Race; 2020 US Decennial Census Redistricting Data (Public Law 94-171), Table P2 – Hispanic or Latino, and Not Hispanic or Latino by Race

Minority households tend to have larger average household sizes than the average of all households (Figure 5). This indicates a need for larger housing units on average among minority households. (Data is presented for Oregon, as local data feature unusually large margins of error due to small sample size.)

Figure 5: Average Household Size by Race and Ethnicity, Oregon (2010)



SOURCE: US Census, JOHNSON ECONOMICS LLC

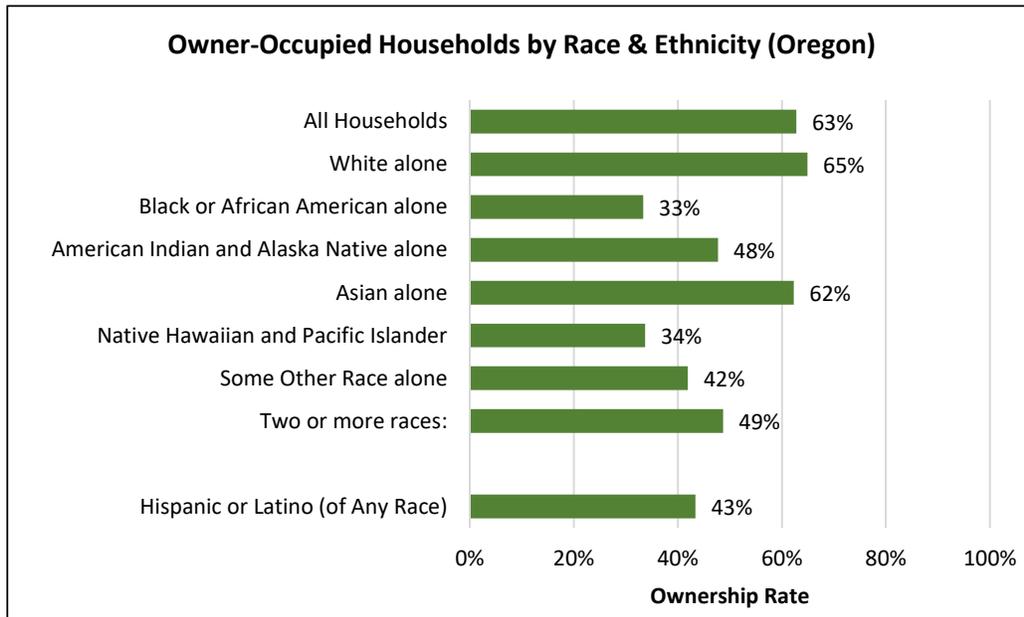
Census Tables: P17A-H, (State of Oregon, 2010)

* This data is presented on a statewide basis using the most recent Census data available (2010). The data for the Baker City or Baker County geographies feature unusually large margins of error due to small sample size.

Racial and ethnic minorities are less likely to own the homes they occupy based on statewide data (Figure 6), meaning that they tend to have a greater need for rental units. At the same time, racial and ethnic minorities historically have faced housing and other discrimination throughout Oregon and the US, which has resulted in lower homeownership rates and a lessened ability to build

intergenerational wealth. As a result, these residents also could benefit from programs that increase their potential to purchase homes and take advantage of opportunities to build equity in that way. (Data again presented at the statewide level for greater reliability.)

Figure 6: Home Ownership by Racial and Ethnic Category, Oregon (2020)



SOURCE: US Census, JOHNSON ECONOMICS LLC

Census Tables: B25003A-H, (State of Oregon, 2020 ACS 5-year)

* This data is presented on a statewide basis using the most recent Census data available (2010). The data for the Baker City or Baker County geographies feature unusually large margins of error due to small sample size.

Populations from racial and ethnic minority groups also have lower average incomes and are more likely to have income below the official poverty level compared to the total population. This is correlated with their greater share of renter households and will also impact the types of housing they consume, as discussed more below.

People with a Disability

Of the non-institutionalized population in Baker City, an estimated 23% or 2,160 people report having some form of disability. This is higher than the statewide rate of 14% and comparable to the County as a whole.

The following table presents Census estimates of the types of disability reported among Baker City residents. Any type of disability impacts the type of housing that may be appropriate for a resident, but those with the greatest impact on needed unit type are generally ambulatory, self-care, or independent living disabilities. Those with an ambulatory disability often need units with expanded access for wheelchair, walker, or scooter mobility. Those with self-care or independent living disabilities may require additional safety precautions around the home to protect a resident who cannot always be directly monitored.

Table 2: Estimate of Disabilities

	Civilian, Non-institutionalized Populations	Hearing Difficulty	Vision Difficulty	Cognitive Difficulty	Ambulatory Difficulty	Self-Care Difficulty	Independent Living Difficulty
Oregon	4,135,531	4.6%	2.4%	6.2%	7%	2.7%	6.1%
Baker County, Oregon	15,590	10.0%	4.6%	7.8%	11.5%	4.2%	9.3%
Baker City, Oregon	9,286	9.7%	3.7%	8.9%	11.8%	4.1%	10.4%

Source: 2020 5-Year American Community Survey Estimate, Table S1810 – Disability Characteristics

Household Size and Composition

As of 2020, the city has an estimated 4,315 households. Since 2000, Baker City has added an estimated 440 households. This is an average of roughly 22 households annually during this period. The growth since 2000 has outpaced the estimated growth in new housing units, which have been permitted at the rate of roughly 15 units per year.

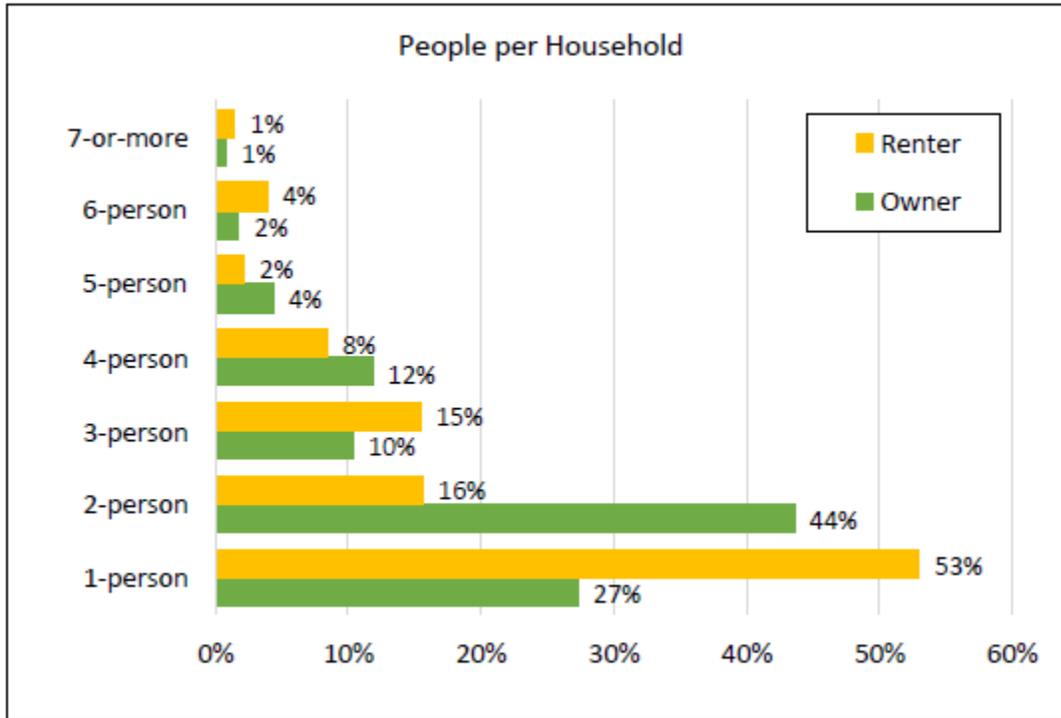
The growth in the number of households has counterintuitively outpaced the growth in population, because the average household size fell roughly 5% in that period. Smaller households mean the same population is distributed among a greater number of households.

There has been a general trend in Oregon and nationwide towards declining household size as birth rates have fallen, more people have chosen to live alone, and the Baby Boomers have become empty nesters. While this trend of diminishing household size is expected to continue nationwide, there are limits to how far the average can fall.

Baker City’s average household size is 2.2 people, with 58% family households.

Figure 7 shows the share of households by the number of people for renter and owner households in 2018 (latest data available), according to the Census. Renter households are more likely to have one person or the largest household sizes (six or more persons). Owner households are more likely to have two persons, or four to five persons. Household size correlates to housing needs.

Figure 7: Baker City Number of People per Household



Source: Census Tables: B25009 (2018 ACS 5-yr Estimates)

Household Income

The following figure presents data on Baker City's income trends.

Figure 8: Baker City Income Trends (2010 - 2020)

PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2000	2010	Growth	2020	Growth
	(Census)	(Census)	00-10	(Proj.)	10-20
Per Capita (\$)	na	\$18,997	na	\$26,659	40%
Median HH (\$)	na	\$38,442	na	\$46,122	20%

SOURCE: Census, PSU Population Research Center, and Johnson Economics

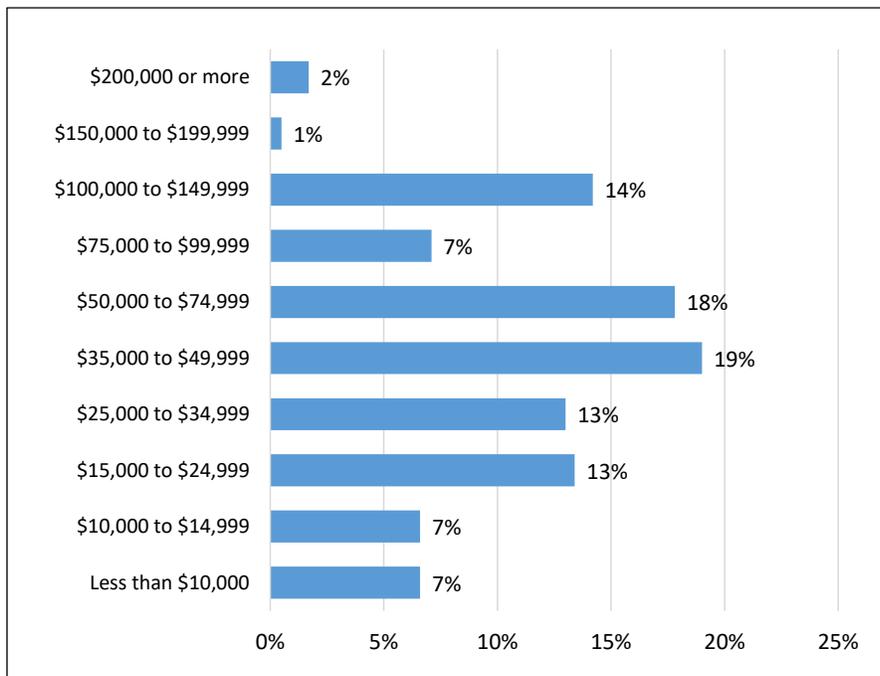
Census Tables: DP-1 (2000, 2010); DP-3 (2000); S1901; S19301

- Baker City's estimated median household income was \$46,000 in 2020. This is slightly higher than the Baker County median of \$43,000, but 18% lower than the statewide median of \$56,000.
- Baker City's per capita income is roughly \$26,500.
- Median income has grown an estimated 20% between 2010 and 2019, in real dollars. Inflation was an estimated 18% over this period, so the local median income has kept pace with inflation. This is not the case in many regions and nationally, where income growth has not kept pace with inflation.

Figure 9 presents the estimated distribution of households by income as of 2018. The largest income cohorts are those households earning between \$35k and \$75k, followed by households earning between \$15k and \$35k. Fifty-five percent of households earn between \$25,000 and \$75,000.

- Roughly 25% of households earn less than \$25k per year, while roughly 25% of households earn \$75k or more.
- Over 16% of households earn more than \$100k per year.

Figure 9: Baker City Household Income Cohorts



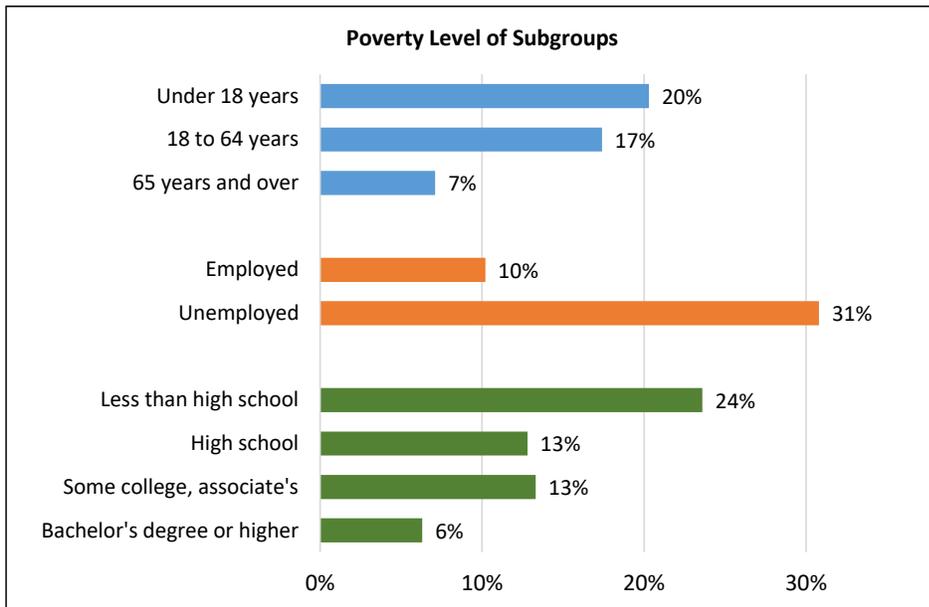
SOURCE: US Census, Census Tables: S1901 (2018 ACS 5-yr Est.)

Poverty Statistics

According to the US Census, the official poverty rate in Baker City is an estimated 16% over the most recent period reported (2018 5-year estimates). This is roughly 1,450 individuals in Baker City. In comparison, the official poverty rate across the state is a similar 17%. In the 2014-18 period:

- The Baker City poverty rate is lowest among those over 65 years of age at 7%. The rate is 17% among those between 18 and 64 years of age. The estimated rate is the highest for children at 20%.
- For those without a high school diploma, the poverty rate is 24%, and for those with a high school diploma, the poverty rate is 13%. For those with a college degree, the rate is 6%.
- Among those who are employed, the poverty rate is 10%, while it is 31% for those who are unemployed.

Figure 10: Baker City Poverty Status by Category



SOURCE: US Census
Census Tables: S1701 (2018 ACS 5-yr Est.)

Homeless Population

Populations experiencing homelessness are generally not captured in foundational datasets derived from the Census and are not included in the projections of need. Accounting for homeless persons is a new area of focus that Housing Needs Analyses and Housing Production Strategies are beginning to address.

Information on the homeless population is limited in nature. It requires gathering data and information from multiple sources to understand homelessness in an area. Data for this project is primarily gathered from two data sources and supplemented with information shared by people involved with providing housing support in the region. The data sources include the annual point-in-time (PIT) counts and McKinney Vento data.

The PIT count is a snapshot of persons experiencing homelessness on a single night. These counts are conducted on a bi-annual basis and include people sleeping in sheltered and unsheltered conditions. Unsheltered conditions include places not meant for human habitation, such as cars, parks, sidewalks, or abandoned buildings. Sheltered conditions include emergency shelters, transitional housing, and hotels/motels paid for by an agency. The most recent PIT count data for Baker County is from 2019.

The McKinney-Vento data is a dataset from the McKinney-Vento Act's Education of Homeless Children and Youth Program that ensure homeless children and youth are provided free public education despite lack of a fixed place a residence. Every school district in Oregon has at least one Homeless Student Liaison who provides direct assistance to homeless families.

It's important to understand that PIT and McKinney Vento estimates do not provide a full picture of everyone experiencing homelessness. The methodology for each likely undercounts the actual number of persons by a large margin.

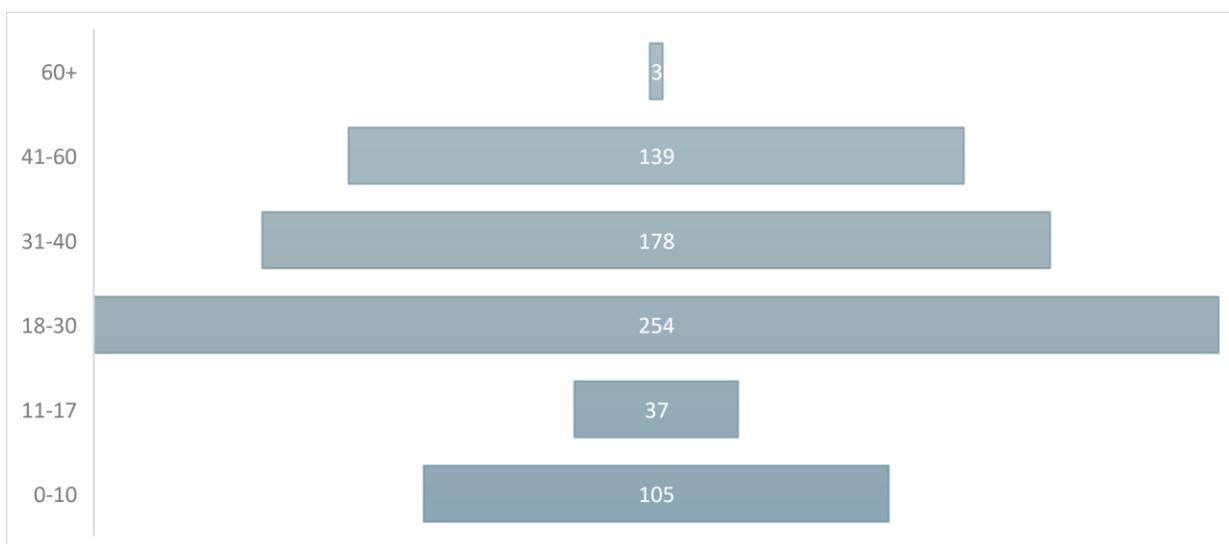
In 2019, PIT counts counted 14 people experiencing homelessness. All 14 people were in some form of shelter when counted. More than half of the people experiencing homelessness when the count occurred identified as female (10 out of 14). The PIT data for 2019 did not include children; in other words, all the people counted were adults.

Between 2015 and 2019, the estimated number of people experiencing homelessness increased by 19% across the state. Within Baker County, the estimated homeless population, according to PIT data, experienced little change. PIT data counted 14 people in 2015, 7 people in 2017, and 14 people in 2019. However, the people in sheltered conditions fluctuated between counts.

According to available McKinney-Vento data, an estimated 258 students (6%) enrolled in the Baker School District meet the McKinney-Vento definition for homeless. The Baker City School District provides primary education in the City of Baker City and the surrounding areas. The homeless student population in the school district is higher than the average for all school districts in the state (4%).

A stakeholder from the Department of Human Services provided data on SNAP recipients who listed their physical address as something that could be indicative of experiencing homelessness (i.e., homeless, couch surfing, vehicle, tent, etc.). Information is available between 2015 and 2019 and shows an increasing trend in the number of SNAP participants who do not use a physical address in Baker County. There were 271 people in 2015 and 704 people in 2019 in this group. The data also includes information on age groups (see Figure 11). As shown in the figure, more than a third of recipients are young adults between the ages of 18 and 30, and almost one fifth of recipients are children. The remainder are adults over the age of 30.

Figure 11: Count of Homeless SNAP Participants by Age Group, Baker County, 2019



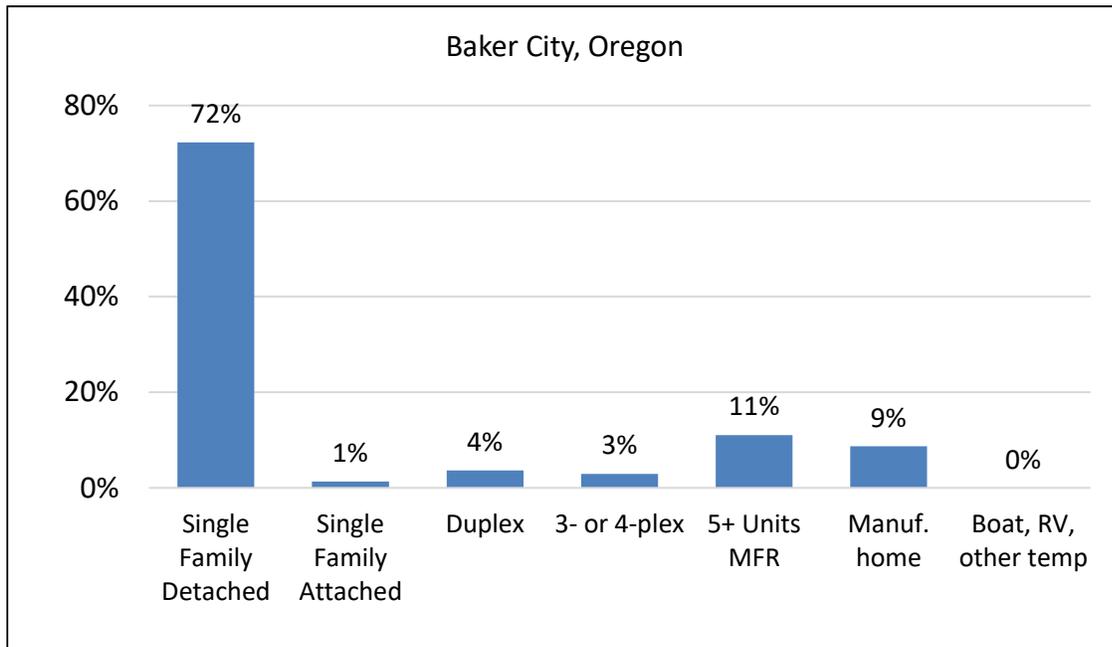
Source: Department of Human Services Office of Research Reporting Analytics and Implementation

The Oregon Department of Human Services completed a statewide study of homeless youth needs in 2021. The study conducted a needs assessment of the continuum of housing and service needs for youth experiencing homelessness. The study estimated there were approximately 406 persons under the age of 18 and approximately 403 persons between the age of 18 and 24 who experience homelessness in eastern Oregon.¹

MARKET CONDITIONS

Housing development in Baker City has traditionally been skewed towards single-family homes. Such units make up an estimated 72% of units in the city. The following figure presents the estimated breakdown of units from Census data. Most units are single-family detached homes, while an additional 8% are in smaller attached forms. Multi-family properties of five or more units make up 11% of all units, and mobile homes make up 9%.

Figure 12: Type and Number of Units in Structure, Baker City



Source: US Census, City of Baker City

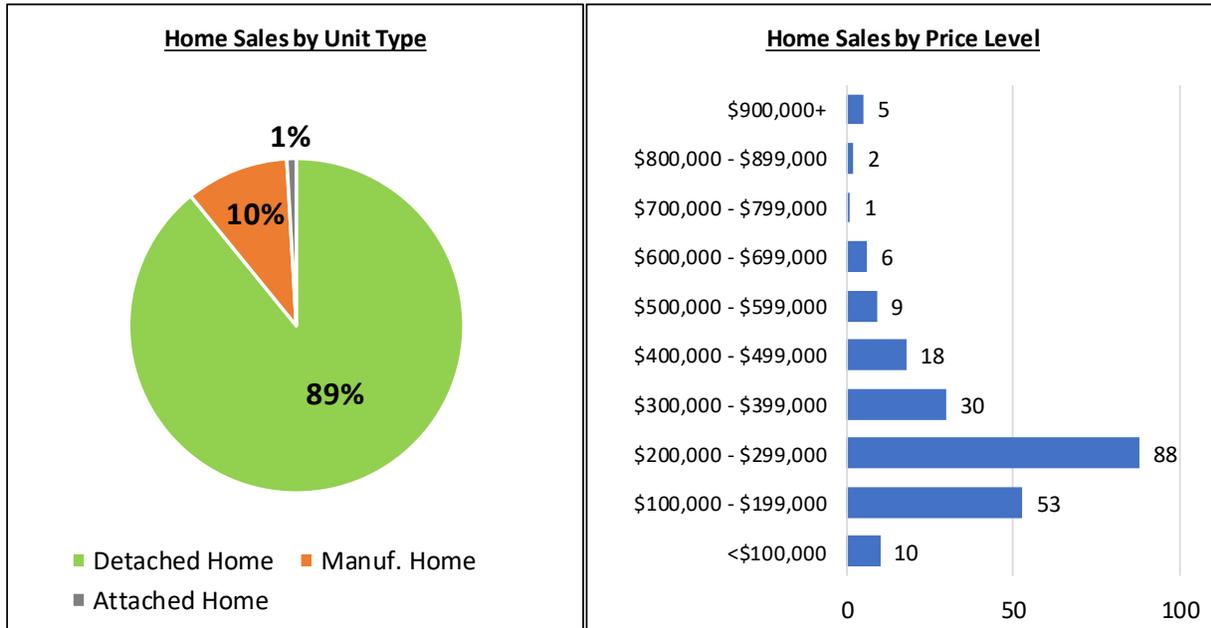
Home Prices: The following chart presents data on home sales in Baker City over the last 12 months from the Regional Multiple Listing Service (RMLS).

- The median sale price was \$241,500.

¹ The study defines eastern Oregon as Morrow, Umatilla, Wallowa, Union, Grant, Baker, Harney, and Malheur Counties. <https://www.oregon.gov/dhs/CHILDREN/Homeless-Youth/Documents/csh-yh-needs.pdf>

- The average (mean) sale price was a similar \$305,000.
- The average price per square foot was \$169/s.f.
- The median square footage was 1,682 s.f.

Figure 13: RMLS Tracked Home Sales, Prior 12 mo.



Source: RMLS, Johnson Economics

- 24% of sales were priced between \$100,000 and \$199,000.
- 40% of sales were priced between \$200,000 and \$299,000.
- 32% of sales were priced at \$300,000 or more.
- 5% of sales were priced below \$100,000.

Affordability: As indicated, 64% of recent sales in Baker City took place within the \$100,000 to \$300,000 price range. Homes in this range should be affordable to many households earning from roughly \$30,000 to \$90,000 per year. As of the 2021 HNA, roughly 50% of local households fall within these income segments.

Sales Volume: The prior twelve months saw a total of 222 sales, or an average of 19 sales per month. As of the time of this analysis, RMLS tracks 34 available units for sale in Baker City, indicating that for-sale inventory is very low, at less than a two-month supply of housing.

Rental Apartments: Baker City has had a tight rental market in recent decades. The high cost of labor and building materials, and limited local construction industry, has contributed to low housing production. Low production as the city continues to grow, adds to rising rents, low availability of rentals, and a mismatch with the modest income levels of many local renters.

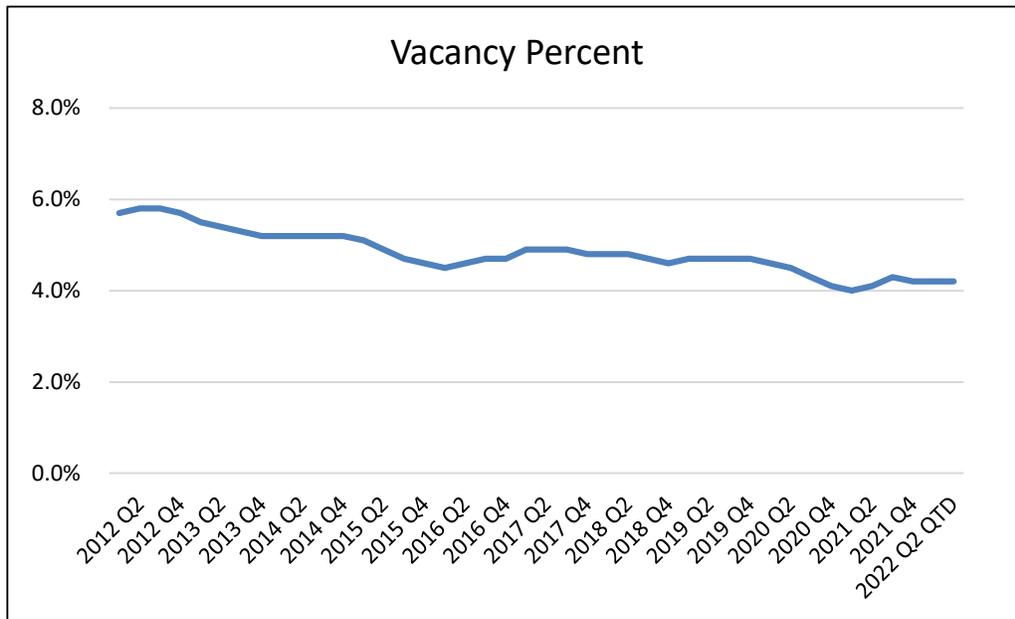
The COVID pandemic impacted the local rental market in unpredictable ways. The rental assistance and other relief programs of 2020 and 2021 created a situation in which many landlords waited for payment for many months through complex programs, while temporarily prevented from evicting

tenants in most cases. The result was that many small landlords lost income from investment properties and sought to sell them into the homeownership market. Others converted units to short term rentals for more predictable income. The net impact was that the rental stock for long-term renters in Baker City likely fell over the past two years, exacerbating the tight rental market conditions.

Baker City has experienced low rental vacancy for most of the last decade. The following figure shows that rental vacancy in the area has been low for many years, falling below 5% in 2015, according to data from CoStar. Tracked vacancy is now 4%, meaning that units that become available are absorbed very quickly. This figure was supported by the 2020 Census which estimated rental vacancy of roughly 4%.

However, CoStar data is unreliable in Baker County, due to small sample size. A survey of advertised available units, and local rental experts, point to an effective vacancy rate that is likely lower than 4%, with little selection available for renters in search of a unit.

Figure 14: Rental Vacancy in Baker City (2012 - 2022)

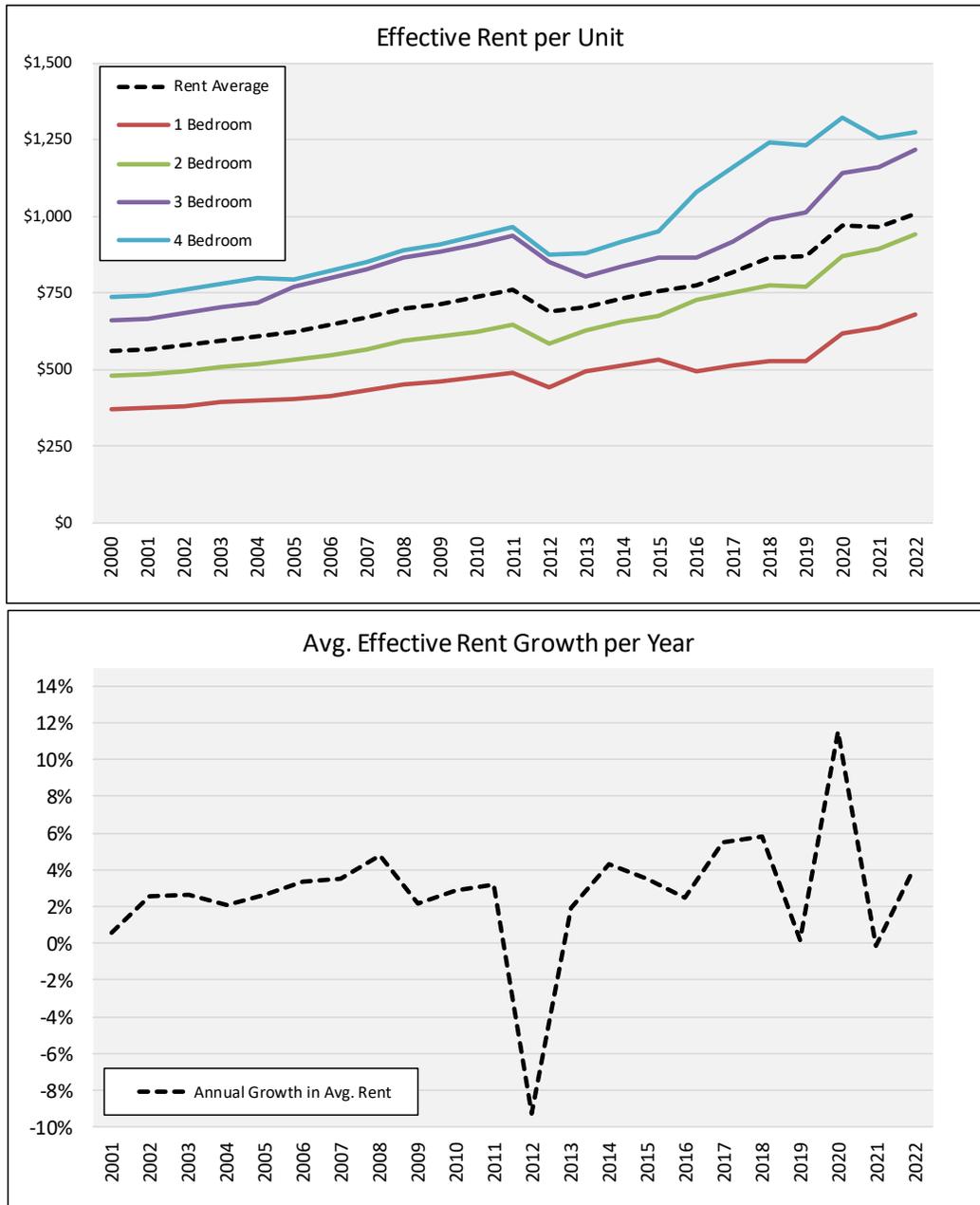


Source: CoStar, Johnson Economics

This is an indication that rental supply in Baker City remains tight. Average rents have climbed steadily since 2012, saw a moderation around 2018/19, before climbing sharply in 2020. Since 2010, rent has grown by an average of 3% per year in recent years according to HUD and the Census.

- One-bedroom units average nearly \$700/month in rent, not including utilities which may add an additional \$150 to \$175 per month.
- Two-bedroom units average roughly \$950/month in rent but can range over \$1,000.
- Three-bedroom units average over \$1,200/month in rent and can range to over \$1,400.

Figure 15: Average Rent/Square Foot & Growth Rate, Baker City (2012 – 2022)



Source: HUD User, Property managers, Online listings, Johnson Economics

These rent levels are high relative to the median household income of many renters, requiring two working-class wage earners to afford the monthly rent. Childcare costs for working parents can greatly add to the burden of maintaining a rental. For these reasons, many renter households in the Baker City area require forms of assistance for housing, general income, food costs, and/or other expenses.

The greatest constraint to lowering rental pricing will be housing production. Without sufficient development of new rental housing to allow for some vacancy (5% is a typical target), there is no moderating force on rent increases, as landlords have the pricing power.

EXISTING ADOPTED MEASURES

The City of Baker City employs existing housing strategies intended to enable or facilitate the production of housing. Housing production measures are intended to encourage needed housing, increase affordability, and reduce rent burden on renters.

The City submitted a pre-HPS Survey to DLCD in 2022 that summarizes existing measures the City currently uses. According to the Pre-HPS Survey, the City is currently implementing the following measures to address needed housing options and affordability. Current adopted measures are primarily focused on improving the zoning and development code as well as reducing other regulatory impediments.

- Ensure land zoned for higher density is not developed at lower densities.
- Adopt and refine code provisions for accessory dwelling units (ADU's).
- Broaden the definition of housing type.
- Promote cottage cluster housing.
- Encourage small dwelling unit developments.
- Allow for mixed housing types in Planned Unit Developments
- Adopt Affirmatively Furthering Fair Housing policy in Comprehensive Plan

Table 3 provides a summary of current housing measures and strategies Baker City has adopted and/or currently is applying to address housing needs in the City.

Table 3: Current Baker City Housing Strategies and Measures

Strategy	Summary												
<p>Ensure land zoned for higher density is not developed at lower densities</p>	<p>Baker City's development code includes minimum and maximum density requirements for all three residential zones. The code provides exceptions to the maximum density if the housing type is a duplex.</p> <table border="1" data-bbox="587 1304 987 1457"> <thead> <tr> <th>Zone</th> <th>Min</th> <th>Max</th> </tr> </thead> <tbody> <tr> <td>R-LD</td> <td>1</td> <td>10</td> </tr> <tr> <td>R-MD</td> <td>2</td> <td>20</td> </tr> <tr> <td>R-HD</td> <td>4</td> <td>45</td> </tr> </tbody> </table>	Zone	Min	Max	R-LD	1	10	R-MD	2	20	R-HD	4	45
Zone	Min	Max											
R-LD	1	10											
R-MD	2	20											
R-HD	4	45											
<p>Code provisions for ADUs</p>	<p>Accessory dwelling units (ADUs) are permitted in all residential zones through a site/development review procedure. ADU's are subject to additional regulations related to the following, several of which reduce barriers to their development:</p> <ul style="list-style-type: none"> - Floor area limitations - Exemption from density calculations - Max two ADU's allowed - No parking required - Restricted for use as short-term vacation rental 												

Strategy	Summary
<p>Broaden the definition of housing type</p>	<p>Baker City’s development code includes definitions and use categories that define allowed housing types. The definitions in the development code define a wide variety of housing types and include the following:</p> <ul style="list-style-type: none"> - Accessory dwelling unit - Attached duplex - Attached house (townhome or row house) - Cottage cluster - Duplex - Mixed-use - Mobile home - Mobile home park - Multi-dwelling development - Multi-dwelling structure/Multi-family housing - Residential facility/group care facility - Residential home/group care home - Residential trailer - Single-family house - Single room occupancy housing <p>The development code’s section for use categories is used in conjunction with the use standards for the City’s zones. It includes two residential use categories:</p> <ul style="list-style-type: none"> - Group living - Household living
<p>Promote cottage cluster housing</p>	<p>Cottage clusters are a permitted use in the medium- and high-density zones (R-MD and R-HD). Cottage clusters also are allowed in Master Planned Developments. Cottage clusters are considered 2-4 single-family dwellings on one lot, oriented to an alley or common green space, and are limited to 700 sq. ft. of floor area. Cottage clusters require a minimum of 9,000 sq. ft., the same as multi-family development.</p>
<p>Small dwelling unit developments</p>	<p>See summary above for cottage clusters.</p> <p>Single room occupancy (SRO) dwelling types are permitted in the medium- and high-density residential zones as a type of multi-family development (R-MD and R-HD). SRO dwellings are permitted subject to site/development review procedure.</p>

Strategy	Summary
<p>Mixed housing types in Planned Unit Developments</p>	<p>The Master Planned Development process is applicable in all residential zoning districts, and by extension to all permitted housing types. The following types of dwelling units can be permitted through a Master Planned Development that otherwise wouldn't be permitted:</p> <ul style="list-style-type: none"> - Cottage Cluster - Multi-family in the R-LD zone - Other group living in the R-LD zone <p>Master planned developments are reviewed through a Type III procedure and subject to the regulations in Chapter 4.5 – Master Planned Developments. The regulations address review procedures, approval criteria, and submittal requirements. The regulations allow an applicant to request modifications to standards in Articles 2 and 3.</p>
<p>Adopt Affirmatively Furthering Fair Housing policy in Comprehensive Plan</p>	<p>The City has adopted policies to support the Fair Housing Act to implement recommendations from the updated Housing Needs Analysis in 2020.</p>

HOUSING AFFORDABILITY

The following figure summarizes the estimated 20-year need for housing (234 units) from the 2021 HNA report. The need is broken down by affordability level and provides examples of what housing types typically fit in those affordability levels. The income bands listed on the left (Extremely Low Income, Very Low Income, etc.) match the income categories commonly used by many federal and state low-income housing programs.

- 24% of the need is anticipated for the Extremely Low Category (<30% Area Median Income), while a cumulative 35% of need is for those who are at least considered low-income (<50% AMI).
- 18% of the need is from households near median income (Middle Income).
- 30% of the need is from those earning 120% of the AMI or above.
- There is some demand for both owner and renter housing at all levels.
- The table shows the typical affordable rent and price range for these households based on the assumption of paying 30% of gross income on housing costs.

Figure 16: Needed Housing Units by Affordability Range and Type, Baker City

Household Income Segment	Income Level (Rounded)*	Afford. Rent Range	Afford. Price Range	Owner Units	Renter Units	Total	Share	Common Housing Product
Extremely Low Inc. < 30% AMI	< \$18,500	<\$500	<\$80k	6	50	56	24%	Govt-subsidized; Voucher
Very Low Income 30% - 50% AMI	\$18.5k - \$31k	\$500-\$700	\$80k-\$140k	2	24	26	11%	Aging/substandard rentals; Govt-subsidized; Voucher
Low Income 50% - 80% AMI	\$31k - \$49k	\$700-\$1,100	\$140k-\$220k	2	35	37	16%	Market apts; Manuf. homes; Plexes; Aging SFR
Middle Income 80% - 120% AMI	\$49k - \$74k	\$1,100-\$1,300	\$220k-\$270k	22	21	43	18%	Single-family detached; Townhomes; Small homes; New apts
Upper Income > 120% AMI	> \$74,000	\$1,300+	\$270k+	38	33	71	30%	Single-family detached
TOTAL:				71	163	234	100%	

* Adjusted to 2020 dollars. The median household income level in 2020 will be will be inflated from current levels.

Source: City of Baker City Housing Needs Analysis 2021

BARRIERS TO HOUSING

In Baker City, the availability of housing, both existing and new construction, is a function of a variety of factors. Any number of factors can serve as barriers in terms of matching the housing needs of residents with the supply of housing.

There are several barriers to housing in Baker City based on discussions with key stakeholders. Additional information on stakeholder interviews is provided in Attachment A. Barriers to housing include:

- **Land supply.** The availability of developable land can be a critical barrier to developing new housing. Several stakeholders noted that land is available but the costs associated with providing needed infrastructure can pose a significant barrier.
- **Mismatch between housing supply and housing needs.** Baker City attracts a variety of people with different housing needs, including family and workforce housing as well as housing for people who are more outdoor-oriented or prefer a small-town urban setting. The housing market is not providing the full range of housing types, sizes, and price or rent ranges needed by those seeking housing.
- **Rental housing shortage.** The supply of long-term rental housing is under pressure from the growing demand and interest in short-term rental housing. Notably though, some stakeholders cautioned against additional short-term housing regulations because it could impact Baker City's tourist industry and economic vitality. A number of stakeholders cited opportunities associated with converting existing commercial buildings into multi-family housing.
- **Affordable housing.** Several stakeholders cited a need for more affordable housing in Baker City. The needed supply of affordable housing is particularly acute for low- and moderate-income people and families. Social service programs provide some support, but people who

are eligible outnumber the program's capacity or availability of housing (i.e., housing vouchers). Attachment B includes a summary of responses from behavioral health service providers and individuals with behavioral health disabilities which underscores the significant unmet needs and conditions faced by these community members. Most of the individual respondents in the survey identified as being currently homeless or having been homeless or in an unstable housing situation in the past five years. The cost and availability of housing are the most commonly cited housing barriers among service providers and individuals with behavioral health in the survey.

- **Economic Vitality.** Baker City's economic vitality is cited as impacting housing availability and needs. There is a need for additional workforce housing. Stakeholders for large employer, including OTEC, BLM, and Baker County, cited examples where recent hires were unable to find housing in Baker City.
- **Transitional and/or supportive housing is needed.** Some individuals need additional housing support based on their lived experience and/or due to a disability. Some individuals experience mental health and/or addiction issues and require additional services or a supportive environment that aren't available with typical rental housing. Similarly, individuals with who identify as part of the LGBTQ+ community or who have felony backgrounds experience barriers and potential bias when trying to find housing.

HOUSING NEEDS OF UNDERREPRESENTED COMMUNITIES

Available data sources do not capture all types of demographics or housing profiles. Additional consideration should be taken to account for the housing needs of underrepresented households and/or communities. The Oregon Statewide Housing Plan identifies several groups who have additional or unique housing needs that are not typically represented.

Understanding the needs of these populations also should be taken into account in formulating strategies to address housing needs.

Youth and Foster Youth

Foster youth include youth and their families that are involved with child welfare services. Approximately 18% of foster youth who enter foster care in Oregon do so because of inadequate housing.² Persons involved with child welfare services are likely to discontinue education or obtain employment as they age out of foster services. As a result, most former foster youth have taken jobs with low education requirements that are less likely to pay a living wage. Similarly, the risk is high for former foster youth to experience homelessness or unstable housing conditions. According

² State-level Data for Understanding Child Welfare in the United States <https://www.childtrends.org/publications/state-level-data-for-understanding-child-welfare-in-the-united-states>

to Oregon's Independent Living Program and the National Youth in Transition Database, between 12% and 16% of transition age youth experienced homelessness in the past two years.³

LGBTQ+ Community

Housing discrimination is pervasive for the Lesbian, Gay, Bisexual, Transgender, Queer Plus (LGBTQ+) community. Same-sex couples and transgender people experience housing discrimination based on their sexual or gender identity. Transgender persons experiencing homelessness are more likely to avoid staying in a shelter out of fear of mistreatment or harassment.

Persons with Mental Illness

As of 2018, an estimated 666,000 Oregonians suffer from some type of mental illness. A number of studies have shown a correlation between decreasing the availability of psychiatric hospital beds and a corresponding increase in homelessness. Stakeholders note that safe and affordable housing is essential for the recovery process and stabilization. People with severe and persistent mental illnesses often rely on Supplemental Social Security income, which is often not enough to cover rent and other living expenses.

People Released from Incarceration

People released from incarceration face a number of barriers to finding housing. Newly released offenders can have difficulty securing work and stable incomes. Furthermore, parole conditions may prevent them from living with friends and family, and landlords may refuse to rent based on their criminal backgrounds. According to the Oregon Department of Correction (DOC), nearly half of people released from custody have not identified housing accommodations prior to or at the time of release. Those that are in a treatment program have to have secured housing prior to their release, otherwise they go into the general population of Adults in Custody.

The Powder River Correctional Facility is a minimum-security prison located in Baker City and serves as a transition and re-entry facility for program-eligible individuals. A representative from the Powder River Correctional Facility also stated there is a need for additional transitional housing throughout the County. The transitional housing services should include access to resources like counseling, job opportunities, and substance abuse support to help individuals transition into stable housing. Individuals in the Powder River Correctional Facility's Adults in Custody program who have completed treatment can qualify for a three to four month transitional period where they live in secure housing.

According to a parole and probation officer from Baker County, financial resources and any type of background check are the most common barriers for released individuals as a result of their felony convictions. Further, some of these individuals have lost credibility or standing with landlords from their prior actions.

³ Transition-Age Youth in Foster Care in Oregon
<https://www.oregon.gov/dhs/CHILDREN/FOSTERCARE/ILP/Documents/Transition-Age-Youth-Outcomes.pdf>

Survivors of Domestic Violence

An estimated 600,000 Oregon women have experienced sexual violence, physical violence, or stalking at some point in their lifetime. Domestic violence survivors have unique housing needs in that they need to find safe, secure housing after leaving a situation where they have been living with an abusive partner. In many areas, housing costs are high enough that it requires two income-earners. As a result, women experiencing domestic violence may stay with their perpetrator to avoid homelessness.

Veterans

This group is called out as a population with specific needs and is often under-represented in planning for future needed housing. In general, veterans often may have physical or mental health disabilities resulting from injuries or stress experienced during their service. They also frequently have fixed, lower incomes and need access to services provided by the US Veterans Administration or other service providers. As a result, they share many of the same unmet needs described here for people with disabilities, low-income households, and in some cases, senior residents.

According to Community Connection of Northeast Oregon, Inc, the Baker County office provided services to four homeless veterans during fiscal year 2022.

ATTACHMENT A: STAKEHOLDER SUMMARY

DATE July 27, 2022
TO Holly Kerns & Madison Brossett, City of Baker City
FROM Matt Hastie, MIG |APG
Clinton “CJ” Doxsee, MIG | APG
RE Baker City HPS – Summary of Stakeholder Interviews

INTRODUCTION

Matt Hastie and Clinton “CJ” Doxsee from MIG|APG supported Baker City staff with conducting focus group interviews. The focus group interview included a variety of key stakeholders involved with the provision of needed housing in Baker County and the surrounding area. These interviews were conducted over the course of 9 small group or individual meetings. Meetings were primarily held in-person with Baker City staff, but also included remote participation for participants and MIG|APG consultants. The list of interviewees is listed below:

- Dawn Kitzmiller, Baker City Building Official
- Leah Hoover, OTEC
- Aaron Still, Aaron Still Appraisal/Baker City Planning Commission
- Chris Evans, Dept. of Humans Services
- Glenda Moyer, Fair Housing Council
- Joanna Dixon, Baker City Council
- Shari Sealander, New Directions Northwest
- John Cannon, Baker City- City Manager
- Joe Hayes, Community Connections
- Rick Gloria, Veteran Services
- Kim Virtue, Baker School District 5J
- Cliff Cole, Compassion Center
- Sandy Tennyson, BLM

DISCUSSION QUESTIONS

The following questions were used for structuring and/or guiding stakeholder interviews and group discussions. Some questions were specific to target audiences. The small group interviews typically included a mix of stakeholder representing varied interested. Interview questions were adapted to some degree for each interview as a result.

1. What do you see are the greatest housing needs and which housing needs are not being met in Baker City?
2. What's your organization doing to address these needs? What's working well and what's not.
3. How can the City help you address these housing needs?
4. What other strategies do you think work well or do not work well?
5. What barriers do you encounter with meeting housing needs?
6. Do you have information about the extent or nature of the need here in Baker City?

KEY THEMES

Following is a summary of recurring themes and comments from the interviews.

- **There is a mismatch between housing supply and housing needs.** Baker City attracts a variety of people with different housing needs. This includes people who are outdoor-oriented and desire a yard and open space. This also includes people moving from more urbanized areas who desire an urban setting within a small town. There needs to be a variety of available housing, which helps social case workers to get individuals and families into housing. OTEC and BLM have hired employees who are unable to find housing in Baker City. These people will move to La Grande and other areas outside of Baker City if they can't find housing here. Individuals and families who can afford and would prefer middle-housing types have to compete for larger, single-family homes with others who may need that housing type. Aging baby-boomers will need accessible housing types.
- **There is a shortage of rental housing within Baker City.** The supply of long-term rental housing isn't as financially lucrative as short-term rental housing. It isn't financially feasible to buy a house to rent out as a long-term rental and recover the cost in today's housing market, but if the housing market prices come down, that will likely change again. The ban on eviction is disincentivizing new rental properties. The state's anti-eviction laws provide a significant disincentive for being a landlord and managing rental properties. Landlords are converting their properties to short-term rentals which is adversely impacting the supply of long-term rental housing.
- **There is a need for more affordable housing options.** Several people cited a need for affordable housing in Baker City for people in both low- and moderate-income levels. Examples of needed affordable housing that were mentioned cover a variety of housing types and needs. This includes affordable housing for larger families, affordable workforce

housing, and single-room occupancy and transitional housing for individuals experiencing homelessness or have disabilities. Stakeholders also noted a need for more housing across a full price range, especially mid-priced housing.

- **Baker City's economic vitality and housing availability/needs are closely intertwined.** The City is experiencing an influx of retirees with greater disposable income than many of our existing residents. Tourism is a main attraction for the City and several people cautioned against regulations that would impact it. There is a need for additional workforce housing to support economic growth; people have turned down jobs in Baker City because they're unable to find homes here.
- **There is potential to convert existing buildings to apartments.** Baker City has existing buildings that may be viable to convert to rental units. Examples where conversions have already occurred include converting a hotel into an apartment complex next to the DHS office or a community group in Ontario converting an old nursing home into housing.
- **Infrastructure costs are a barrier to development and to expanding the City's boundary.** The cost to install utilities and other needed infrastructure is a barrier to the development of new housing.
- **Grant opportunities can be utilized to support development of housing.** Grant programs such as Community Development Block Grants or grants available through the Oregon Community and Housing Services Department can be used address issues such as infrastructure. OTEC has access to other supportive funds through the USDA grant and loan programs.
- **Public-Private Partnerships (PPPs) have potential to address housing and other needs.** PPPs can be used to support the development of new housing and share costs for things like infrastructure. There are models of PPP's being used to create low-cost incubator spaces for entrepreneurs that will increase the City's economic vitality- Baker City can explore whether the same concept could be applied to housing to create low barrier entry to home ownership.
- **There is a mismatch between local housing prices and regional costs for supplies.** Baker City is a relatively affordable city with housing prices determined to compete locally. This becomes problematic as the cost of supplies rises throughout the region due to inflation or other external factors.
- **On-going community involvement is necessary for strengthening relationships.** Baker City should involve the community and stakeholders early and often when developing policy to provide the greatest public benefit.
- **There needs to be a greater overall supply of housing in Baker City, particularly for families with low or moderate income levels.** The overall supply of housing in Baker City and the surrounding region is not enough to meet current housing needs. The need for new

housing is particularly acute for people and families with low or moderate income levels. There is not enough housing for lower income families with children.

- **Programs that provide support for food and housing are not sufficient.** Programs administered by the Department of Human Services offer support to individuals and families based on need and program eligibility. These programs only have enough resources to support a fraction of the people who need help.
- **The supply and availability of housing vouchers is problematic.** The availability of Section 8 Housing vouchers is fairly limited; people are eligible and on waiting lists but there is an extremely low success rate due to limited supply of eligible housing and the inability of people meet other conditions imposed by landlords (e.g., restrictions on pets and service animals, required first and last month rent, etc.). Taking advantage of the program is time intensive and approximately 25-30% of people successfully use the program.
- **Improved access to transportation alternatives can alleviate housing costs.** Transportation costs can pose a financial burden for individuals and families which impacts their housing options. Having access to transportation alternatives can provide people with cost-saving modes of transportation. The cost-savings can alleviate a portion of the total housing cost burden.
- **There is a need for more local developers generally, but also with expertise middle-housing types.** There is a shortage overall of contractors, developers, and workers.
- **Baker City can support housing by reducing or removing barriers to housing in the City's zoning code and providing incentives.** The City's zoning code can be updated to allow for a greater variety of housing types in more zones (i.e., plexes, cottage clusters, modular homes, 3-d printed homes, manufactured housing, etc.). Increasing the overall density of what the zoning allows can help reduce development costs. The City can also provide reduced fees or other incentives for needed housing types that will support community needs.
- **The current housing stock is aging and not well maintained.** Housing in Baker City is typically older and many units have not been well-maintained. A lot of housing that isn't newly constructed is not "turnkey" ready. These houses require investment and improvements, increasing the overall cost beyond the ability for many local residents to purchase them.

ATTACHMENT B: BAKER CITY BEHAVIORAL HEALTH HOUSING NEEDS SURVEY SUMMARY

COMMUNITY PARTNER	INDIVIDUAL
Types of housing projects needed? 44 Transitional housing from homelessness 42 Two bedrooms 40 Three or more bedrooms 38 One bedroom 38 Supportive housing 35 Studio 31 Theapeutic foster care (5-18 yrs old) 31 Sober living/Oxford 30 Independent living 29 Transitional housing from jail/prison 25 Foster care (18 and older) 24 Foster care (17 and younger) 23 Secured housing - for acute care 23 Group home living 7 Residential treatment facility - women 7 Residential treatment facility - men 6 Other	Housing models that would support BH condition: 57 Independent living 20 Supportive housing 14 Transitional housing homelessness 9 Sober living 6 Secure housing - acute care 5 Residential treatment facility for women 5 Residential treatment facility for men 3 Transitional housing jail/prison 3 Group home living 1 Therapeutic foster care 1 Foster care (adults) 14 Other
What type of housing is needed? 30 Two bedroom 29 One bedroom 28 Three or more bedroom 24 Studio 19 Sober living/Oxford 16 Adolescent residential treatment facility 15 Women's transitional housing 15 Psychiatric residential facility 14 Men's transitional housing 12 Women's residential treatment facility 12 Adolescent psychiatric residential facility 10 No 7 Men's residential treatment facility 7 Other	Bedrooms needed: 31 1-bedroom 27 2-bedroom 21 3-bedroom 2 4 or more-bedrooms Housing needs: 44 Pet friendly 30 Yard 21 None 18 Ground level 13 Walking access to grocery stores 12 Walking access to medical facilities 12 Walking access to public transport 12 Walking access to BH treatment 9 Disabled access 8 Walking access to child care/school 3 On-site medical transport 9 Other
Specify housing barriers for ppl with BH service needs. 54 Availability 49 Financial 34 BH History 34 Criminal history 23 No pets 19 Landload won't accept housing voucher 18 Qualifications are too stringent 11 Discrimination 2 No knowledge 3 Other	Housing barriers (last 5 years) 66 Financial 51 Availability 33 No pets 27 History of BH issues 23 Qualifications are too stringent 20 Discrimination 16 Criminal history 15 Landlord won't accept housing voucher 11 None 10 Other

COMMUNITY PARTNER	INDIVIDUAL
Aware of ppl with BH condition struggling to find housing?	Behavioral Health and Housing:
50 Yes	31 Currently homeless.
7 No	27 Homeless/unstable housing in last 5 years.
Do you have knowledge of homelessness in Baker Co?	13 Have not experienced unstable housing.
43 Yes	18 Other
14 No	You you feel safe in your current housing?
	60 Yes
	22 No
	Do you have a behavioral health condition?
	61 Yes
	18 Completed on behalf of a person with a BH condition.
	Current Housing:
	26 Temporarily staying with other people
	16 Homeowner
	15 Unsubsidized rental
	13 Subsidized rental
	7 Staying in vehicle
	6 Shared/group housing
	6 Currently unhoused
	5 Hotel/motel
	4 Dry camping
	3 RV Park and/or campground
	2 Staying in abandoned bldg
	1 staying in emergency or transitional shelters
	10 Other

COMMUNITY PARTNER	INDIVIDUAL
If yes, where does housing need to be provided?	Residence
52 Baker City	71 Baker City
27 Haines	7 Outside Baker City
18 Halfway	5 Not a permanent resident/unk
15 Sumpter	3 Haines
15 Huntington	1 Medical Springs
11 Richland	1 Halfway
9 Durkee	1 Richland
5 Medical Springs	1 Sumpter
5 Unity	Gender
3 Oxbow	55 Female
2 Hereford	21 Male
1 Transient/doesn't apply	6 Prefer not to answer
1 Bridgeport	2 Other
5 No above.	1 Non-binary
	Age
	32 31-45
	22 46-60
	21 18-30
	4 61+
	3 Prefer not to answer
	1 0-17
	Ethnicity
	69 White/caucasian
	7 Prefer not to answer
	4 American Indian/Alaska Native
	3 Two or more races
	2 Identify Latino/Hispanic
	1 Black/African American
	1 Asian/Southeast Asian
	Household
	48 Family
	30: 17 and younger
	53: 18 and older
	22 Self
	19 Other
	Service needs:
Relationship to ppl with BH service needs?	55 Financial assistance
32 Service provider: BH services	34 System navigator
9 Service provider: county/city	20 On-site BH support
5 Service provider: school district/school	20 Employment services
4 Landlord/housing provider	12 On-site behavioral assistance
4 Faith-based organization/church	12 None
3 Service provider: hospital/clinic	8 On-site medication assistance
2 Service provider: sheriff/police	4 Live-in/home care
2 Service provider: correctional facility	4 Veteran's services
1 Service provider: veterans office	1 Guardian for under 18
13 other organization	16 Other

APPENDIX B: BAKER CITY HOUSING STRATEGIES REPORT

MEMORANDUM

Baker City Housing Strategies

Baker City Housing Production Strategy

DATE May 17, 2023
TO Holly Kerns & Madison Brossett, Baker City Planning
FROM Matt Hastie, MIG|APG
Clinton “CJ” Doxsee, MIG|APG
CC FILE

INTRODUCTION

The purpose of the Baker City Housing Production Strategy (HPS) project is to identify a strategic set of actions Baker City can take to facilitate the development of equitable and affordable housing in the community. The focus of the HPS is on how to fill the gaps in Baker City’s housing needs and supply, particularly for housing available to low- and moderate-income households, including both workforce housing and housing for people who face specific barriers in meeting their housing needs. This memorandum provides an opportunity for the City to understand a range of policies and strategies it can use in the coming years to address inclusive and equitable housing practices.

HOUSING STRATEGIES OVERVIEW

This memorandum provides a preliminary summary and evaluation of various strategies, tools, and policies that Baker City and its partners could employ to facilitate housing development that meets the current and future housing needs of the community. As a starting point, the project team assembled an initial list of potential strategies that was derived from the following sources:

- Recommendations from the Housing Strategies Report that accompanied the City’s 2021 Housing Needs Analysis (HNA).
- The master list of housing Tools, Actions, and Policies that the Oregon Department of Land Conservation and Development (DLCD) assembled as a resource for local governments in preparing Housing Productions Strategies.¹

¹ Oregon DLCD, HPS Tools, Actions, and Policies. https://www.oregon.gov/lcd/UP/Documents/660-008-0050_HPS_List_Tools_Actions_Policies.pdf

- Discussions with Baker City staff and local stakeholders.

The project team reviewed the initial, more exhaustive strategies menu from DLCD to refine and prioritize the list. The strategies considered in this report are those the project team saw as having the most merit. These strategies will be further refined through the evaluation process and through discussion with City staff and advisory committee members.

The report provides background information for the strategies and their potential impacts on housing supply/affordability and steps needed for implementation.

The summary of each housing strategy includes the following information.

Description	What is the strategy? How can the strategy work to increase housing availability and affordability in Baker City? What are the potential outcomes?
Legal Basis	Are there any legal backings/requirements that are needed to allow for or implement the strategy?
Options and Alternatives	Are there any alternative ways to implement the strategy related to fees, regulatory standards, or other variables?
Issues or Constraints	What opportunities, constraints, or negative issues may be associated with adoption of the housing policy or strategy?
Impact	What populations, income levels, and housing types are supported? Anticipated impact on the relative cost, financial feasibility, and affordability of housing are discussed. <i>[More in-depth for higher-priority strategies.]</i>
Implementation Actions	What actions will the local government and other stakeholders need to take to implement the strategy? <i>[NOTE: The implementation actions are relatively high-level at this stage. The project team will go into more details for higher-priority strategies once the strategies have been refined.]</i>

In researching housing strategies, the consultant team relied on its own research conducted for Baker City and other jurisdictions in Oregon, on similar reports prepared for other communities, and on best practices and case study research for housing policies and programs in Oregon and elsewhere.

Table 1 provides a summary of individual strategies and their initial priority ranking.

Table 1: Housing Strategies Summary

Strategy	Initial Priority
LAND SUPPLY STRATEGIES	
<p>1. Specific Site Constraints</p> <p>Assess constraints that are barriers to development on specific sites and identify strategies for working with property owners to address them. This includes investigating whether properties can be removed from flood zone areas and addressing infrastructure installation costs and barriers.</p>	Medium
<p>2. Rezone Land</p> <p>Re-designate land from other residential designations and/or from commercial, industrial, or institutional designations to meet specific housing needs, assuming there is an adequate supply of land available to meet non-residential needs.</p>	Low
COMPREHENSIVE PLAN POLICY AND DEVELOPMENT CODE STRATEGIES	
<p>3. Increase Allowed Density and Housing Options in Existing Zones</p> <p>Increase the allowed density or reduce the minimum allowed size of lots in one or more zones to allow for more compact development and/or a wider range of housing types in specific areas; expand the range of housing types allowed in one or more zones. [The Baker City development code does not allow cottage clusters or multi-family dwellings (3 or more dwellings on a lot) in the Residential Low-Density zone. Otherwise, all housing types are allowed in all residential zones.]</p>	Medium
<p>4. Allow “Missing Middle” Housing Types in More Areas</p> <p>Consider allowing triplexes, quadplexes, townhomes, and/or cottage cluster housing in a broader range of zones. Duplexes are currently allowed per recent development code updates.</p>	Medium
<p>5. Code Audit to Streamline and Simplify Housing Development Requirements</p> <p>Look for opportunities to remove or simplify development code or other requirements that add time or ambiguity to development approvals. Also look for other efficiency opportunities.</p>	High
<p>6. Promote ADUs</p> <p>Update ADU standards to remove barriers; encourage development through reduced fees, exemptions from selected planning requirements, use of pre-approved site or building plans, or other measures. Promoting ADUs also can be part of a broader strategy to help encourage or create opportunities for multi-generational households.</p>	High
<p>7. Streamline Off-Street Parking Requirements</p> <p>Reduce the number of required off-street parking spaces for certain types of housing, and/or encourage shared parking in mixed use developments. Incentivize multi-family housing near public transit routes in exchange for reduced on-site parking requirements or similar incentives.</p>	Low
<p>8. Zoning Incentives for Affordable, Workforce, and/or Multi-Generational Housing</p> <p>Create incentives for developers to provide a community benefit such as affordable housing or housing units with more bedrooms that can accommodate larger or multi-generational housing units, in exchange for the ability to build a project that would not otherwise be allowed by the development code.</p>	Medium

Strategy	Initial Priority
<p>9. Analyze Impact of Short-term Rentals on Overall Housing Supply and Create Regulations</p> <p>Evaluate the extent to which short-term rentals are a concern for the community and have an impact on the supply of rental housing more broadly. Evaluate the potential extent of this issue and develop regulations if a need or impact is identified.</p>	Medium
INCENTIVES	
<p>10. Incentivize and Promote Accessible Design</p> <p>Create incentives for developers to provide accessible designs in exchange for development incentives (e.g., height or density bonuses or parking reductions. Promoting accessible design also improves opportunities for senior housing.</p>	Medium-High
<p>11. System Development Charge Exemptions or Deferrals</p> <p>Deferral of SDCs or mainline charges for affordable housing. Can be applied to regulated affordable housing and/or specific housing types (such as ADUs). The City does not currently have SDCs which makes this strategy not applicable at this time. To the extent Baker City considers adoption of SDCs in the future, the City could incorporate SDC deferrals, reductions, or exemptions into the SDC collection process.</p>	Medium
<p>12. Pre-approved Plan Sets for Middle Housing and/or ADU's</p> <p>Develop pre-approved plan sets for middle housing and/or ADU's to help expedite review timelines and reduce development costs.</p>	Medium
FUNDING SOURCES AND PROGRAMS	
<p>13. Construction Excise Tax (CET)</p> <p>A tax on new construction of between 1% and 3% to help pay for affordable housing strategies identified here. CET is a one-time tax assessed on new construction. State law requires it to be spent on specific types of programs and activities.</p>	Low
<p>14. Tax Abatements or Exemptions</p> <p>Tax exemptions or abatements offer another financial incentive to developers that can improve the long-term economic performance of a development that advances public policy objectives and improve its viability.</p>	Medium
<p>15. Tax Increment Financing (TIF)</p> <p>TIF is a funding mechanism in which future tax revenues in targeted development or redevelopment areas are diverted to finance infrastructure improvements and/or development—potentially including affordable and/or market-rate housing.</p>	Medium
<p>16. Public-Private Partnerships (PPPs) and Community Land Trusts (CLTs)</p> <p>Arrangements between public and private entities to create more and/or affordable housing. PPPs can promote a variety of affordable housing programs or projects and include partnerships from multiple entities (public, private, and non-profit), including CLTs.</p>	Medium-High
<p>17. Land Acquisition and Banking</p> <p>Land acquisition is a tool to secure sites for affordable housing. Land banking is the acquisition and holding of properties for extended periods without immediate plans for development, but with the intent that properties eventually be used for affordable housing.</p>	Low

Strategy	Initial Priority
<p>18. Financial Assistance Programs</p> <p>A range of tools that can be used to maintain housing affordability or to help keep residents in their homes. Possible tools include rent assistance, loans for homeowners, or assistance to low-cost apartment owners for repairs and upgrades.</p>	Low
<p>19. Build Developer Capacity</p> <p>Building local developer capacity—either through increasing the knowledge of existing developers or attracting new ones—can help ensure that builders are developing the types of housing needed to serve the local workforce. Explore potential partnerships with Baker Technical Institute, local high schools, trade schools, and local community colleges.</p>	Medium
<p>20. General Obligation Bonds for Affordable Housing</p> <p>Cities or other jurisdictions can issue bonds backed by the full faith and credit of the jurisdiction to pay for capital construction and improvements, including land acquisition and affordable housing development.</p>	Low-Medium
<p>21. Federal USDA, CDBG, and HOME Funding</p> <p>USDA and HUD program funding dedicated to developing and/or supporting affordable housing.</p>	Medium
<p>22. Tenant Protection Programs and Policies</p> <p>Tenant protections include local regulations and enforcement programs that provide protections for tenants of existing affordable housing and low-cost market rate (LCMR) housing against evictions, excessive rent increases, discrimination, and health and safety violations. Tenant protections can also provide various types of assistance to renters.</p>	Low

HOUSING STRATEGY SUMMARIES & EVALUATION

Land Supply Strategies

The following strategies could be considered to address Baker City's existing land capacity and its ability to accommodate needed housing and support affordable housing development

Specific Site Constraints

Initial Priority: Medium

Description Site constraints include floodplains, wetlands, steep slopes, and other natural features that may reduce the developability of land in Baker City. According to the Buildable Lands Inventory (BLI) prepared for Baker City, a significant portion of the City's inventory of land is impacted by steep slopes, particularly in the R-LD zone. In some cases, the viability of developing lesser-sloped portions of these properties may be diminished due to the presence of steep slopes elsewhere on the site. Similarly, some properties are located within flood zones that may pose barriers to future development.

Legal Basis N/A

Options and Alternatives The City appears to have enough land to meet future housing needs even after accounting for environmental site constraint issues. The allowed densities are low enough that developers could develop on many of these properties by clustering smaller lots away from steep slopes and flood zones. The City would need to review and update current zoning provisions to ensure that housing can be clustered on small lots away from steep slopes and flood zones.

The City could also conduct a study on how to serve lands impacted by environmental constraints with cost-effective infrastructure improvements to support the viability of their development.

Issues or Constraints The developability of vacant land with environmental site constraints is partially dependent on the availability of infrastructure to support the type and density of development. The Baker City Housing Strategies Report notes that several areas are impacted by steep slopes.

Conducting a study on how to provide cost-effective infrastructure improvements in areas with environmental constraints would help support the development of housing in these areas. However, the presence of environmental constraints would still be present and thus be a limiting factor in the overall amount of land that can be developed.

Impact Affordability target: Moderate income households

Income: 80 to 120+% AMI

Housing tenure/type: For rent or sale; smaller units

Housing impact: Supporting the development of housing on sites impacted with environmental constraints with infrastructure improvements and through clustering would make their developability more viable.

**Implementation
Actions**

- Review zoning standards to ensure that housing development can cluster on areas not impacted by environmental constraints.
- Produce a best-practices report on how to provide cost-effective infrastructure to areas with environmental constraints.

Implementing Agency(ies)

- Lead: Baker City Planning Department, Baker City Public Works Department

Rezone Land

Initial Priority: Low

Description

This strategy involves rezoning land from other residential designations and/or from non-residential designations to meet specific housing needs.

Baker City's 2021 HNA found that if the City continues to grow at its current rate, it is expected to have a surplus of land in all residential and other land use categories.

A variation on this approach can be applied in areas within the City's UGB which have not yet been annexed to the City. As part of the annexation process, medium and higher density residential zones or mixed use zones may be applied to these areas which will increase the capacity for higher density housing in annexed areas.

Legal Basis

Changes to the Land Use Zone Map are processed through a Type III quasi-judicial or Type IV legislative review procedure. The City would need to demonstrate that the purpose of the rezone best satisfies the goals and policies of the Comprehensive Plan, is consistent with Statewide Planning Goals, and complies with Transportation Planning Rule provisions.

**Options and
Alternatives**

As explained in the HNA, the official growth forecasts do not indicate a deficit of land. Accordingly, the City may want to consider rezoning as a long-term strategy or a strategy to pursue if growth rates occur at higher rates than forecasted over the next several years. The City could also evaluate the potential need for higher-density land and housing as areas annex into the City.

**Issues or
Constraints**

Rezoning land could displace existing residents. Lower-income residents may be most vulnerable to rezoning unless affordable housing preservation actions are taken in conjunction with the rezoning effort.

Impact

Population served: All income levels
Income: 0 – 250+% AMI

Housing tenure/type: For rent or sale

Housing impact: The amount of housing production depends on the size and number of properties that are rezoned. If this strategy identified, for example, five acres of land for residential redevelopment at 35 units per acre, this strategy could facilitate up to 175 units of housing from land currently zoned for lower-density.

***Implementation
Actions***

- Establish criteria to identify land to rezone for higher-density residential uses.
- Analyze candidate sites and work with property owners, including through future planning processes.
- Pursue a public process (with public hearings) to implement the zone changes, including through annexation and application of new zoning designations.

Implementing Entity(ies)

- Lead: Baker City Planning Department
- Partners: Property owners of land considered for rezoning as well as adjacent/nearby property owners.

Development Code/Regulatory Strategies

The following set of strategies includes potential changes to the Baker City Development Code (Code) related to development review processes or other regulations that the City could consider undertaking to help meet Baker City's housing needs and goals.

Increase Allowed Density in Existing Zones

Initial Priority: Medium

Description Increase the allowed density or reduce the minimum lot size requirement in one or more zones to allow for more compact development in specific areas.

This strategy can be considered as an alternative or complementary action to rezoning land. Modest increases in the allowed density or minimum lot size for specific types of housing in the City's medium and/or low-density zones could provide more flexibility and more potential to build housing. Allowing higher densities also will help ensure that higher-density housing, such as senior housing, is allowed in more areas.

Legal Basis Baker City has broad authority to regulate the lot size and density requirements for housing. Any standards applicable to middle housing types would need to maintain compliance with Oregon Administrative Rules (OAR 660-046).

Options and Alternatives The City has three primary residential zones with which to consider increasing the allowed density in. Each zone regulates the minimum and maximum densities for residential uses and the minimum lot area requirement for a variety of housing types.

Issues or Constraints There is a low to moderate risk involved in adopting a zoning code that allows for higher densities. The City will have to ensure compliance with all applicable state statutes. The administrative burden for updating the Code is also expected to be moderate, given the availability of examples from other communities. However, the scope of code changes will be more significant than for other development standard revisions. Community support for increased densities may be mixed. There could be challenges with community opposition to decreasing the minimum lot sizes and allowing for increased densities in existing developed neighborhoods.

Impact Population served: All income levels

Income: 0 to 120+% AMI

Housing tenure/type: For rent or sale

Housing impact: Modifying development standards to increase density through density requirements or minimum lot size requirements would have a direct impact on housing supply. It would enable undeveloped land to develop with more units than under current standards. Depending on the extent of changes, it would potentially enable additional housing in areas currently developed through lot consolidations.

- Implementation Actions**
- Determine which options to pursue, based on the discussion above. This should be informed by input from the Planning Commission and from members of the local development community.
 - Draft the recommended Code amendments.
 - Go through the legislative text amendment process.

Implementing Entity(ies)

- Lead: Baker City Planning Department
- Partners: Development community and housing advocates for supporting amendments, property owners and residents in affected zones.

Facilitate “Missing Middle” Housing Types in All Residential Zones

Initial Priority: Medium

Description The City could allow middle housing types (e.g., triplexes, quadplexes, and/or cottage cluster housing) in the low density residential zone. The code update strategy could open up some increased opportunities for housing varieties in low density residential areas, which would provide additional supply of housing to meet a variety of housing needs. Amendments to development standards may be required to offer greater flexibility to sites to address impediments such as minimum lot size, maximum density, etc.

Legal Basis Baker City has broad authority to regulate the lot size and density requirements for housing. Any standards applicable to middle housing types would need to maintain compliance with Oregon Administrative Rules (OAR 660-046).

Options and Alternatives There are several options and alternatives available for facilitating the development of missing middle housing types. Examples include

- Allowing triplex, fourplex, townhouses, and/or cottage clusters outright or subject to standards in all zones.
- Examine special use and development standards to ensure they do not act as a barrier to the development of middle housing types, particularly for R-MD and R-HD zones.

Issues or Constraints There is a low to moderate risk involved in adopting a zoning code that facilitates the development of middle housing types. The City will have to ensure compliance with all applicable state statutes. The administrative burden for updating the Code is also expected to be moderate, given the availability of examples from other communities. However, the scope of code changes will be more significant than for other development standard revisions. Community support for increased densities may be mixed. There could be challenges with community opposition to decreasing the minimum

lot sizes and allowing for increased densities in existing developed neighborhoods.

Impact Population served: All income levels

Income: 0 to 120+% AMI

Housing tenure/type: For rent or sale

Housing impact: Modifying development standards to encourage middle housing types could have a direct impact on housing supply, as it would potentially enable additional housing units on existing lots.

**Implementation
Actions**

- Determine which options to pursue, based on the discussion above. This should be informed by input from the Planning Commission and from members of the local development community.
- Draft the recommended Code amendments.
- Go through the legislative text amendment process.

Implementing Entity(ies)

- Lead: Baker City Planning Department
- Partners: Development community, housing advocates, property owners and residents in affected zones.

Code Audit to Streamline and Simplify Housing Development Requirements

Initial Priority: High

Description Some regulations may constrain housing development to a degree that the corresponding public benefits of the regulation do not outweigh the effect on housing development. These often include procedural requirements, maximum lot coverage, minimum parking requirements, maximum height restrictions, architectural design standards, minimum open space requirements, or public works design standards. The City may want to consider reducing or removing standards or requirements that hinder the general production of housing.

Legal Basis Baker City has broad authority to regulate the lot size and density requirements for housing. Any standards applicable to middle housing types would need to maintain compliance with Oregon Administrative Rules (OAR 660-046).

Options and Alternatives The City may wish to consider conducting a thorough Development Code audit to determine potential issues that may inhibit housing production. As a part of this process, the City should talk to regional home builders and affordable housing providers to understand common challenges with local zoning requirements, which will help the City identify necessary Code amendments.

Issues or Constraints There is a low to moderate risk involved in adopting zoning code amendments. The City will have to ensure compliance with all applicable state statutes. The administrative burden for updating the Code is also expected to be moderate, given the availability of examples from other communities. Community support may be mixed. There could be challenges with community opposition to amendment proposals in existing developed neighborhoods.

Impact Income: 0-120+% AMI
Housing tenure/type: For rent or sale.
Housing impact: Modifying development standards would have a direct impact on housing supply. It would enable the development of housing on lots that would not be financially feasible given current market conditions and code requirements.

- Implementation Actions**
- Perform audit of the City’s development code to identify requirements that may unnecessarily inhibit housing production.
 - Convene with regional home builders and affordable housing providers to identify requirements that may unnecessarily inhibit housing production.
 - Determine which options to pursue, based on the discussion above.
 - Draft the recommended code amendments.
 - Go through the legislative text amendment process.
- Implementing Entity(ies)
- Lead: Baker City Planning Department
 - Partners: Regional home builders and affordable housing developers

Promote ADUs

Initial Priority: High

Description ADU’s are smaller, ancillary dwelling units located on the same lot as a primary residence. They are typically complete dwellings with their own kitchen, bathroom, and sleeping area.

ADU’s are a viable housing option with several benefits:

- ADU’s offer flexibility for homeowners to either rent the unit or to host a family member, creating housing opportunities for seniors and multi-generational households.
- Building and renting an ADU can raise income for a homeowner and help offset the homeowner’s mortgage and housing costs.
- ADU’s can add to the local supply of rental units and can provide a relatively affordable rental option for a person or household that

prefers living in a small unit rather than an apartment or other attached housing.

Although the City recently updated selected ADU standards as a follow-up to its HNA process, additional adjustments to standards for accessory dwelling units would continue to allow more flexibility for their siting on lots. In addition, the City can also encourage ADU development through reduced fees, exemption from selected planning requirements, use of pre-approved site or building plans, or other measures.

Given that ADU's are usually built by individual homeowners with limited experience or financial resources, code provisions can have a significant influence on the feasibility of their development and enable more widespread production (i.e., easing occupancy requirements, allowing more ADU's on a lot, and expanding maximum size requirements).

More flexibility in siting, design, construction, and lower fees are also necessary to achieve feasibility in many cases.

Legal Basis Baker City has broad authority to regulate the form and design of ADU's through the development code. Any standards applicable to ADU's would need to maintain compliance with Oregon Administrative Rules (OAR 660-046). However, any changes that the City may consider would provide *more* flexibility for ADU development, not less, which is generally supported by state requirements.

Options and Alternatives If the City wanted to provide more flexibility for ADU's, it could consider the following strategies.

Allow exceptions to rear yard setbacks. Baker City currently requires ADUs to meet the same setback requirements as primary structures, which require 10-foot rear yard setbacks in all three residential zones. In most cases, ADUs will be constructed behind the primary dwelling. If the ADU must also comply with the rear yard setback requirement, that may require the ADU to be placed closer to the primary dwelling than would otherwise be desirable and may result in small, unusable yard areas. It is recommended to allow ADUs to be built up to 5 feet from the rear lot line. If there are concerns about the scale of an ADU next to an adjacent lot, a lower height limit or additional privacy standards can be applied to ADUs that are within a certain distance of the rear lot line.

Consider exceptions to lot coverage standards. Maximum lot coverage requirements have the potential to preclude ADUs from being built on smaller lots. The City could consider exempting ADUs (or a portion of their floor area) from counting toward lot coverage limits. To address stormwater concerns, the City could consider limits to impermeable surfaces rather than simply coverage by structures, as suggested by the DLCD guidance.

In addition to more supportive development code regulations, Baker City could also consider the following strategies to facilitate ADU development:

Make Resource Information Easily Available. The City may wish to consider providing resources for the development of ADUs, including handbooks, state guidance documents, and simple one-sheet summaries of existing local code requirements to support ADU development. Resources can include local/regional examples of successful ADU development, prototypes, pre-approved site plans (discussed more in the following bullet), existing local and state regulations regarding ADU development, and information about the review and permitting process including expected timelines and costs.

Provide Pre-Approved Site or Building Plans. Pre-approved building and site plans have been reviewed in advance for conformance with zoning and building codes and can reduce housing development costs by reducing design and permit process times and fees. Cities in Oregon, Washington, and elsewhere in the U.S. have used this approach to streamline the development review process, providing an incentive for certain types of housing development. Some of the plan programs also seek to promote improved residential design that fits a neighborhood context. This often works best for simpler types of development and could work well for ADU plans.

Streamline Development Review. Reduced review and processing times for ADUs allows projects to get more quickly from design to building permit and reduces associated costs, resulting in getting more ADUs on the ground sooner. Strategies for streamlining the review process can include formally adopting shortened review timelines for applications or giving priority to scheduling hearings and meetings with staff. Although Baker City's review times are already relatively short compared to other cities there may be opportunities to reduce this for ADU development. This approach is discussed in more detail in strategy 10.

Issues or Constraints N/A

Impact Affordability target: Moderate income households

Income: 80 to 120+% AMI

Housing tenure/type: For rent; smaller units

Housing impact: Modifying development standards to encourage ADU's would have a limited impact on housing supply, as it would not work directly toward creating new units. However, the strategies discussed above would help fill the gap in the City's supply of smaller dwellings, which are typically more affordable to rent.

Implementation Actions

- Determine which implementation options to pursue, based on the discussion above. This should be informed by input from the Planning Commission and from members of the local development community.
- Draft the recommended code amendments.
- Go through the legislative text amendment process.

Implementing Entity(ies)

- Lead: Baker City Planning Department

Streamline Off-Street Parking Requirements

Initial Priority: Low

- Description** Providing off-street parking adds to the cost of a development and reduces the area of a site that can be developed with dwelling units. Some jurisdictions have revised their parking standards to reduce barriers that off-street parking standards pose to housing development.
- Baker City's development code currently requires a minimum of two spaces per single-family dwelling unit and three spaces per duplex. The requirements for multi-family dwellings vary by number of bedrooms per unit, ranging from one space for studio/one-bedroom units to two spaces for units with three or more bedrooms.
- Legal Basis** Baker City has broad authority to regulate parking requirements through the development code. However, some changes to the parking standards will be needed for consistency with Oregon Administrative Rules (OAR 660-046). Current state rules mandate that Medium Cities cannot require more than two off-street parking spaces for duplexes.
- Options and Alternatives** Options and alternatives include reducing the number of required off-street parking spaces for certain types of housing and/or allowing reductions to requirements when conditions are met. At the same time, Baker City's standards generally appear reasonable, given market and car ownership conditions there, along with relatively limited access to transit services.
- While additional reductions to minimum parking requirements may be a low-priority strategy in the near-term, the City could consider undertaking a parking study to determine whether reductions may be warranted at some point.
- Issues or Constraints** Streamlining off-street parking requirements through reducing or eliminating minimum standards is a controversial issue and often met with community opposition. Streamlining parking regulations can be a challenging task for planners and decision-makers. The Department of Land Conservation and Development has several resources, including strategic guide for implementing parking reform.²
- Impact** Affordability target: All income levels

² A Strategic Guide to Implementing Parking Reform, DLCD
<https://www.oregon.gov/lcd/TGM/Documents/Implementing%20Parking%20Reform.pdf>

Income: 0 to 120+% AMI

Housing tenure/type: For rent or sale

Housing impact: Revisions to the parking standards would not increase the supply of available housing. However, it would encourage the development of new housing that would otherwise not be built due to the costs associated with parking requirements. The impact would vary based on the extent of the changes and whether or not market demand for parking spaces would necessitate constructing parking spaces that would otherwise be required.

**Implementation
Actions**

- Determine which implementation options to pursue, based on the discussion above. This should be informed by input from the Planning Commission and from members of the local development community.
- Draft the recommended code amendments.
- Go through the legislative text amendment process.

Implementing Entity(ies)

- Lead: Baker City Planning Department
- Partners: Development community, housing advocates, property owners and residents in affected zones.

Zoning Incentives for Affordable, Workforce and/or Multi-Generational Housing

Initial Priority: Medium

Description Some development regulations can present obstacles or add costs to housing developments. These obstacles are particularly challenging for developments built by housing authorities, non-profit developers, or even for-profit developers that are attempting to build units affordable to people with lower or moderate incomes.³ In order to support developments that include units affordable to moderate- or low-income households, the City can offer concessions on zoning and development code standards. These incentives or concessions also could be applied to housing that is intended for large or multi-generational households (e.g., larger housing units with more bedrooms). The concessions should be offered in exchange for the development dedicating a minimum proportion of the units to be regulated as affordable to people with lower or moderate incomes with a minimum affordability period of 10 or 20 years. The incentives typically include relief from certain development standards such as parking, setbacks, or density.

³ Housing affordable to moderate-income, working households that do not typically qualify for subsidized housing is often referred to as “workforce housing.”

Legal Basis Baker City has broad authority to regulate the form and design of housing through the development code. Any standards applicable to middle housing would need to maintain compliance with the Oregon Administrative Rules (OAR 660-046). However, any changes that the City may consider would provide more flexibility for housing development, not less, which is generally supported by the state requirements.

Options and Alternatives Examples of potential zoning incentives for Baker City include the following:
Parking reductions. In general, research shows that households with lower incomes tend to have lower car ownership and driving rates, particularly when residents have ready access to shopping and other opportunities and services. While parking reductions may not be warranted for all development, they could be appropriate for qualified affordable housing developments. A number of jurisdictions in Oregon provide reductions in off-street parking requirements for developments that are affordable to households with low or moderate incomes. Typically, developments must commit to providing affordable units over a significant length of time (20-60 years). In particular, existing parking requirements may act as a barrier for larger units with more bedrooms that could accommodate multi-generational households, given that the development code currently requires more spaces for these units.

Height or density bonuses. Some cities allow higher density or greater height in exchange for a commitment to provide housing units that are affordable to households with low or moderate incomes. Height bonuses are typically in terms of number of stories (e.g., one story in an area with an existing height limit of 30 or 45 feet). Density bonuses are typically stated in terms of a percentage of units (e.g., 10-20% is a common threshold). The amount of the bonus can be tied to the affordability levels provided and/or to the number of affordable units. Additionally, setback and bulk standards may be allowed to vary to accommodate the added density or to reduce development costs.

Allow flexibility in how affordable units are provided. In some cases, it may be advantageous to construct the affordable units on a different site than the primary development that is receiving the concession. It may also make sense for the development to purchase existing market-rate units and convert them to affordable units. Allowing flexibility in how the units are provided can also widen the appeal of the program.

Issues or Constraints N/A

Impact Affordability target: Extremely low to moderate income households.

Income: 0 to 120% AMI

Housing tenure/type: For rent or sale; income-restricted units.

Housing impact: Offering a bonus in return for more affordable units can create a win/win between the builder and housing goals. Generally,

developers will still be incentivized to offer units at higher affordability levels (i.e., 100% or 120% AMI) so a bonus that scales to the affordability level is appropriate. When successful, these programs not only provide a number of units at a controlled affordability level, but also help create mixed-income communities among the subsidized and unsubsidized units.

**Implementation
Actions**

- Determine which implementation options to pursue, based on the discussion above. This should be informed by input from the Planning Commission and from members of the local development community.
- Draft the recommended code amendments.
- Go through the legislative text amendment process.

In addition, it's also suggested working closely with affordable housing providers to determine what zoning incentives would provide the greatest benefit in supporting their work.

Implementing Entity(ies)

- Lead: Baker City Planning Department
- Partners: Affordable housing developers

Analyze Impact of Short-term Rentals on Overall Housing Supply and Create Regulations

Initial Priority: Medium

Description Short-term rentals are homes or bedrooms rented out for short periods of time, typically via online platforms such as Airbnb.

Short-term rentals can be seen as an investment strategy for homeowners and small investors but can also remove rental housing supply from the market. This can drive up rental rates in the local housing market. To avoid this effect, some communities regulate short-term rentals by defining allowed uses, occupancy standards, and how many days they can operate consecutively.

Baker City should evaluate the extent to which short-term rentals are a concern for the community. At minimum, the City should track short-term rental units using a permitting system (which could involve a licensing fee). This would provide information about the number and type of short-term rental units in the city, which could be used to evaluate whether it is necessary to further regulate short-term rentals.

Regulations and enforcement procedures should scale the extent to which short-term rentals are an issue in Baker City. The City should not impose extensive regulations if short-term rentals are not resulting in measurable issues.

Legal Basis N/A

Options and Alternatives Regulations for short-term rentals can include, but are not limited to the following:

- Limit short-term rentals to certain zones or geographies.
- Limit the number of permitted short-term rentals.
- Establish operational standards.
- Require licensing.
- Collect taxes (transient room tax) and assess penalty fees.

Issues or Constraints

- Short-term rentals are not currently regulated by Baker City’s development code, but they are known to exist.
- Regulating short-term rentals may open up more long-term rental opportunities.
- This strategy may not be as impactful as other strategies in meeting housing needs.
- Some homeowners use short-term rental as a way to finance construction of an accessory dwelling unit, which they eventually intend to rent on a long-term basis.⁴
- If the City severely limits short-term rentals, this may make it more difficult for a household dependent on short-term rentals for income to afford their housing.

Impact Affordability target: Moderate to higher income households

Income: 80+% AMI

Housing tenure/type: For rent.

Housing impact: This strategy would not produce new units, but it would help ensure existing rental units remain available on the market.

Implementation Actions

- Develop a system to track and monitor the number and locations of short-term rentals.
- Have public discussions to determine the extent to which short-term rentals are perceived as an issue. Review code violations associated with short-term rentals (if any) to identify and measure negative impacts.
- If short-term rentals are problematic, evaluate regulations to restrict use or to incentivize moderate use.
- Work with the Planning Commission and City Council to adopt regulations and enforcement procedures by ordinance.

Implementing Entity(ies)

⁴ AARP, The ABCs of ADUs, <https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>.

- Lead: Baker City Planning Department
- Partners: Community groups and residents, operators of short-term rentals

Incentives

The following incentive strategies are intended to make development of housing – particularly affordable housing – more feasible or financially viable by reducing fees or other costs and by reducing process barriers.

Incentivize and Promote Accessible Design

Initial Priority: Medium-High

Description This strategy involves incentives to increase development of housing that is accessible for people with disabilities or mobility challenges, including seniors. Housing that is accessible for seniors and people with disabilities is a growing need, generally. This strategy would encourage accessible units through development code, regulatory, or financial incentives and through education to the development community.

To qualify for incentives, the units could be required to meet certain standards, such as Universal Design or Lifelong Housing Certification.

- **Universal Design** is a building concept that incorporates design layouts and characteristics into residences to make them usable by the greatest number of people and respond to the changing needs of the resident. Universal Design incorporates standards for features such as hallways, doorways, bathrooms, and kitchens that make these features usable for people with disabilities or adaptable for that purpose.⁵
- **Lifelong Housing Certification** is a program developed by the Rogue Valley Council of Governments (RVCOG) in partnership with AARP Oregon as a voluntary certification process for evaluating the accessibility and/or adaptability of homes. Residences can be certified at three levels based on the extent of their accessibility: (1) Visitable (basic accessibility for visitors); (2) Fully Accessible (accessible for a person in a wheelchair on the main floor); and (3) Enhanced Accessibility (customized for specific accessibility needs).⁶

Legal Basis N/A

⁵ Universal Design Standards, West Virginia Housing Development Fund. <https://tinyurl.com/yx63h792>

⁶ Lifelong Housing Program, RVCOG. <https://rvcog.org/home/sds-2/lifelong-housing-program/>

Options and Alternatives **Development Code incentives.** The City could provide incentives in the development of accessible units meeting one of the standards above (or a similar standard). These could be similar incentives to those discussed under Zoning Incentive for Affordable Housing strategy above —such as density or height bonuses or parking reductions.

Permitting incentives. Projects with accessible units could receive expedited development review and permitting.

Financial incentives. Financial incentives could include planning and building fee reductions and system development charge deferrals. Accessibility provisions could also be incorporated into a tax abatement program.

Provide information to developers. This strategy will not directly result in the production of new units, but it may increase the number of new units that have accessibility features incorporated into the design—or it may increase the number of units remodeled with accessibility features.

Issues or Constraints If the incentives are not set at the right level to be attractive to use, they may not be effective. The incentive(s) should be calibrated effectively to be attractive to both non-profit and for-profit developers. The benefit of using the incentive should outweigh the costs associated with implementing accessible design features.

Impact Affordability target: Seniors and people with disabilities

Income: 0-120+% AMI

Housing tenure/type: For rent or sale.

Housing impact: This strategy alone would not result in additional units, but it may incentivize the production of affordable housing and other needed housing types, which could increase the number of units developed. SDC deferrals or financing can improve the feasibility of projects, delay payment until the property is generating income, and still eventually provide the public revenue over time.

Implementation Actions

- Develop an incentive program and source of funding to increase the number of dwelling units designed accessibly.
- Work with developers to gather feedback on program parameters and interest.
- Implement program through Council action

Implementing Entity(ies)

- Lead: Baker City Planning Department

System Development Charge (SDC) Exemptions or Deferrals

Initial Priority: Low

Description Baker City does not currently have a system in place for collecting SDC's, so this strategy is not directly applicable at this time. To the extent Baker City considers adoption of SDC's in the future, the City should incorporate SDC deferrals, reductions, or exemptions into the SDC collection process as described here.

SDC's are one-time charges assessed on new development to pay for the costs of expanding public facilities. SDC's represent a valuable tool for cities to ensure that public facilities keep pace with new development by distributing the costs of increased services on new development, not on existing development.

Legal Basis The state statute enabling inclusionary zoning (ORS 197.307(4)-(10)) identifies SDC and permit fee reductions or waivers as incentives that may be offered to development impacted by an inclusionary zoning requirement. While the statute does not include further discussion on SDC or permit fee waivers or reductions for affordable housing generally, it has been interpreted by some as authorizing SDC reductions or exemptions for affordable multi-family development without changes to the jurisdiction's SDC methodology. Other jurisdictions have indicated that "waiving" SDC's does require either changing the SDC methodology or backfilling lost revenues from another source.

Several cities in Oregon choose to exempt certain classes of development (such as ADU's and regulated affordable housing) from SDC requirements. OAR 660-046 requires cities to consider SDC deferrals or waivers for middle housing types.

Options and Alternatives There are a number of approaches to reducing or deferring fees for affordable housing development, or other housing types that meet public goals, or tying SDC's to the size of development for smaller or denser units. These approaches serve as financial incentives to encourage affordable housing production. As noted above, they could be considered if Baker City develops an SDC program in the future.

SDC exemptions can be applied to regulated affordable housing and/or specific housing types.

SDC deferrals typically allow a development to delay payment of the fees for a specified period of time or until the certificate of occupancy is issued, rather than at the time the building permit is issued. SDC deferral can be combined with SDC financing so that payments begin after one year and continue for a specified number of years. The City could offer a lower interest rate and/or allow the lien to be in second position for affordable housing developments.

Issues or Constraints If Baker City is interested in implementing an SDC ordinance in the future, they should evaluate current and projected levels of growth; whether existing infrastructure can accommodate new development; and whether the community has a plan for future improvements to infrastructure to accommodate future growth. Any SDC ordinance and development plan should be tailored to reflect growth projection and zoning code requirements, as set out in the City’s Comprehensive Plan.

Lower fees may result in less revenue for public purposes. SDC’s are generally calibrated to reflect the true estimated cost of the additional development on the City’s systems.

Impact Affordability target: Depends on how the program is structured and what the eligible housing types are.

Income: Depends on the program.

Housing tenure/type: For rent or sale.

Housing impact: This strategy alone would not result in additional units, but it may incentivize the production of affordable housing and other needed housing types in the future if it were incorporated in a new SDC program.

Implementation Should Baker City consider adopting SDC’s:

Actions

- Coordinate with other City departments about the possibility of deferring or exempting SDC’s for specific types of development.
- Work with housing stakeholders and City Council to determine what housing types to target with SDC deferrals, reductions, or exemptions.
- Consider new funding sources for backfilling lost SDC revenues.
- Work with other service providers to offer SDC deferral, reductions, or exemptions.
- Adopt, implement, and track the effectiveness of the program.

Implementing Entity(ies)

- Lead: City Planning Department
- Partners: Other City Departments

Pre-approved Plan Sets for Middle Housing and/or ADU’s

Initial Priority: Medium

Description Pre-approved building and site plans are plan sets that have been reviewed in advance for conformance with zoning and building codes. Pre-approved plan sets can reduce housing development costs by reducing design and permit process times and fees.

This strategy might encourage homeowners to build an ADU in cases where the homeowner does not have the resources or desire to hire an architect to produce a custom design.

For middle housing, pre-approved plans may attract developers that typically develop only single-family housing to get into missing middle housing production.

For pre-approved plan sets, the Building Department may decrease the charges (plan check fee) and decrease the approval time for applicants.

Cities in Oregon, Washington, and elsewhere in the U.S. have used this approach to streamline the development review process, providing an incentive for certain types of housing development. Some of the plan programs also seek to promote improved residential design that fits a neighborhood context. This often works best for simpler types of development and could work especially well for ADU plans. Below are examples of this approach in other cities.

- **Eugene, OR:** In 2021, the City of Eugene launched a Pre-Approved ADU Program. The City created two pre-approved accessory dwelling unit plans that are available to download for free from the City's website. These plans include options for variations in exterior materials and roof style. The City also plans to add additional plans to an online library created by local architects. Property owners will still need to develop a site plan and pay applicable fees, however using the pre-approved ADU plans saves the cost of plan review fees, in addition to saving time by streamlining the process.⁷
- **Portland, OR:** In 2007, Portland developed a set of housing prototype plans geared toward infill development on small sites in low- and medium-density multi-dwelling zones. Portland's Infill Design Project objective was to improve design outcomes for smaller-scale infill development in existing neighborhoods and to facilitate development of smaller-scale housing that could meet the needs of families with children. Portland solicited prototype designs from architects through a competitive process. The prototypes were designed to be suitable for common infill situations, to meet City regulations and design objectives, and to be feasible from a market perspective. The housing prototypes covered development forms including cottage cluster, cottage court, rowhouses, townhouses, house-plexes (a multi-unit

⁷ Pre-Approved Accessory Dwelling Unit (ADU) Plans Program, City of Eugene. <https://www.eugene-or.gov/4707/Pre-Approved-ADU-Plans>

building that resembles a large house), and courtyard flats.⁸ While Portland’s code has undergone significant changes since that time and the prototypes are now outdated, the former program still serves as an example that could be replicated in other cities.

- **Roanoke, VA:** Roanoke’s Residential Plans Library is a database of professionally designed residential building plans available for purchase that complement the character of Roanoke’s neighborhoods. The plans are all pre-approved for compliance with the Neighborhood Design District and building code. As such, the plans come with reduced permitting fees, since plan review requirements already have been addressed.⁹ While Roanoke’s plans library only includes designs for single-family detached homes and duplexes, the model could potentially be applied to ADUs (or other housing types) as well.

Legal Basis Approval or pre-approval of building plans is at the discretion of the local permitting jurisdiction.

Options and Alternatives

- The City could consider partnering with a University – such as Oregon State University or University of Oregon – or a design institution to develop plans. The City could also consider developing a competition to produce plans, adopting pre-approved plans developed by other cities, or working with other cities to develop pre-approved plans.
- The City could offer the plans for free and downloadable from the City’s website. Alternatively, the City could work with a number of design firms to pre-approve their plans, which could then be purchased at a reduced cost. Local design firms might see this as a marketing opportunity to sell their pre-approved plans multiple times.

Issues or Constraints

- Pre-approving batches of similar designs for middle housing could detract from unique neighborhood character in Baker City if not developed appropriately. (This is less of an issue for ADUs, which are not as visually prominent on a site.) However, this is already difficult to avoid, given that many developers often use standard plans repeatedly. Some communities limit the number of times a plan can be used in a given area, prohibit use of the same design for buildings adjacent to or directly across the street from one another, or allow the plans to expire after several years.

⁸ City of Portland. Infill Design Toolkit. Available at: https://www.portland.gov/sites/default/files/2020-01/toolkit1208-optimized_bkmrks.pdf

⁹ Residential Plans Library, City of Roanoke, VA. <https://www.roanokeva.gov/1297/Residential-Plans-Library>

- Template plans may not work on all lot layouts or provide enough personal design flexibility, and so would not be appropriate for all projects.
- There are upfront costs associated with developing the pre-approved plans, including paying design fees for architects that develop the base plans, and dedicating staff time for working with the architects and reviewing the plans.
- ADU plans may be more straightforward to develop and might be a good first step.

Impact Affordability target: All income levels

Income: 0-120+% AMI

Housing tenure/type: For rent or sale

Housing impact: It is difficult to estimate how effective pre-approved plan sets would be in promoting development of middle-housing.

**Implementation
Actions**

- Develop ADU and/or middle housing type plans in collaboration with developers and the community.
- Work with Baker City Planning Commission and City Council to adopt the pre-approved plans

Implementing Entity(ies)

- Lead: Baker City Planning Department and Building Department
- Partners: Other cities, universities, design firms.

Funding Sources and Programs

The following funding sources could create new revenue for Baker City to increase its supply of needed housing, particularly affordable housing.

Construction Excise Tax (CET)

Initial Priority: Low

Description Construction excise tax (CET) is a one-time tax on construction projects that can be used to fund affordable housing projects and programs. According to state statutes, the tax may be imposed on improvements to real property that result in a new structure or additional square footage in an existing structure. Cities and counties may levy a CET on residential construction for up to 1% of the permit value; or on commercial and industrial construction, with no cap on the rate of the CET.

The allowed uses for CET funding are defined by state law. The City may retain 4% of the funds to cover administrative costs. The funds remaining must be allocated as follows if the City uses a residential CET:

- 50% must be used for developer incentives (e.g., fee and SDC waivers, tax abatements, etc.)
- 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction.
- 15% flows to Oregon Housing and Community Services (OHCS) for homeowner programs.

If the City implements a CET on commercial or industrial uses, 50% of the funds must be used for allowed developer incentives and the remaining 50% are unrestricted.

The primary advantage of a CET is that it would provide a source of funding for other programs or measures aimed at helping subsidize the cost of affordable housing in the community, either through City-led programs or those implemented by private or non-profit partners. In addition, once a CET is established, it would be straightforward to administer through the development permitting process.

Legal Basis The CET for affordable housing was enabled by Senate Bill 1533, which the Oregon Legislature passed in 2016. The limitations and requirements (discussed above) are outlined in ORS 320.170-195.

Options and Alternatives Alternatives and questions to consider if Baker City were to adopt a CET:

- Should a CET be applied to residential and/or commercial/industrial property types?
- What tax percentage should be levied on residential construction (up to 1%) and on commercial and industrial construction (unlimited)? Most jurisdictions that have implemented CETs in Oregon levy taxes at a rate of 1% for both development types.

- Permitting data from 2016 through 2021 indicates that a CET could generate average annual revenue of \$185k for a 0.25% CET to \$740k for 1.0% CET (assumes same rate applied to value of residential and commercial permits). The amount of revenue needed to make a “meaningful” contribution to affordable programs will depend on perception. Certainly, \$740k in annual revenue for affordable housing programs would be a significant fund with which to contribute to desirable development, however even \$185k would allow a significant contribution to one or two projects per year.
- There are many ways to configure a CET based on which types of development it is applied to, and the tax rate. The numbers provided above might be considered “book ends” between which different program configurations would provide differing amounts.
- How should the 50% flexible commercial/industrial CET funds be dedicated (e.g., for economic development, affordable housing fund, or developer incentives)?
- What income levels should benefit from production of affordable units (e.g., households earning <60% AMI, <80% AMI, etc.)?
- Are there any conditions under which a developer would be exempted from paying the CET?

Issues or Constraints

- CET is a tax on development. It increases development costs in an environment where many developers are already seeking relief from systems development charges, so it could impact development feasibility and increase the costs of housing more generally. However, by structuring the policy with offsetting incentives or tools to reduce development barriers, the City could potentially limit the impact on feasibility for certain projects. Also, the City could limit a CET only to commercial/industrial development (i.e., exclude residential), and possibly only to larger projects, which may be less impacted by the tax.
- The additional costs to developers are typically passed on to tenants in new buildings, thereby increasing housing costs and commercial lease rates when demand for housing is high.
- Because CET revenue is development-derived, it will fluctuate with market cycles.
- The expected revenue from a CET to pay for desired programs should be weighed against these potential drawbacks.

Impact Affordability target: Depends on how the program is structured but would be for extremely-low to low-income households.

Income: Depends on how the program is structured. Could be 0-60% or 0-80% AMI (or a different range)

Housing tenure/type: For rent or sale

Housing impact: CET is one of the few options to generate locally controlled funding for affordable housing and could be implemented without a public vote. The estimates based on development activity since 2016 indicate that a CET could generate significant revenue to contribute to affordable housing projects. This fund could incentivize additional affordable units in both non-profit and for-profit development, and expected interest in using these funds would likely be high.

**Implementation
Actions**

- Evaluate potential approach. Include projections on potential revenue and what programmatic goals could be accomplished with revenue. Consider both residential and commercial/industrial options.
- Engage with developers in Baker City to evaluate tolerance for a CET on residential, commercial, and industrial development.
- Seek direction on whether to proceed with adoption from City Council.
- The Baker City Council could impose the CET by adoption of an ordinance or resolution that conforms to the requirements of ORS 320-192 to 195.

Implementing Entity(ies)

- Lead: Baker City
- Partners: Baker City Finance Department; local developers, non-profit housing partners could implement funded programs.

Tax Abatements or Exemptions

Initial Priority: Medium

Description Tax abatements are reductions in property taxes for housing. Abatements may include full or partial tax exemptions or freezes on the assessed value of properties. Abatements are often provided to non-profit corporations or to private developers in exchange for developing affordable housing or other desired housing types (such as mixed-use). Property tax exemptions or freezes can also be applied to housing in distressed areas, or for rehabilitated housing. Property tax abatements reduce ongoing operating costs for affordable housing projects, which can be greatly beneficial for affordable housing finances.

The state currently authorizes tax abatements for various types of housing and affordable housing through several programs outlined in the Oregon Revised Statutes (ORS). These include:

- Nonprofit Corporation Low-Income Housing (ORS 307.540 – 307.548)
- Low-Income Rental Housing (ORS 307.515 – 307.537)
- Vertical Housing (ORS 307.841 – 307.867)
- Transit-Supportive Multi-Unit Development (ORS 307.600 – 307.637)
– city must identify specific areas

- Homebuyer Opportunity Limited Tax Exemption (ORS 307.651 to 307.687)

Legal Basis The state authorizes types of tax abatements through the Oregon Revised Statutes (ORS). The ORS references are listed above.

Options and Alternatives **Nonprofit Low Income Housing (ORS 307.540 – 307.548).** The program is a property tax exemption for charitable, nonprofit organizations that provide housing to people with limited income. The exemption is limited to housing at 60% AMI or less and can be applied to existing housing or new construction. The program does not have a length limitation, however eligible properties must provide annual applications.

Low-Income Rental Housing (ORS 307.515 – 307.537). These ORS provisions allow tax exemptions for any entity that provides regulated affordable housing, including nonprofits and for-profit developers. The statutes outline eligibility requirements that eligible properties must be offered for rent to low-income persons (at or below 60% AMI) or held for the purpose of developing low-income rental housing. However, unlike the Nonprofit Low Income Housing exemption, the exemption that is available to for-profit developers is limited to new construction, and not acquisition of existing housing. The tax exemption lasts for 20 years.

Vertical Housing Development Zone (ORS 307.841 – 307.867). This program allows a partial tax exemption of 20% per floor (and up to 80% total) for residential developments within a designated “Vertical Housing Development Zone” (VHDZ). The exemption is only allowed for the improvements to the property (not the land itself), unless the development provides low income housing; in that case, the land can also be exempted from property taxes at the same rate as the improvements (on a per-floor basis). The low income units must remain affordable for at least as long as the length of the tax exemption. The tax exemption is available for both new construction and rehabilitation projects, for the first 10 years of the project.

Transit-Supportive Multi-Unit Development (ORS 307.600 – 307.637). The transit-oriented tax exemption is an abatement for multiple-unit housing in corridors and centers that support transit. Eligible development must be located in transit-oriented areas and have multiple units but may include ground floor commercial space. The exemption can be provided for up to 10 years. The City has broad discretion as to how to structure the program and define affordability requirements, allowing it to act relatively independently (though it must get other taxing districts onboard in order to provide an exemption that goes beyond the City’s portion of the tax bill). The exemption program does not have to be provided only for affordable housing but can be used in combination with other tax abatement programs.

Issues or Constraints Tax exemptions apply only to the tax levy of a governing body that adopts the provisions of the tax exemptions. The City and participating taxing districts will lose property tax income for the duration of any tax exemption, reducing

revenue for city services and revenue for participating taxing districts. A city must seek approval from partner jurisdictions that together with the city, make up at least 51% of the overall tax levy, the agreement of either the County or School District or both would be required, as these are the two other sizable taxing levies.

The usage of tax abatement programs by private developers will generally be related to the underlying market forces already present in the community. For instance, if some areas or neighborhoods are on the cusp of seeing more vertical housing development, then a Vertical Housing Development Zone will likely see greater usage, amplifying the benefits such as greater density, more housing, and mixed uses. However, if a neighborhood is not ready for vertical housing, this incentive is unlikely to make it desirable to a private developer. For that reason, focusing the vertical housing or transit supportive programs where they already enjoy some support is recommended.

Low-income housing tax credits are typically used by agencies or developers who are already interested in providing this form of housing. The tax credit can be an integral part of the complex financing and incentive package that is typically required to make a low-income housing project feasible. Tax abatements are valuable in helping defray costs and make up for the reduced income from restricted rents. These abatements can help achieve more low-income housing by making it feasible for some projects to increase their unit count and even encouraging some market-rate projects to include affordable units.

Impact Affordability target: Depends on the abatement program – could target 60%-80% AMI affordability level and/or market-rate units.

Income: Depends on the abatement program

Housing tenure/type: For rent or sale

Housing impact: Tax abatement programs can be a powerful additional incentive to increase the feasibility of low-income housing, and perhaps increase the number of units feasible in planned projects. These programs would almost certainly be used. Abatement for vertical housing or transit-supportive may be effective in the downtown area if that is a priority for the City.

**Implementation
Actions**

- Assess which tax abatement programs(s) to implement. Create evaluation criteria to decide which types of housing would be eligible for certain types of exemption programs.
- Discuss potential programs with key stakeholders, including other City departments, overlapping taxing districts, and developers.
- Seek Council direction on any eligibility criteria that should be incorporated into the program(s).
- If the program(s) are determined to be feasible and approved by other taxing districts, the City should develop a program framework and application process based on the recommended criteria.

- Identify staff capacity and roles for assisting developers during the application process and monitoring the compliance during operations.

Implementing Entity(ies)

- Lead: Baker City
- Partners: Housing developers, lenders, and overlapping taxing districts

Tax Increment Financing (TIF)

Initial Priority: Medium

Description TIF is a funding mechanism in which future tax revenues in targeted development or redevelopment areas (TIF districts / urban renewal areas) are diverted to finance infrastructure improvements and/or development.

At the time of adoption, the tax revenues flowing to each taxing jurisdiction from the TIF district is frozen at its current level. Any growth in tax revenues in future years, due to annual tax increase plus new development, is the “tax increment” that goes to the district itself to fund projects in the area. TIF is a good tool to use in areas where new development or redevelopment is anticipated.

While many different types of projects are eligible for TIF funds, for the most part, TIF funds go to physical improvements in the district itself. These projects can include participating in public/private partnerships with developers—including for affordable, workforce, or market-rate housing—or can be used to complete off-site public improvements that benefit and encourage new development in the area, or to acquire key sites. TIF funds can also be used to pay for development fees. *TIF set-asides can create designated funding sources for affordable housing development programs within TIF districts.*

Legal Basis TIF districts and urban renewal are regulated by state statutes (ORS Chapter 457). The creation of a new TIF district requires voter approval.

Options and Alternatives The City has wide latitude over the size and location of establishing a TIF district. The location and size of the TIF district should carefully be selected to ensure revenue is generated to facilitate programmatic efforts.

Issues or Constraints TIF results in foregone tax revenue for the City and other overlapping taxing districts for several decades, though it can (and should) grow the tax base in the long-term by supporting development that would not otherwise have occurred.

If a new TIF district were established, it would likely be several years before there is sufficient revenue in the district to make significant investment in housing.

Impact Affordability target: Low-income to workforce housing

Income: 0-120% AMI

Housing tenure/type: For rent or sale

Housing impact: The amount of housing production would depend on the amount of funds raised and dedicated to housing within the district.

**Implementation
Actions**

- Evaluate the potential for creation of one or more new TIF districts.
- Evaluate whether a housing set-aside would be an appropriate expenditure for the new district(s) and how much could be allocated while balancing the need for infrastructure investments.
- Should a new TIF district be deemed appropriate, proceed with the planning and adoption process for the new district. Establish priorities for the area, identify a project list, confirm financial feasibility, prepare required plan documents, and hold adoption hearings.

Implementing Entity(ies)

- Lead: Baker City

Public-Private Partnerships (PPPs) and Community Land Trusts (CLTs)

Initial Priority: Medium-High

Description Public-private partnerships are arrangements between public and private entities to create more and/or affordable housing. PPPs have the capacity to bring resources to the table that would otherwise not be available if each institution were to provide housing on its own. PPPs can promote a variety of affordable housing programs or projects and include partnerships from multiple entities (public, private, and non-profit). Cities can engage in PPPs in a variety of ways, such as providing flexibility in development standards and helping leverage public funding. Partnership with a Community Land Trust is an example of a type of PPP that the City could pursue—see below.

Community Land Trust (CLT) is a model wherein a community organization owns land and provides long-term ground leases to low-income households to purchase the homes on the land, agreeing to purchase prices, resale prices, equity capture, and other terms. This model allows low-income households to become homeowners and capture some equity as the home appreciates but ensures that the home remains affordable for future homebuyers. CLTs may also lease land to affordable housing developers for the development of rental housing or may develop and manage rental housing themselves. Land trusts are typically run as non-profits, with support

from the public sector and philanthropy, and could be linked to a land bank. Land trusts can be focused on homeownership or rental units.

Legal Basis A CLT lease creates a distinctive legal framework within which ownership of the land is separated from ownership of the improvements on land. The structure involves a “fee interest” in the leased land held by the CLT, and a “leasehold interest” held by the homeowner. In most cases the homeowner’s leasehold interest is accompanied by or includes deeded ownership of the house and other improvements on the leased land. As a general rule, there is no legal prohibition against the creation of separate ownership interests in a building and the underlying land.¹⁰

Options and Alternatives **PPP.** Typically, public-private partnerships are implemented on a case-by-case basis and therefore vary significantly in their structure, costs, and resulting number of units. This makes it difficult to evaluate or compare alternative approaches to implementing them. A benefit to this structure is the flexibility to include a variety of partnerships/funding sources.

CLT. The City can play a variety of roles in supporting CLTs through administrative or financial support:

- **Donate City-owned land to be managed by CLTs.** The City can transfer property they see fit for affordable housing development to a CLT to develop and maintain the development.
- **Provide grants or low-interest loans for specific development or rehabilitation projects.** Grants and loans can provide funds to CLTs to assist with predevelopment costs or acquisition and rehabilitation costs for existing homes.
- **Provide down payment assistance for homes owned by CLTs.** Providing down payment assistance grants or loans can help create homeownership for those who otherwise would not have the opportunity. Grants and loans can help bridge the gap between what the homebuyer can afford and the actual cost of the home. A few examples:
 - The City of Springfield provides zero-interest home loans for income-qualified homebuyers. Those homes do not need to be CLT homes owned by DevNW, but DevNW’s homebuying course is an eligibility requirement.¹¹
 - Both the City of Hillsboro and City of Beaverton provide down payment assistance grants in partnership with the CLT Proud Ground. Both Beaverton and Hillsboro use CDBG funds to finance

¹⁰ CLT Network. The CLT Technical Manual. <http://cltnetwork.org/wp-content/uploads/2014/01/MASTER-CLT-MANUAL.pdf>

¹¹ DevNW. Downpayment Assistance. <https://devnw.org/access-funds/downpayment-assistance/>

the grant programs.

Funding Partnership. Providing direct funding to a CLT is also an effective way to support affordable homeownership. For example, the City of Hillsboro provides an annual set-aside of CDBG funds to Proud Ground, which allows the organization to eschew the competitive grant process annually. Proud Ground was not operating in Hillsboro prior to receiving funding from the City; therefore, this partnership has been key to Proud Ground's ability to expand their local capacity.

Issues or Constraints PPPs are often not associated with structured programs; rather, they are often individual projects, which have both advantages and disadvantages. Projects are often opportunity-driven and may be spearheaded by the City or by private developers or partner agencies. With this structure, there is less administrative burden to the City, but it is also difficult to prepare for the capacity, typically financial, to participate in a partnership.

Financing the initial acquisition of land and securing enough equity to scale the strategy are key challenges for the CLT model. Across the country, land trusts use a variety of land acquisition mechanisms, from private financing and municipal subsidies to relationships with land bank entities.

Impact Affordability target: Low-income and workforce housing.

Income: 0-120% AMI

Housing tenure/type: For rent or sale

Housing impact: Typically, PPPs are implemented on a case-by-case basis and therefore vary significantly in their structure, costs, and resulting number of units. This makes it difficult to evaluate this strategy's potential impact. A benefit to this structure is the flexibility to include a variety of partnerships/funding sources.

CLTs are unlikely to produce substantial unit numbers unless significant resources are raised from a broad mix of funding partners, but they can provide permanent affordability of the units they develop. The City's funds can help to leverage investments from other partners. This could work in conjunction with a land acquisition strategy. Similarly, a Housing Trust Fund could serve as a source of funding for contributions to CLTs (see Strategy 5.5).

Implementation Actions

- Work with affordable housing organizations and/or a CLT to discuss opportunities.
- Take action on partnership models and programs that best benefit the organization and the City's financial and/or administrative capacity.
- Potentially provide on-going support through development/rehabilitation grants, homeownership grants/loans, donation of City-owned land, and/or an annual funding set-aside.

Implementing Entity(ies)

- Lead: Baker City
- Partners: private or non-profit developers; community land trusts

Land Acquisition and Banking

Initial Priority: Low

Description Secure vacant/under-utilized sites for affordable housing development. Land banking is the acquisition and holding of properties for extended periods without immediate plans for development, but with the intent that properties eventually be used for affordable housing. Public agencies or larger non-profits may be better equipped than small community development corporations to do both land acquisition and banking.

Land banking can be used as an anti-displacement strategy. Land banks can acquire land in high-opportunity areas where prices are going up and develop affordable housing before the market becomes too competitive.

Most land banks rely on property tax-related revenue streams, although some have relied on private foundation or federal grants. Tax Exemptions can be applied to land held for the purpose of developing Low-income housing. Therefore, tax exemptions can help make land banking more financially feasible as an affordable housing strategy.

Legal Basis N/A

Options and Alternatives The City could manage its own land bank or acquisition strategy, or work in concert with a non-profit or non-governmental entity at a larger, regional scale that manages a portfolio of properties to support affordable housing development over many years. Ideally, the land bank would be set up to manage financial and administrative resources, including strategic property disposal, for the explicit purpose of supporting affordable housing development.

The land bank would purchase vacant land in high-opportunity areas, schools, and other important amenities and require that the land be used for the development of affordable housing.

In most cases, land banking programs have focused on properties in tax foreclosure, but Baker City's program could explore voluntary donation or purchase on the open market.

One way the City could support a land bank is to assist with creating an inventory of suitable sites for housing development, based on infrastructure conditions, location, and other factors. (Strategy in process)

Issues or Constraints Land banking requires political commitment over time and across market cycles. Purchasing new land requires agencies to find and secure the property and fund land acquisition and due diligence. Administering a land bank can be costly. The City should evaluate the use of existing GIS tools to inventory

publicly and privately owned properties in areas well suited for a land bank purpose. The City can consider contributing funds or land to an existing non-profit land bank or participating in the formation of a new non-profit land bank if one does not exist with sufficient capacity to serve Baker City.

Impact Affordability target: Very low-income or Low-income

Income: 0-80% AMI

Housing tenure/type: For rent or sale; income restricted

Housing impact: Land acquisition and land banking can help address the long-term need for affordable housing, however it will not address the current need in the short-term due to the initial investment and time required to yield effective results.

**Implementation
Actions**

- Identify revenue source for purchasing land (grants, funding partnerships, TIF district, etc.).
- Identify available site to purchase.
- Partner with land bank entity and/or developers to develop site.

Implementing Entity(ies)

- Lead: Baker City
- Partners: Land bank entity; partnering developers

Financial Assistance Programs

Initial Priority: Low

Description Rental assistance programs can help eligible low-income households with their past due rent and protect them from eviction risk. In addition, the City can promote stable homeownership opportunities with a range of tools such as foreclosure prevention guidance, down payment assistance loans, Homebuyer Opportunity Limited Tax Exemption, etc. The City can also provide services to help homeowners or fund community organizations to help homeowners repair and retain their homes.

For example, the City of West Linn has a low-income utility assistance program. The program offers reduced water, sewer, surface water, street, and park maintenance charges for eligible qualified households. Similarly, the City of Beaverton provides assistance with down payments, home repairs, and rental assistance to eligible recipients. Beaverton's programs are offered as part of partnerships with non-profit organizations who specialize in the type of assistance the program provides.

Legal Basis These programs are authorized by state law and are implemented in a number of communities in Oregon, either by cities, local housing authorities, or counties. The legal risk for this strategy is low.

Options and Alternatives The City could undertake one or more of the specific types of programs described above or could support other organizations in doing so (e.g., Baker County, local utility providers, or others).

Issues or Constraints Programs require relatively significant administrative time and resources to efficiently reach out to potential homebuyers and tenants in the area and to administer the programs themselves.

Impact Affordability target: Low- and moderate-income levels.

Income: 30-120% AMI

Housing tenure/type: For rent or sale

Housing impact: Financial assistance programs are aimed at maintaining the supply and affordability of existing housing for current and future residents. The financial assistance programs would not directly support the development of new housing in the City.

Implementation Actions

- Evaluate the type of services the program would provide.
- Identify a revenue source and additional staff capacity to facilitate operation of the program.
- Adopt the program through City ordinance

Implementing Entity(ies)

- Lead: Baker City, Baker County, or other public agencies

Build Developer Capacity

Initial Priority: Low-Medium

Description Providing information to small, local developers that will help them understand land use permitting processes and give them a sense of clarity and certainty about requirements so they can better provide smaller scale housing at an affordable level. Information can also promote accessible/Universal Design building techniques. An alternative to this strategy would be to reach out to and attempt to attract developers or builders from other communities or areas of the state to Baker City. Some of the same specific options and alternatives would be applicable to both approaches.

Legal Basis N/A

Options and Alternatives

- Create FAQs and/or handouts about the basics of the development/permitting process. Emphasize step-by-step city processes with estimated timelines.
- Create a fact sheet about accessible/Universal Design and/or link to existing resources where available
- Create an educational workshop for small developers, such as a recorded video or presentation slides.

- Consider a single point-of-contact or staff person to help guide individual projects through the planning and permitting process. This person helps the applicant follow the proper steps and contact the right staff or departments at the right time.

Issues or Constraints The main constraint would be the staff time necessary to compile and present information. There is uncertainty about the need for information about the permitting process.

Impact Affordability target: Workforce and market-rate housing
 Income: 80-120+% AMI
 Housing tenure/type: For sale or rent; accessible units
 Housing impact:

- Implementation Actions**
- Identify staff to prepare materials
 - Assemble the educational/information materials

Implementing Entity(ies)

- Lead: Baker City
- Partners: Other City Departments

General Obligation Bonds for Affordable Housing

Initial Priority: Low-Medium

Description General obligation (GO) bonds provide a stable, dedicated revenue source through increased property tax rates. Cities or other jurisdictions can issue bonds backed by the full faith and credit of the jurisdiction to pay for capital construction and improvements. GO bonds are issued for a specific dollar amount and paid back over a certain period (typically 20 to 30 years) through increased property taxes. *GO bonds must be approved by voters.*

Because they are legally limited to use for capital investments and require a public vote to enact, these bonds are typically used for major infrastructure investments (such as roadway improvements that benefit all or nearly all of a city’s residents). However, GO bonds can be used for land acquisition or development if the city’s residents agree to fund them. GO bonds can also be used to purchase existing buildings and convert them into permanently affordable rental housing. Funds can be loaned or granted to both public and privately owned affordable housing projects.

At least one jurisdiction in Oregon—the City of Portland—is using this tool to construct affordable housing. In 2016, Portland voters approved Portland’s Housing Bond dedicating \$258.4 million in general obligation bonds to the development of 1,300 units of affordable housing for low-income households—including 600 units for households with incomes at or below

30% of the Area Median Income (AMI), 650 family-sized units, and 300 units of Supportive Housing.¹²

Legal Basis Authority for local governments to issue GO bonds is enabled by state statute (ORS 287A.010 – 287A.145). Eligible uses of GO bond funds are limited by the Oregon Constitution (Article XI, Sections 11, 11b, and 11L).

Options and Alternatives Alternatives and questions to consider if the City were to consider a GO bond initiative:

- What type of housing projects could best be publicly supported based on polling? Do those projects align with the requirements and limitations of GO bond funding? Do those projects align with the City’s most pressing housing needs?
- What is a reasonable dollar amount for the bond, given the public priorities and funding appetite? How many units might be acquired and / or built at various funding levels?
- What are the implications of a new GO bond for Baker City’s property taxpayers?

Issues or Constraints A primary downside of GO bonds is that they require voter approval to increase property taxes, which may not receive adequate community support. As such, it may not be the most politically feasible funding strategy.

If successful, the administration of this funding may require additional staffing and skill sets if the City is unfamiliar with undertaking these types of projects on this scale.

GO bonds can only be used for capital projects and cannot be used for supportive services or for operations. However, if the City issues a bond to build new affordable housing, it may free up resources from other funding sources for services linked to affordable housing. Examples of supportive services linked to affordable housing include rapid rehousing, permanent supportive housing, down payment assistance, and rent deposits.

Impact Affordability target: Extremely low to low-income households

Income: 0-80% AMI

Housing tenure/type: For sale or rent

Housing impact: A GO bond can be the most direct and best-funded way for a jurisdiction to support the development of new housing. It provides a large, dedicated funding source, dedicated to the pre-determined uses, and enjoying political support as voters have passed it. For example, a GO bond

¹² Portland Housing Bond, <https://portlandhousingbond.com/>

has the potential to fully fund production of multiple affordable housing developments and hundreds of units.

**Implementation
Actions**

- Evaluate the types of projects the City wishes to include on the ballot (and their costs) to determine a bond rate. The bond funds may only be used to pay for capital costs related to construction; acquisition or rehabilitation of residential buildings for affordable housing; other capital construction costs; predevelopment costs; and administrative costs.
- The City should vet projects with the general public to gauge acceptability. They should also educate the public about the proposed projects' value.
- GO bonds are issued with long-term, fixed rates. The City should evaluate the type of bond it will pursue (20-year or 30-year).
- GO bonds must be approved by a simple majority through a ballot measure.

Implementing Entity(ies)

- Lead: Baker City
- Partners: Baker City Finance Department, City Attorney, City Council, Baker City residents

Federal USDA, CDBG, and HOME Funding

Initial Priority: Medium

Description USDA Rural Development Programs

USDA offers two programs to support homeownership in rural areas. The first is the Single-family Housing Direct Home Loans program, also known as the Section 502 Direct Loan Program, which helps low- and very-low-income applicants to purchase homes in rural areas by providing payment assistance to increase their repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short period. The second is the Single-family Housing Repair Loans and Grants program, also known as Section 504 Home Repair program, which provides loans to very-low-income homeowners to repair, improve, or modernize their homes or grants to elderly, very-low-income homeowners to remove health and safety hazards.

CDBG

The Community Development Block Grant (CDBG) Entitlement Program is a federal program administered by the Department of Housing and Urban Development (HUD). The program provides annual grants to entitled cities and counties to “develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.”

Eligible activities include public infrastructure, housing rehabilitation, property acquisition, down-payment assistance, emergency rent assistance, and other public services. CDBG funds can be used for activities that support affordable housing, but they cannot be used to construct new housing, unless the applicant is a Community Based Development Organization.

HOME

The HOME Investment Partnerships Program (HOME) is a HUD program with a specific focus on increasing the supply of housing for low-and very low-income households. There are four eligible activities under HOME and all relate directly to affordable housing: home purchase or rehabilitation assistance, building or rehabilitation of housing, site acquisition or improvement, and supporting Community Housing Development Organizations.

All housing developed with HOME funds must serve low- and very low-income families. For rental housing, at least 90 percent of the families benefited must have incomes at or below 60% AMI; the remaining 10 percent of the families benefited must have incomes at or below 80% AMI. Homeownership assistance must be to families with incomes at or below 80% AMI.

The City is not eligible to receive a direct allocation from HUD for the HOME program because it does not receive over \$500k in CDBG funds. However, the state receives HOME funding to support the creation of affordable housing by local governments or non-profit organizations. The Oregon Housing and Community Services (OHCS) Affordable Rental Housing Division administers the HOME program for the State of Oregon. Funds can be used for the acquisition, new construction, or rehabilitation of affordable rental housing or tenant-based rental assistance. OHCS awards available funds through an annual competitive allocation process.

Legal Basis The CDBG Entitlement Program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq.

HUD determines the amount of each entitlement grantee’s annual funding allocation by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.¹³

The HOME program is authorized under the National Affordable Housing Act of 1990 (P.L. 101-625).

Options and Alternatives The City could apply for HOME funding in partnership with a non-profit developer or housing provider to develop affordable housing or acquire existing housing to convert to affordable housing.

Issues or Constraints There is a significant amount of planning and reporting required to meet federal grant requirements as CDBG entitlement community. Only 20 percent of each year’s allocation, plus program income, can be used for planning and administrative costs.

Due to funding limitations, there is limited potential for expanding programs funded through CDBG. In addition, CDBG funding comes with significant “strings attached” when granted to non-profit organizations for their programs. Due to limited funding and federal requirements, there has been limited interest from non-profits for these funds for new projects.

Partnering with an organization to receive state HOME funds would provide the City with less flexibility to implement housing strategies and programs but would be a lower-barrier way to utilize direct HOME funding.

Impact Affordability target: Extremely low to low-income households

Income: 0-80% AMI

Housing tenure/type: For sale or rent

Housing impact: Potential impact depends on how funds are used, and which programs are supported by the funding. If the City pursues the partnership approach, the potential impact would depend on what housing projects the City pursues and the willingness of non-profit agencies to participate.

¹³ HUD Exchange. CDBG Entitlement Program Eligibility Requirements. <https://www.hudexchange.info/programs/cdbg-entitlement/cdbg-entitlement-program-eligibility-requirements/>

Implementation **USDA Rural Development**

Actions No actions specific to the City except for general policy support for these programs.

CDBG

1. Identify funding priorities for upcoming fiscal years.
2. Develop priorities for five-year CDBG Consolidated Plan and CDBG Annual Action Plans.
3. Implement funding as indicated in the Action Plan.

HOME

1. Identify potential agency partners and development/acquisition opportunities.
2. Apply for HOME funding from the state.
3. Work with the partner agency to administer/implement the funds.

Implementing Entity(ies)

- Lead: Baker City
- Partners: Non-profit agencies

Tenant Protection Programs & Policies

Initial Priority: Low

Description Tenant protection programs and policies help protect existing renters against evictions, excessive rent increases, discrimination, and health and safety violations. These programs and policies can also provide various types of assistance to renters. Homeowner protection programs could include education as well as financial and technical assistance to stabilize and combat predation of Low- and Moderate-income homeowners.

Rent stabilization legislation was adopted by the State of Oregon during the 2019 legislative session and the state will essentially administer associated programs.¹⁴ The remainder of this section focuses on other types of tenant protection programs.

- Renter Relocation Assistance. These programs require property owners to pay a set amount to assist tenants when lease conditions change—such as substantial rent increase or not receiving the option to renew a lease.

¹⁴ <https://www.orcities.org/application/files/9915/6470/3542/FAQ-SB-608-Rent-Control.pdf>

- Rental Registration. These programs allow jurisdictions to keep an accurate inventory of residential rentals. A well-maintained inventory can help improve notification of changes to local landlord-tenant laws. Also, the program helps monitor and protect tenants while requiring more responsibility and accountability from landlords.

Rental Inspection Program. Rental inspection programs monitor rentals to protect tenants and require more accountability from property owners. Inspection programs can be combined with a registration program or stand-alone. Also, the types of housing or dwellings that a required to register for the program can vary to all housing, affordable housing, multi-family housing, or other criteria.

Legal Basis N/A

Options and Alternatives See description for options

Issues or Constraints Tenant protections to keep people in existing low-cost rental housing often are less costly to implement than new construction from a capital cost perspective but they require more administrative effort from the City. Several of the programs for tenant protection require relatively significant administrative time and resources and may not be appropriate for the City at this time but could be considered for implementation in the future. Partnering organizations that specialize in tenant protection throughout the state may be able to support the City.

Impact Affordability target: Very low- to moderate-income households

Income: 0-80% AMI

Housing tenure/type: For sale

Housing impact: Tenant protection programs and policies would not generate additional housing in Baker City. The housing strategy would mitigate the potential for displacement among existing residents.

Implementation Dependent on Program

Actions Implementing Entity(ies)

- Lead: Baker City
- Partners: Non-profit agencies, affordable housing providers

APPENDIX C: STAKEHOLDER MEETINGS SUMMARY

DATE July 27, 2022 (Updated October 7, 2022)
TO Holly Kerns & Madison Brossett, City of Baker City
FROM Matt Hastie, MIG |APG
Clinton “CJ” Doxsee, MIG | APG
RE Baker City HPS – Summary of Stakeholder Interviews

INTRODUCTION

Matt Hastie and Clinton “CJ” Doxsee from MIG|APG supported Baker City staff with conducting focus group interviews. The focus group interview included a variety of key stakeholders involved with the provision of needed housing in Baker County and the surrounding area. These interviews were conducted over the course of 9 small group or individual meetings. Meetings were primarily held in-person with Baker City staff, but also included remote participation for participants and MIG|APG consultants. The list of interviewees is listed below:

- Dawn Kitzmiller, Baker City Building Official
- Leah Hoover, OTEC
- Aaron Still, Aaron Still Appraisal/Baker City Planning Commission
- Chris Evans, Dept. of Humans Services
- Glenda Moyer, Fair Housing Council
- Joanna Dixon, Baker City Council
- Shari Sealander, New Directions Northwest
- John Cannon, Baker City- City Manager
- Joe Hayes, Community Connections
- Rick Gloria, Veteran Services
- Kim Virtue, Baker School District 5J
- Cliff Cole, Compassion Center
- Sandy Tennyson, BLM

Interviews about housing needs for specific population segments were also held with:

- Jeff Williams, Eastern Oregon Center for Independent Living
- Kirt Toombs, Eastern Oregon Center for Independent Living
- Laura Hoopes, Oregon Department of Corrections, Powder River Correctional Facility
- Ryan Downing, Baker County Parole and Probation

DISCUSSION QUESTIONS

The following questions were used for structuring and/or guiding stakeholder interviews and group discussions. Some questions were specific to target audiences. The small group interviews typically included a mix of stakeholder representing varied interested. Interview questions were adapted to some degree for each interview as a result.

1. What do you see are the greatest housing needs and which housing needs are not being met in Baker City?
2. What's your organization doing to address these needs? What's working well and what's not.
3. How can the City help you address these housing needs?
4. What other strategies do you think work well or do not work well?
5. What barriers do you encounter with meeting housing needs?
6. Do you have information about the extent or nature of the need here in Baker City?

KEY THEMES

Following is a summary of recurring themes and comments from the interviews.

- **There is a mismatch between housing supply and housing needs.** Baker City attracts a variety of people with different housing needs. This includes people who are outdoor-oriented and desire a yard and open space. This also includes people moving from more urbanized areas who desire an urban setting within a small town. There needs to be a variety of available housing, which helps social case workers to get individuals and families into housing. OTEC and BLM have hired employees who are unable to find housing in Baker City. These people will move to La Grande and other areas outside of Baker City if they can't find housing here. Individuals and families who can afford and would prefer middle-housing types have to compete for larger, single-family homes with others who may need that housing type. Aging baby-boomers will need accessible housing types.
- **There is a shortage of rental housing within Baker City.** The supply of long-term rental housing isn't as financially lucrative as short-term rental housing. It isn't financially feasible to buy a house to rent out as a long-term rental and recover the cost in today's housing market, but if the housing market prices come down, that will likely change again. The ban on eviction is disincentivizing new rental properties. The state's anti-eviction laws provide a significant disincentive for being a landlord and managing rental properties. Landlords are converting their properties to short-term rentals which is adversely impacting the supply of long-term rental housing.
- **There is a need for more affordable housing options.** Several people cited a need for affordable housing in Baker City for people in both low- and moderate-income levels. Examples of needed affordable housing that were mentioned cover a variety of housing types and needs. This includes affordable housing for larger families, affordable workforce

housing, and single-room occupancy and transitional housing for individuals experiencing homelessness or have disabilities. Stakeholders also noted a need for more housing across a full price range, especially mid-priced housing.

- **Baker City's economic vitality and housing availability/needs are closely intertwined.** The City is experiencing an influx of retirees with greater disposable income than many of our existing residents. Tourism is a main attraction for the City and several people cautioned against regulations that would impact it. There is a need for additional workforce housing to support economic growth; people have turned down jobs in Baker City because they're unable to find homes here.
- **There is potential to convert existing buildings to apartments.** Baker City has existing buildings that may be viable to convert to rental units. Examples where conversions have already occurred include converting a hotel into an apartment complex next to the DHS office or a community group in Ontario converting an old nursing home into housing.
- **Infrastructure costs are a barrier to development and to expanding the City's boundary.** The cost to install utilities and other needed infrastructure is a barrier to the development of new housing.
- **Grant opportunities can be utilized to support development of housing.** Grant programs such as Community Development Block Grants or grants available through the Oregon Community and Housing Services Department can be used address issues such as infrastructure. OTEC has access to other supportive funds through the USDA grant and loan programs.
- **Public-Private Partnerships (PPPs) have potential to address housing and other needs.** PPPs can be used to support the development of new housing and share costs for things like infrastructure. There are models of PPP's being used to create low-cost incubator spaces for entrepreneurs that will increase the City's economic vitality- Baker City can explore whether the same concept could be applied to housing to create low barrier entry to home ownership.
- **There is a mismatch between local housing prices and regional costs for supplies.** Baker City is a relatively affordable city with housing prices determined to compete locally. This becomes problematic as the cost of supplies rises throughout the region due to inflation or other external factors.
- **On-going community involvement is necessary for strengthening relationships.** Baker City should involve the community and stakeholders early and often when developing policy to provide the greatest public benefit.
- **There needs to be a greater overall supply of housing in Baker City, particularly for families with low or moderate income levels.** The overall supply of housing in Baker City and the surrounding region is not enough to meet current housing needs. The need for new

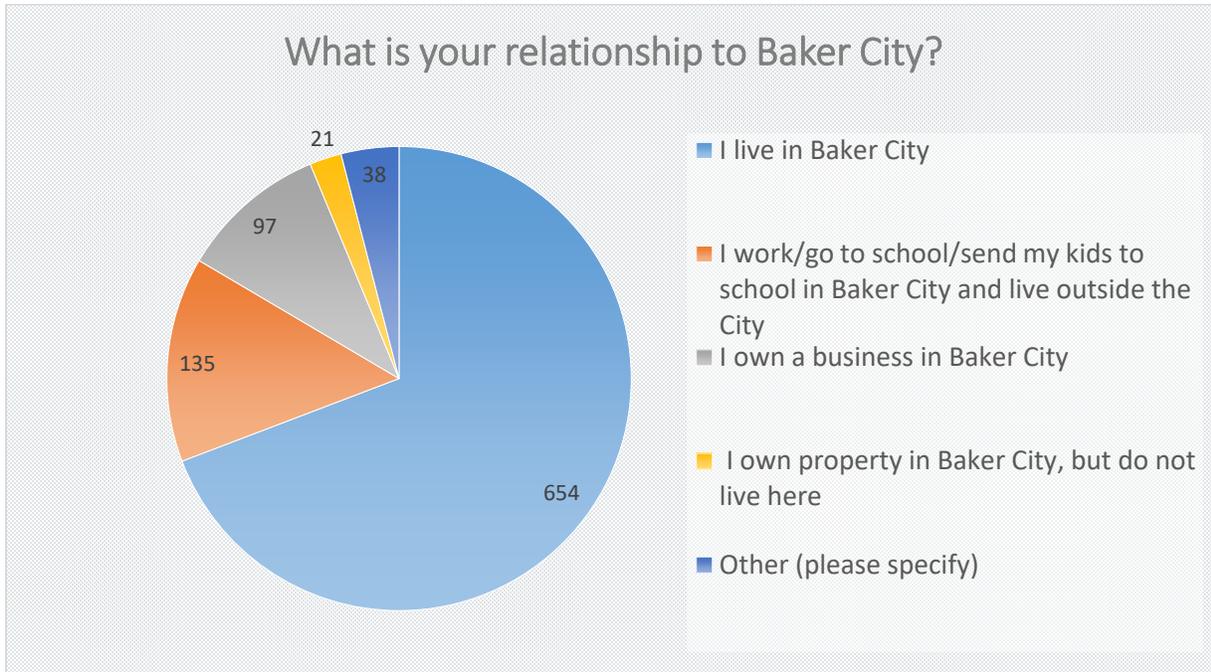
housing is particularly acute for people and families with low or moderate income levels. There is not enough housing for lower income families with children.

- **Programs that provide support for food and housing are not sufficient.** Programs administered by the Department of Human Services offer support to individuals and families based on need and program eligibility. These programs only have enough resources to support a fraction of the people who need help.
- **The supply and availability of housing vouchers is problematic.** The availability of Section 8 Housing vouchers is fairly limited; people are eligible and on waiting lists but there is an extremely low success rate due to limited supply of eligible housing and the inability of people meet other conditions imposed by landlords (e.g., restrictions on pets and service animals, required first and last month rent, etc.). Taking advantage of the program is time intensive and approximately 25-30% of people successfully use the program.
- **Improved access to transportation alternatives can alleviate housing costs.** Transportation costs can pose a financial burden for individuals and families which impacts their housing options. Having access to transportation alternatives can provide people with cost-saving modes of transportation. The cost-savings can alleviate a portion of the total housing cost burden.
- **There is a need for more local developers generally, but also with expertise middle-housing types.** There is a shortage overall of contractors, developers, and workers.
- **Baker City can support housing by reducing or removing barriers to housing in the City's zoning code and providing incentives.** The City's zoning code can be updated to allow for a greater variety of housing types in more zones (i.e., plexes, cottage clusters, modular homes, 3-d printed homes, manufactured housing, etc.). Increasing the overall density of what the zoning allows can help reduce development costs. The City can also provide reduced fees or other incentives for needed housing types that will support community needs.
- **The current housing stock is aging and not well maintained.** Housing in Baker City is typically older and many units have not been well-maintained. A lot of housing that isn't newly constructed is not "turnkey" ready. These houses require investment and improvements, increasing the overall cost beyond the ability for many local residents to purchase them.
- **Transitional and/or supportive housing are needed.** Some individuals need additional housing support based on their lived experience and/or due to a disability. Some individuals experience mental health and/or addiction issues and require additional services or a supportive environment that aren't available with typical rental housing. Similarly, individuals with who identify as part of the LGBTQ+ community or who have felony backgrounds experience barriers and potential bias when trying to find housing.

APPENDIX D: ONLINE SURVEY SUMMARY

Results from the Baker City Housing Production Strategy Survey - English

Q1. What is your relationship to Baker City? (select all that apply)



Survey Choices	# of Answers
I live in Baker City	654
I own a business in Baker City	97
I own property in Baker City, but do not live here	21
Other (please specify)	38

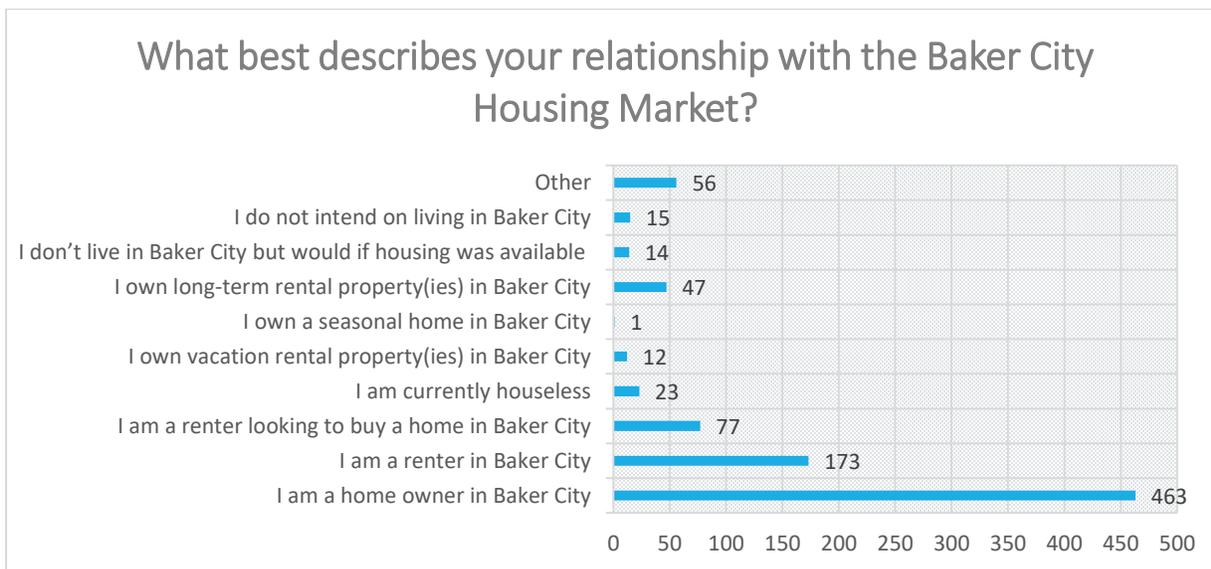
Q1. Other Responses:

Response No.	Comment
1	I grew up here.
2	I used to live at Baker City. Now I live at Haines. I rented a house at Baker City and at the first part of 2020 the landlord wanted to take advantage of the housing market and decided to sell. The only place I could find to meet our family needs, was at Haines.
3	I would like to live in Baker City
4	service provider in Baker City
5	I live in Halfway. This past summer, I sold my rental house in MT to the people who had been renting it for many years. My intention was to replace it with another home in Baker City that I would rent out. However, after more than 3 months of countless trips into Baker to look at homes on the market, I found exactly zero properties that,

	at the asking price, would be worth the subsequent rent necessary to meet logical income - not price gouging. For the previous 40 years, I have charged below-market rent as I used to be a renter myself and endured bad landlords. In one week, I had 2 offers accepted in Spokane that had realistic numbers. I certainly would rather have found a place to buy in Baker.
6	I work, live, and own a business in Baker City.
7	I own multiple properties in Baker City
8	A former resident from 2008 to 2022.
9	I live 1 mile outside the city limit boundary.
10	Own a trailer in a mobile home park
11	Own Property in Haines but shop in Baker
12	Live 30 miles out from Baker
13	I work with individuals seeking housing
14	regular visitor
15	Own Property out side of Baker City limits.
16	Live in Richland, travel to Baker City for work/ youngest child's daycare, other children go to Halfway, but wanting to move to Baker City.
17	I live outside the city limits
18	I own property
19	I work in BC my child goes to school in BC.
20	Affordable housing developer assessing project potentials in Baker
21	We live in Halfway, but contribute to Baker City's economy. Doctors, business, groceries, entertainment.
22	Live in Baker county
23	I have rentals
24	Live in Halfway. Shop in Baker a lot. Are actively working on moving to Baker City
25	I am retired here. I own my home and two rentals.
26	We live outside the city limits, near Marble Creek
27	I was born in baker and am on ssi and can't afford housing
28	I have friends who live there. I often shop in Baker City. As a taxpayer, my money from my pocket helped build infrastructure in Baker City.
29	Lived here for thirty years but moved to town two years ago due to death of husband. Retired now..
30	lived there from 2017 to 2019 and visit friends there often
31	I am 20 (not a student) and live with a parent.
32	I grew up in North Powder and have lived in this area since 1968. I moved to Baker in 1982 when I started my career as a hairstylist. I was able to open my own salon in a separate part of my home in 1995. I recently closed my business due to occupational health issues.
33	I live just out of Baker City (within 3 miles)
34	I am a Baker County resident. Baker City is where we do our shopping.
35	My children grew up here in Bakercity an went to school here as I did an alot of family and friends as well.

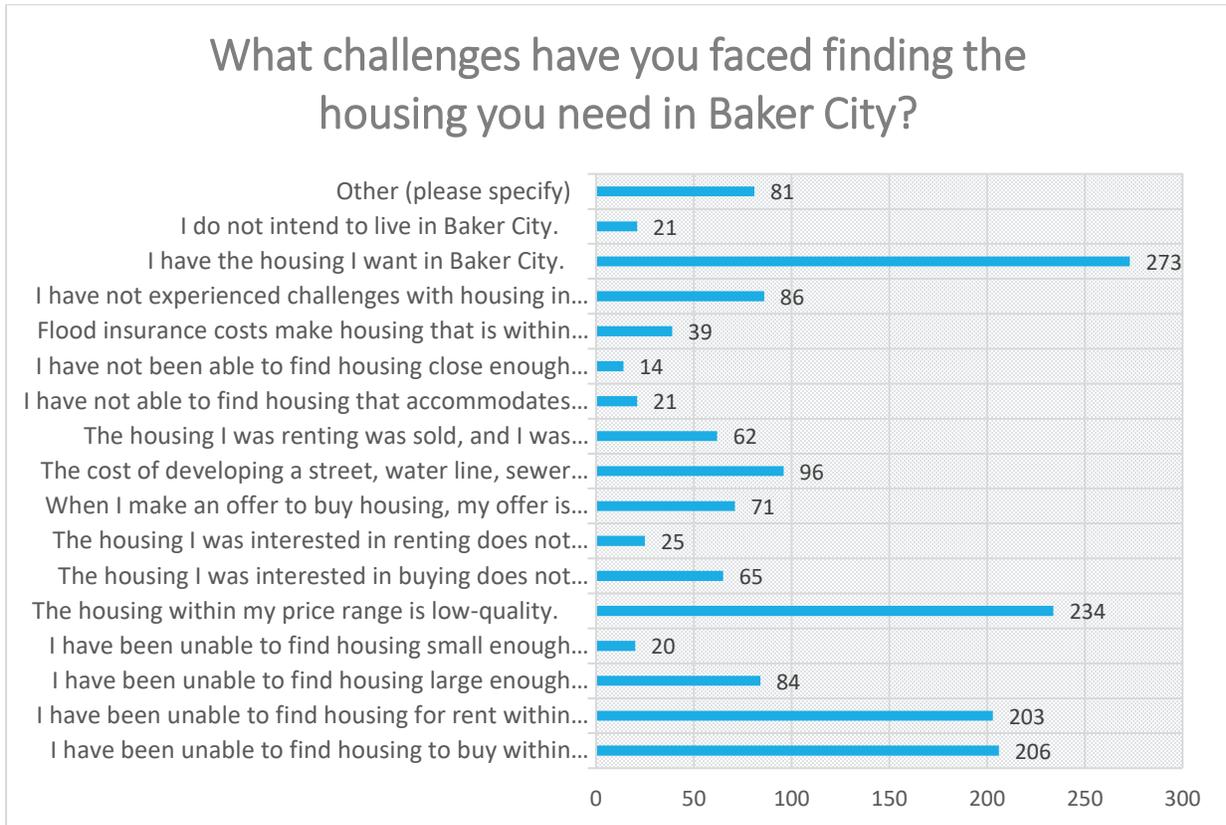
36	Currently, provide part-time in home health services to elderly residents in Baker City and personally shop for necessities in Baker City. Since 1998 I have worked for Baker County providing social services and lived in a Baker City rental for 6 months. In 1999 chose to live outside of Baker City due to concerns with safety, level of tolerated crime and housing issues.
37	I live in a 5th Wheel Trailer in an old Mobile Home Park with no Amenities, but directly on NEO Transit Tolley Route.

Q2. What best describes your relationship with the Baker City Housing Market? (select all that apply)



Survey Choices	# of Answers
I am a home owner in Baker City	463
I am a renter in Baker City	173
I am a renter looking to buy a home in Baker City	77
I am currently houseless	23
I own vacation rental property(ies) in Baker City	12
I own a seasonal home in Baker City	1
I own long-term rental property(ies) in Baker City	47
I don't live in Baker City but would if housing was available	14
I do not intend on living in Baker City	15
Other	56

Q3. What challenges have you faced finding the housing you need in Baker City? (Select all that apply)



Survey Choices	# of Answers
I have been unable to find housing to buy within my price range in Baker City.	206
I have been unable to find housing for rent within my price range in Baker City.	203
I have been unable to find housing large enough for my household size in Baker City.	84
I have been unable to find housing small enough for my household size in Baker City.	20
The housing within my price range is low-quality.	234
The housing I was interested in buying does not qualify for traditional home lending (cash only).	65
The housing I was interested in renting does not qualify for the Housing Choice Voucher Program.	25
When I make an offer to buy housing, my offer is not selected because others offer more than the asking price.	71
The cost of developing a street, water line, sewer line, or similar infrastructure has prevented me from building housing.	96
The housing I was renting was sold, and I was forced to move.	62

I have not able to find housing that accommodates my mobility needs (such as use of a wheelchair or walker, or housing without stairs, etc.).	21
I have not been able to find housing close enough to services I need, such as a grocery store, medical services, etc.	14
Flood insurance costs make housing that is within a flood zone too expensive.	39
I have not experienced challenges with housing in Baker City.	86
I have the housing I want in Baker City.	273
I do not intend to live in Baker City.	21
Other (please specify)	81

Q3. Other Responses:

Response No.	Comment
38	I being forced to vacate my apartment because the owner is making it into a short term option such as airbnb. Because of this change, he can force me to move and is. I have searched for another place over 2 years because of this and now am being forced to move even if I have no place to go. Yes, I am on Senior/Disabled lists.
39	People with money can build it's those with low income or on Social Security or those that will Never be able to buy that need affordable and low income housing..paying no more than what used to be thirty percent of their income
40	I work with homeless and provide rental assistance for low-income residents.
41	I have family members and clients at my job that experience housing issues. Lack of options and price are common issues.
42	I live and prefer to live outside of Baker City limits
43	I need to buy a single level home and the current prices are out of our reach.
44	Housing available (especially newer housing) is often only available two those beyond a certain age bracket or those with disabilities.
45	Family members having trouble finding housing due to family size and income limits
46	I have not been able to find housing to meet my needs, no lawn or garden sprays and outside of apartment complexes. Both make me physically and mentally sick.
47	Sorry to go to other again, but your good array of choices miss my need. As I noted above, I spent months trying to find a home in Baker to rent out. The choice above, 'The housing within my price range is low-quality' is close. But the problem is that my 'price range' is not the problem. It is that the price ranges are all too high for the condition, required upgrades and a reasonable cost/income ratio. I should add that my self-imposed criteria boil down to: you rent out a home with lots of deferred maintenance required, but not done, and the renters have zero incentive to take care of the place; my approach is the opposite.
48	difficulty hiring and retaining employees due to unavailability of affordable housing
49	Outsiders are moving in and gobbling up the property screwing the residents. Inflating the market and raising taxes. I refuse to let you turn this into Bend. No more zoning changes to allow this to continue.

50	my rent has been raised 21% June 2022 then again this June 2023 I will be paying over 50% of my income. I am a retiree senior on a fixed income and these 2 increases have taken away my cost of living increases on my social security.
51	I'm considering having a smaller house built closer to downtown. Ideally would like a duplex or multiple cottages on a larger lot.
52	My daughter and her fiancé just moved into a rental in Baker City at \$1,800 a month (3 bed, 2 bath, older home). They are struggling financially to keep up with bills. They have only been here 2 months and are seeking to move out of Baker to a lower rent area. They are in their early 20's and both successful young adults. This should not be happening.
53	Rising mortgage interest rates to combat inflation. Housing prices (although trending down) are still considerably inflated. Low availability of housing with acreage.
54	The inflated housing prices are created by commission-seeking real estate agents. This goes back to the arrival of Nelson to this community, possibly earlier.
55	People are building houses outside of city limits in their garbages and renting them out and building houses in barns to live in. With no permits. Baker county doesn't have inspectors to go out to check on these properties. Therefore they pay no property taxes on there additions and rentals.
56	I own rental property in Baker City, that includes both a home and a business. I also own my own business property in Baker City and have since the 1980's.
57	Lack of availability, but found what works for us
58	We were only able to afford our house after selling in a high market in Phoenix. Most houses were priced too high and needed a lot of updating.
59	Our property taxes/assessed home value have more than doubled in the 4 years since we bought our home.
60	I looked for housing for four years. Every time I found a listed house it either had an offer within hours of listing or was already sold. There is a major relator office in Baker City that finds homes - gets the owner one offer ready before listing then puts it on the market, boom it's sold. My relator used to work for this family business, now she runs her own Relator office in a upright and honest manner.
61	I have duplex rentals
62	As a health care provider in Baker City I care for many people who have been forced out of housing.
63	Too few houses available while shopping. Had to settle for a house that needed more work than expected
64	the individuals I work with cannot find any housing or if there is any available then the rent is so high they cannot afford it and housing NEOHA will not let the renter pay the difference, or if the individual has had a problem in the past with a landlord then no landlords will rent to them or NEOHA will not give the renter another chance for several years and even then will not rent to the individual again.
65	Oregon rental laws have made it nearly impossible to run a successful property management company.
66	In my humble opinion to attract new and current residents (to build) developments are needed. This would open up many current homes as new are built. Flag lot zoning should be reviewed.

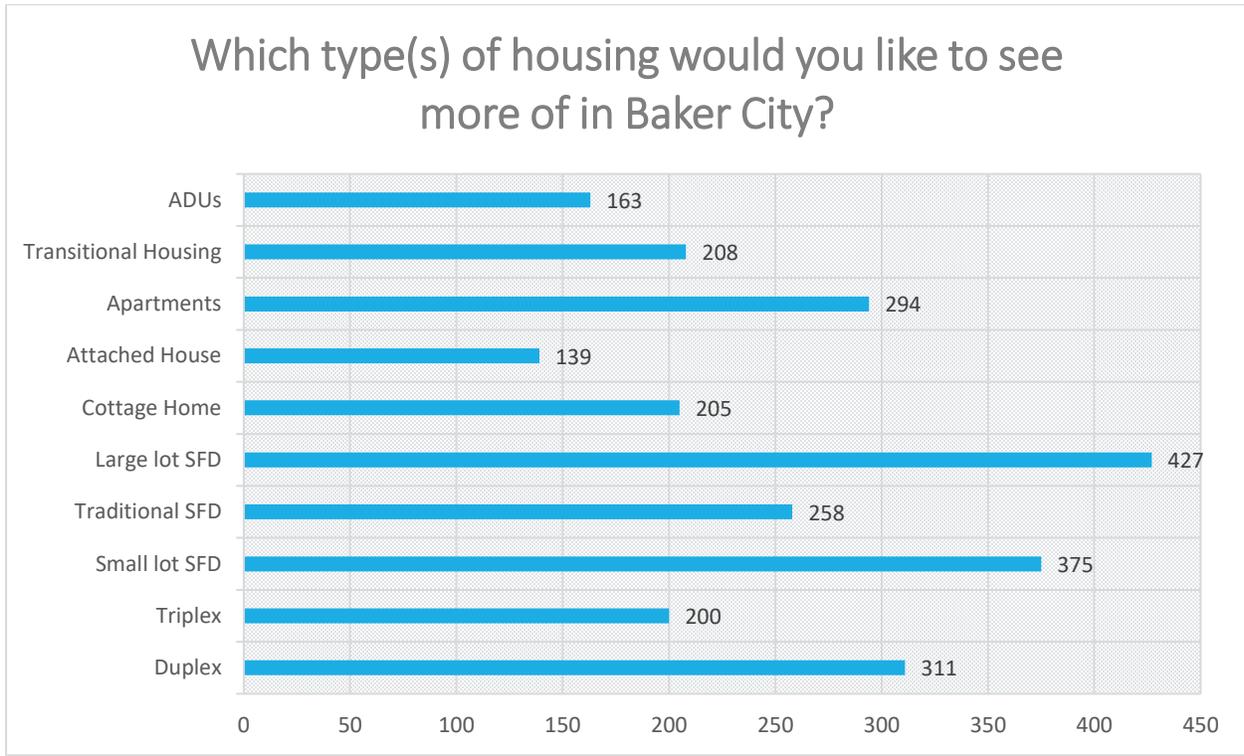
67	<p>I currently own a 6 plex in Baker and have owned a 15,000sq ft building that needed renovation. The cost to renovate was too high so I sold that building. I am constantly watching for buildings that could be used for housing.</p> <p>However many of the people looking for rentals are in need of more than just housing and can damage your property rather quickly. Costing much to repair. (20k)</p>
68	<p>We had our house built recently and ran into many problems getting it completed. When it was complete we found out our builder built it 7 feet too close to the CC&R guidelines after numerous people came out and inspected the property throughout the whole building process. Our title company is now refusing to sign off on our completed home until we get 11 of 14 property owners to sign off on our builder's error. What a nightmare this has been for us. Our house was 3 weeks from completion when this came up. I cannot believe that someone didn't discover this when they inspected our foundation. This has caused my family so much undo stress for something that should have been caught during an inspection.</p>
69	<p>We live outside of Baker City</p>
70	<p>To clarify the selections above, when I was in the market it was very difficult to find reasonable affordable housing for my family, but we did find a house that worked out for us. We want to work our way out to the country where we can have a few acres, but know that could take some time (if ever) to be within our market range.</p>
71	<p>Asking to put in a sidewalk in an area that has no other sidewalks is ridiculous. Having to pay out the nose for sewer and water at the prevailing rate is ridiculous. I could hire it cheaper. Permits are through the roof compared to surrounding areas. I feel that our city laws need a major revamp.</p>
72	<p>My adult children have been unable to find houses to rent that is affordable, within Baker City. They live with me, and cannot afford to move. Also, scammers are taking advantage of people trying desperately to find places to rent. My children's adult friends are experiencing the same. All live with their parents</p>
73	<p>Looking to buy more rental properties in Baker City, but the prices and availability make it difficult.</p>
74	<p>It is extremely difficult to find rental options in Baker City. The only way I was able to find affordable, decent housing was by word-of-mouth.</p>
75	<p>We found houses but only because we had non traditional financing options available.</p>
76	<p>A major concern of many community members is the lack of and limited options for finding rental properties. My family is from Baker and luckily a family member bought a modest home within my price range to rent. Prior to this I was living with the same family member for almost a year while attempting to secure any property rental that was decent quality and within my budget. Actively searching for a rental property was futile and was straining the relationship of myself and the family member I was sharing space with. Overtime, looking for rentals was a disappointing task due to the limited options that are available. My family could see no other choice but to buy a property to serve as an investment property just so I could live independently and within my financial means. Without the support and generosity of my family my housing needs would not be being met in Baker City. Most people don't have the level of support that I have, but still need housing options available to be able to live.</p>
77	<p>There are not enough rentals in Baker City so I had to live in Motels for 3 months last Spring because I couldn't find a anyplace to rent. I worked full time while I was looking for someplace to live. I have encountered several other people in the same situation.</p>

78	I work for Community Connection and see the numbers of unhoused folks who cannot find rental apartments/homes. I also see seniors living in delapidated homes that they can't afford to maintain.
79	I have been unable to find rental Housing that allows pets in Baker City.
80	The available housing to rent or buy is poor quality. Owners/sellers want prices that do not exceed local wages. Climate change is real I don't care what caused it, BC needs some A/C in their housing. My family that wants to visit me struggles because I can't find a place that is more accessible. I lived in an RV for weeks before I could move in to an overpriced rental. I spend 50 percent of my take home on rent and utilities.housing is very old and energy inefficient and efficient comfortable. Drafty in winter and baking in summer. Lack of competitive grocery stores and the highest priced gas in the state don't help any budget.
81	The public works department is completely corrupt and needs to be gutted. They have no ethics
82	I want do develop a apartment complex but cost is way too high!
83	I am a Case Manager for EOSSB. ALL of my clients are low income. HUD properties have long waiting lists, sometimes clients can be homeless for months.
84	I know many people who can't find housing. No reasonable rent. Nothing to help the homeless
85	Many families have a hard time finding affordable housing
86	I actually begged my landlord to allow me to purchase the home I was renting. It paid off and she said yes! Otherwise, there was nothing in my price range.
87	I have not been able to find a house to rent that is big enough to accommodate my family of 5 because when one does become available there are so many other people in the same situation. This makes it difficult because it's like a race to see who can get their application in first and get approved.
88	The rental options are slim and most are way out of my price range. Trying to move here and find a rental was nearly impossible. Where are seasonal workers supposed to live? The requirements for the rental I did find were ridiculous. I have 5 years of good rental history, but most young people do not. Also, there are NO rentals that allow pets. I had to move without my pets and that has been heartbreaking. I would love to buy a home, but the home prices here are monumental and there's little available. How are people supposed to accept jobs here, move here, and stay here permanently?
89	Housing options weren't what we would have liked in our price range.
90	Poor quality. General lack of decent rental or for sale. Price/cost too much for wages in the area.
91	My adult children have difficulty finding affordable housing.
92	I have not been able to find more homes to rent.
93	We would love to leave Oregon. High cost for Rent, and the taxes. Paying for a house that is in a flood zone. From where?
94	We had to look for over a year to find a decent house for sale at a legitimate price so we could move here. We finally found it.
95	As a hotelier in the area, everyone comes here seeking lodging. Rates per night are outrageous that nobody can afford it and these are hardworking individuals that are from the area, housing (room mate situations fall through relationships don't last

	forever). These people are left living in hotels paying higher rates because the area lacks general housing.
96	I have relatives who live in Baker City.
97	, water base rate raises - I don't make any more money than I did a year ago, I am one person in my home and I use less than the minimum base rate /gallon allotment but I pay as much as a family of four. I almost can't afford to live here anymore because of the water bill alone. It and property taxes continue to rise but my wages do not. If I can't afford these things WITHOUT a mortgage or rent, how are other people who have to pay for rent or mortgage supposed to be able to live here?
98	Issues with resources being stretched too thin here. But we overcame them and have a lovely home. I would have preferred not to live within the city limits but there wasn't anything available at the time we moved here.
99	I was lucky and found my house in 2019 but have watched MANY people I am close with struggle to find a place that is affordable.
100	Unable to find rentals, period. Not even just in my price range, but just available rentals - there are very few rentals available.
101	The Inflated Housing Market , over the past few years , made it impossible to find a "Quality" Home within Our comfort budget wise , I believe due to people coming in from out of our area and not working in Bakers economy driving up beyond reason for most anyone who works a local Baker City job .
102	I have a home that I rent. The rent was raised this last October and it is hard to pay each month and still have enough to live off of.
103	Need to replace our existing home but not sure I can meet the square footage mandated
104	There are more air B & B then rentals in baker County this has to change for our low income community. We are a low income community!
105	Un able to find suitable work and can't afford housing I live in an older camp trailer in a relatives back yard because of its age I am not able to put it in a trailer park
106	Continually raising property taxes out of sync with like Idaho makes housing unaffordable
107	We could only afford a house in a part of town which was kind of nice when we moved in but the neighborhood has become real junky and loud in last couple years. I could walk around block and see dozens of code violations that go unchecked.
108	Local real estate agents are low balling sellers, particularly seinors that are moving, and then either sell for higher, or using them for rentals. Has been happening for years. Particularly the Grove Team. Ask them to help with rentals.
109	Quality built homes are not available. One either has to buy a very old low quality home, or choose a different city. Building a home seems to be prohibitive in Baker City.
110	I own a home on 10 acres outside of Baker City, but within Baker County. No housing issue
111	There are limited rentals available, and not a lot of choices with either rentals or homes for sale. It can take some time for renters to find suitable housing in Baker City.
112	I already own

113	Seems nearly impossible to find rentals here. I feel like Baker is trying to make it only a tourist kind of town with all the rentals have turned into air bnbs. And it seems like there are very few people willing to rent. Since the marketplace went up for selling I feel the rentals have almost vanished honestly. I had to be houseless for 6 months before I found a rental. I am so lucky to even have found it, but its only a one bedroom so it won't work forever for my daughter and I. Thinking about my next move does bring me so much anxiety because baker has very slim rentals anymore.
114	Have to live in a camper of friends an that wont last. Have been staying with friends off an on for years because I'm not able to work due to major health issues an have a set income so it's been hard to find appropriate housing to rent or by. Their slum houses , landlords want u to pay out of this world prices on places that need repairs .So ppl are better off camping out.I have lived here all my life except 5 yrs. Of it. Ppl are too greedy. I've been an upstanding citizen here an have supported my community but cant much longer . They keep changing things in our city alot for the worse an need more here for the kids an better shopping.
115	The above comments reflect my experience assisting others in finding housing in Baker City.
116	With Limited Income, I've given up hope of Buying a home or renting, but I am going to check into the Housing Program mentioned above (Housing Choice Voucher)

**Q4. Which type(s) of housing would you like to see more of in Baker City?
(Select all that apply)**



Survey Choices	# of Answers
Duplex	311
Triplex	200
Small lot SFD	375
Traditional SFD	258
Large lot SFD	427
Cottage Home	205
Attached House	139
Apartments	294
Transitional Housing	208
ADUs	163

Q4. Other Responses:

Response No.	Comment
117	Affordable rentals. It's not so much the type, as it is affordability. For me personally, it's ground level need due to disability in regard to using stairs.

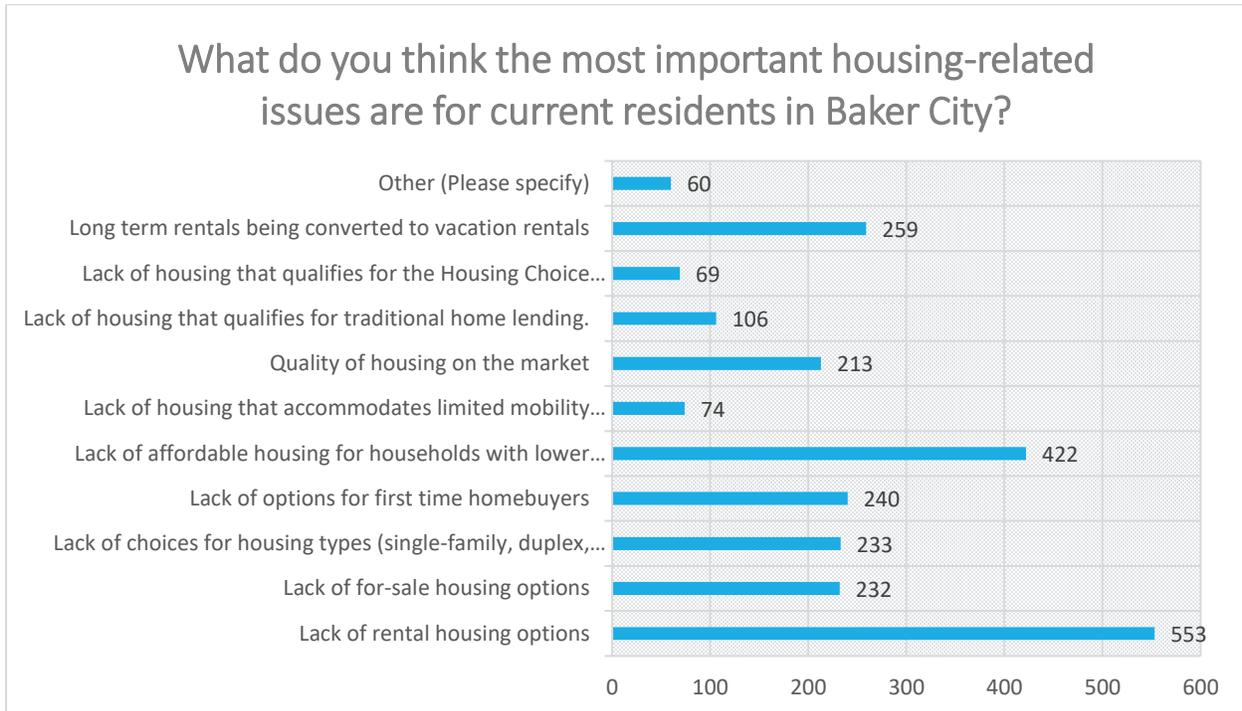
118	Stop asking and getting funds for this every year when nothing changes...start building..stop lying stop pretending to care
119	When there are many options for different types of housing, more people have access to housing that is affordable to them.
120	Allowing a tiny house for rent or a garage remodeled into a small dwelling that could be rented on a single family lot.
121	Limiting Vacation Rentals is not going to fix that problem that faces Baker. Our inventory of available developable lots needs to be increased. The city development plan and public works have made it undesirable for developers to invest into a new subdivision that will take historically 20 year to build out. We need to make those requirements more developer friendly and the Public works needs to have a program to waive fees for water and sewer hook up. As they will increase there budget with property taxes and not rely on fees.
122	Senior housing connected to services like the ones at Meadowbrook.
123	Homes designed with universal design in mind - easier for older adults, people with disabilities, wheelchair users.
124	1 bed/1 bath houses for rent.
125	Any and all, I guess. I only looked at single family homes because there were no condos or duplexes on the market during our search.
126	Tiny houses and RV parks with plenty of shade located closer to community services and amenities
127	No more developments if zoning changes are needed. To many people from Portland, bend, are leaving the shit hole they left and want to turn Baker into the shuttle they left. This survey shows you are going to accommodate them.
128	55 and older apartments would be good. And a fenced in lot with a cement toilet for the homeless. Some want to live that way so give them a spot so they arent all over our streets.
129	I would not like to see more housing here. We are short on rentals as they have all transitioned to Air B&Bs due to the pandemic rules that allowed renters to not pay rent. And now the house for sale prices have increased beyond our cost of living range. Utilities are increasing as well. You will soon lose the average person making average wages
130	Get rid of Airbnb houses!
131	This question was hard to answer. I do not want to change the culture of Baker City by adding apartments or apartment complexes, but I do see there is a need for rentals in Baker City. There are several single dwelling homes on the market in Baker City but not everyone can buy. Limiting vacation rentals is not the answer either as I feel it infringes on property owner rights. It might be wise to add a 60 unit apartment building(s). The County should consider an event center on the Ward property. This would bring fresh, new money into the city without the burden on housing. People would come to Baker City, enjoy all that Baker City has to offer, spend money and leave. Win/Win.
132	Lots or subdivisions that give options for building
133	Need for replacement housing on lots where old houses in bad condition need to be torn down.
134	The city should NOT interfere in neighborhood housing mix. There are already too many trashy houses mixed in with those trying to maintain their homes to a higher standard.

135	I would like to see a height limit of greater than 20' to accommodate a dwelling above garage or 2 story dwelling on lots to preserve trees and minimize footprint.
136	Land with home
137	We need more rentals for all family types. Especially for large families.
138	Senior and Disabled housing especially. A huge challenge alongside this is having walk in showers instead of tubs that are hazardous.
139	Housing is only part of the problem. Income. Jobs Life skills. Poor decisions. Unhealthy habits. Ability or desire to work. Need showers, cooking area,sleeping area...just basic living and it doesn't need to be big.
140	shophouses/work-live spaces (first floor retail space, upper level housing owned by storeowner)
141	We just need more housing period. This town does not have what it needs to sustain the current population. When new families cannot find housing, our schools, local business, and taxes suffer the loss of potential revenue. Housing is a real issue. Also, there needs to be limits on how many homes are bought up for vacation/short term rentals. There are families that work in this town, and cannot find housing because lots of properties are scooped up by people only looking to use for short term housing.
142	Honestly, it depends on price. People care less about the "type" of home when renting, just that it's fair value and up to standards. As a renter, options are insainly limited. There are over 100 properties on AirBnB and all those properties used to be rentals 10 years ago
143	Less homeless and thieves. If you can't afford to live here move along
144	Our city needs to allow for building developments for single dwelling houses and more duplex/triplex units for those who cannot afford to buy a home.
145	All types of housing would be helpful to consider in Baker. Variety is important for a variety of needs.
146	More affordable acreage
147	Baker City, is limited to housing that accepts animals forcing people to give up their pets, and that is not right. We live in a small "country" town where tons of people have dogs and housing should be able to accommodate to peoples pets better. Also, the drug activity in neighborhoods when it comes to people buying / renting houses with kids really limits the option of "nice" areas in town.
148	Emergency housing to keep homeless people safe, that would be staffed by volunteers.
149	Small, truly affordable homes to OWN. The focus on rental just makes people more transitory and the neighborhood starts slipping. But purchases that have truly affordable mortgages get people invested in the neighborhood and town. Ownership goal is always better than Rental. But houses need to be small enough and cheap enough to get at. Primary residence should be focus of any city supported project, otherwise it just gets bought and turned into rental anyway.

150	Tiny homes for the elderly so they feel more dependent
151	I believe Baker City needs small homes and apartments for low income people who qualify for section 8 housing.
152	I would be absolutely devastated to see triplex, apartments and duplexes come here! We need to allow small cute nicely kept houses to be built on an individuals own property.
153	Newer dwellings should focus on universal design such as large walk-in showers rather than bath tubs, wider door ways, and front entry close to ground level so the dwelling is accommodating to every mobility need rather than able bodied renters or buyers. We need more housing that can accommodate older residents who might have to use mobility aids and disabled residents who have traditionally had a very difficult to obtaining housing that works for them without undergoing a major remodel to meet their needs.
154	Help for the homeless that are not addicts. Affordable rentals
155	I feel some of the old state and federal office buildings could be turned into dorm like housing. Families in some and co-ed in others
156	Grants and low interest loans for homeowners to develop affordable and subsidized housing on their properties. Relax zoning laws to allow homeowners, not large businesses, to provide subsidized housing.
157	Redevelopment in underutilized properties within city limits. There are many vacant properties or severely neglected properties that are a blight on neighborhoods and neighboring property values.
158	Affordable. Without adequate employment, people can't afford rent without some kind of government assistance.
159	Fewer vacation rentals stealing opportunity from people who want to buy or rent long term.
160	Restore the downtown buildings upstairs of businesses (Antlers Motel, etc) into apartments. Get people to live downtown will make for a vibrant downtown.
161	None. Baker is perfect the way it is.
162	Baker City needs subdivisions. Quality houses in a controlled neighborhood, with HOA and covenants.
163	I'd like to see more development of standalone single-family residences, not necessarily tract type homes. Particularly energy, efficient, and passive solar Single-family dwelling's, low to Moderately priced
164	Converting a lot of the unused buildings in baker to useful living spaces, as there isn't a low supply of vacant buildings.
165	I live outside city limits.
166	NO WELFARE HOUSING. PEOPLE HAVE TO BE ABLE TO WORK TO SUPPORT THEIR FAMILIES OF CHOICE. TOO MANY BABY DADDIES NOT SUPPORTING FAMILY & KIDS. DEADBEAT FATHERS. MOTHERS THAT DON'T INTEND TO FIND A JOB. THEY JUST KEEP HAVING KIDS THEY CANNOT AFFORD.
167	Apartments would be nice to see. But it will be costly. There needs to be more low-income homes, for seniors. Or the disabled.
168	i would not like to see additional housing, i feel the city already has a bad traffic problem and doesnt need more.
169	All of the above!
170	The housing project needs to be doubled.
171	NONE OF THE ABOVE

172	I think Baker needs more housing of the triplex kind that Meadowbrook offers especially for the elderly.
173	NONE. Development makes fat rich builders and ruins the community
174	<p>Sweat equity homes.</p> <p>I would like to see a program that allows people to work with builders to build small rental homes for residents to dwell in. Say, if they put so many hours into helping the build - the resident secures a really reasonable rental rate, locked in for 24 months so that they may have the ability to thrive while building a positive lifestyle in our community. While in the process of the locked rates, they might be able to save money for a down payment to purchase the home they helped build.</p> <p>Unlike habitat for humanity, the city owns the homes. Want more info?</p>
175	Would like to see an affordable apartment complex preferably on the east side of the freeway
176	Privately funded regardless...
177	I believe a lack of housing in Baker city may be short-lived. Many new residents are retired.. Our local economy does not support a large addition of new housing. We are too far from metropolitan areas for large growth and have a shortage of willing and minimally trained people to employ.
178	Low income, affordable
179	Need more housing for seniors as well as families who are working and are constantly have income and houses to rent or buy with in affordable pricing
180	Affordable tiny homes. Hickory sheds made into homes would be nice. Affordable land development. It's outrageous to develop land.
181	Trailer spaces that accept older trailers and that are less expensive
182	Baker City is a family friendly place and should remain that way. Larger lots allow for children to play outside, fenced areas for pets, etc.
183	Independent senior living options for those not yet ready for fulltime care and still wanting to live independent lives with less responsibilities.
184	Lower prices on sale or rent places.also , more compassion and housing without neighbors so close that they kno your private buisness

Q5. What do you think the most important housing-related issues are for current residents in Baker City?



Survey Choices	# of Answers
Lack of rental housing options	553
Lack of for-sale housing options	232
Lack of choices for housing types (single-family, duplex, townhome, apartment, accessory dwelling)	233
Lack of options for first time homebuyers	240
Lack of affordable housing for households with lower incomes	422
Lack of housing that accommodates limited mobility (such as use of a wheelchair or walker, or housing without stairs, etc.).	74
Quality of housing on the market	213
Lack of housing that qualifies for traditional home lending.	106
Lack of housing that qualifies for the Housing Choice Voucher Program.	69
Long term rentals being converted to vacation rentals	259
Other (Please specify)	60

Q5. Other Responses:

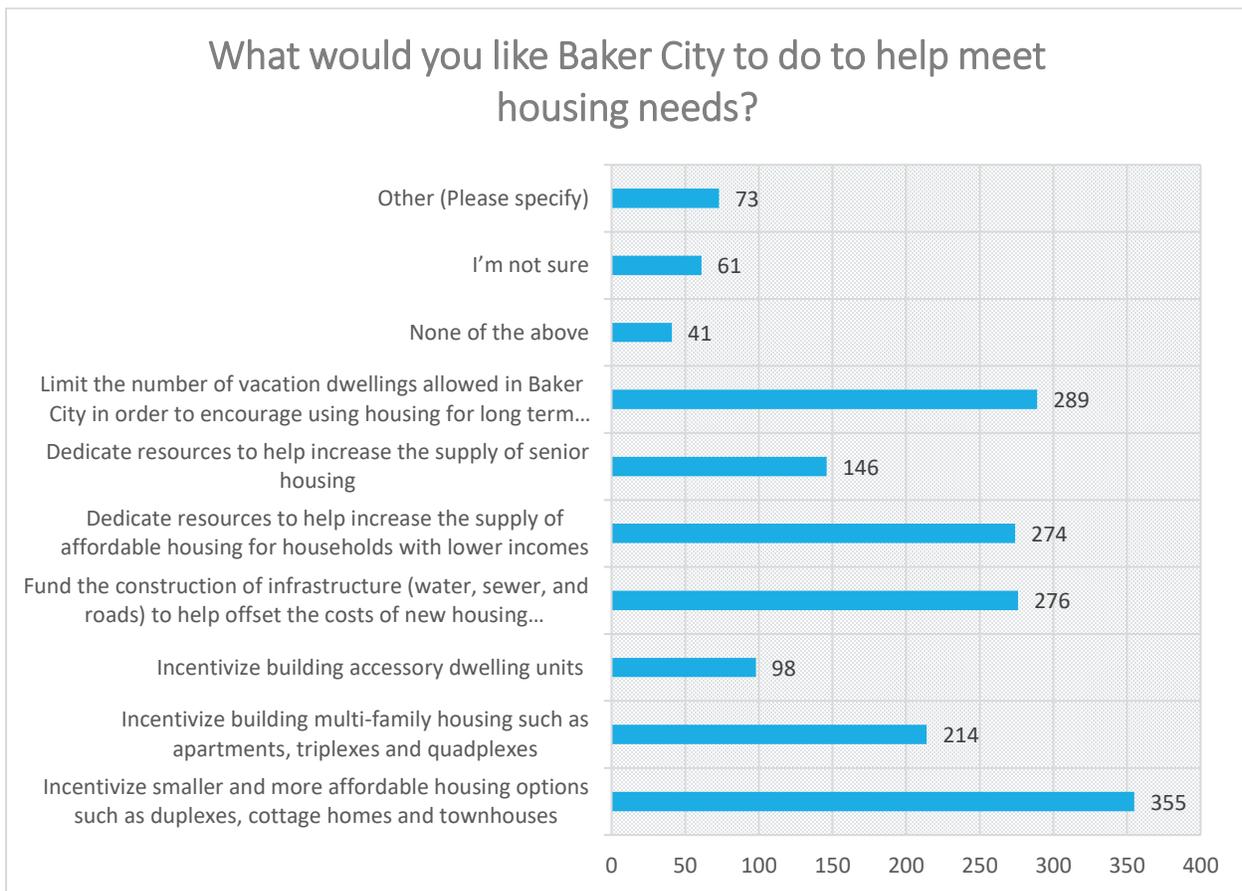
Response No.	Comment

185	Landlords unwilling to rent without references and positive rental history due to difficulties with the eviction process.
186	starter homes being purchased for vacation rentals.
187	Income in the area has not matched the price increase of goods and services. Now it takes more dollars to buy the same thing, but individuals and families are still making the same amount of money as they were 5 years ago before inflation took off. Also, Idahoans are moving into the area and driving up prices for Baker County residents. Now the residents have been out-priced by newcomers who have more means.
188	The cost of housing.
189	No free housing; everybody who gets a bed participates in the upkeep and cleanliness of any home and this city.
190	Home prices are high for the area people with good incomes can't afford decent housing, rent is terrible for the quality of the rentals and anything that would be a decent house to rent, the owners have made it an Airbnb.
191	Higher end Apartments with club house, etc.
192	To clarify: lack of quality affordable housing for households with lower incomes.
193	Another hard one. It is the lack of quality for the asking price of everything but the higher end, which is not the rental/housing needs of the city.
194	Lack of renters who respect property
195	too expensive for working wages
196	People from other states or feds that leave in 5 years gobble up houses and screw the residents out because they can't afford the prices or taxes. It happens in every city that wants to expand. NO MORE ZONING CHANGES. AG LAND MUST STAY THAT WAY.
197	Rental houses are hard to find because renters 75% of the time completely ruin the home, so less people want to own rentals.
198	lack of decent, safe housing options for the homeless
199	I don't know
200	<p>Lack of income. The median wage in the U.S. has not increased for about 45 years, as computer automation and off-shoring have cut worker bargaining power, and 60% of working families cannot now make ends meet. Meanwhile, trillions of dollars from increased productivity have flowed to the extremely wealthy.</p> <p>Let's shift the focus on this widespread poverty from the expense side (like low-cost housing) to the income side of the equation. Numerous trials of a Universal Basic Income around the country have shown great promise, inviting the potential power of our creativity to minimize the suffering that surrounds us.</p> <p>This is a national issue. Baker City could work toward a demonstration project to enlarge and enhance a national debate.</p>
201	Home valuations are artificially inflated increasing the tax burden on selected properties beyond their fair market worth.
202	Figure away to make renters responsible first for destruction of rentals when evicted
203	Lack of jobs paying enough to afford housing.
204	Oregon rental laws being to tenant based and not landlord friendly.
205	Housing is only part of the problem. Many of the houseless population REQUIRE a wrap around ,all inclusive program to address the individual needs.

206	Housing for middle income families.
207	Lack of traditional houses at an affordable price.
208	Bad land lords slum lords
209	Do not feel problem.
210	PRICE. Rentals are outrageously priced for what they are.
211	The city wants an outrages amount for utility installs
212	The only issue is people looking to government for answers instead of working for solutions.
213	People buying homes to only air bnb or vacation rental them.
214	Purchase prices are too high.
215	Cost
216	Too many bums with mental health prolems complaining about housing.
217	Destructive renters unable to keep up with rent and other payments; drug-using tenants; difficulty in evicting renters.
218	Because we have a state policy that you have to take the voucher at the front of the line keeps others on the list from being able to use their voucher. Sometimes the ones at the front of the line have burnt up a lot of landlords and the word is out.
219	Too many Airbnbs in an area trying to attract living wage families, which results in no decent housing options.
220	HUD housing is not for all families
221	The lack of industry work, with benefits NOT HOUSING. People don't want to rent to druggies and welfare cases who don't take care of their property and Oregon law doesn't allow the owner to evict them in a timely manner.
222	That people often forget that those who own houses went and worked for what they have.
223	lack of quality historic homes all made commercial and with the gardens developed
224	I see no problem
225	The best way to help people is sponsoring a finance class. People are not managing their finances to qualify for home loans and rentals. Baker City is one of the cheapest places in the country to buy a house.
226	There is a nationwide shortage of people with adequate income to maintain a 30 year mortgage. Continual government subsidized programs help keep home prices elevated for private purchase.
227	Rules/ Laws the State of Oregon have made make less rentals because no one wants to rent when the state makes it hard to evict.
228	All rentals turned into air b&b
229	This is the last affordable decent town in Oregon. Increasing a higher paying job market would help the current long term residents of low income. Promoting the town for remote workers to move here will increase financial economics of Baker as well.
230	People want to own their own homes. Tiny homes that are affordable not these \$100,000 + tiny homes. I don't want to be crammed in apartments. Leave those for the druggies. I can only afford \$50,000. I'm elderly and keep my place nice but don't have much credit. It's frustrating the cost for land and utilities to develop. We have so much land here but nothing for good hardworking people that have recieved no inheritance, no real estate boom money. The landlords here are taking every penny everyone has. The locals are suffering not the new comers.

231	PRICE! Rent is atrocious and no one can afford to buy
232	some landlords run credit
233	Employers who hire seasonals temps have considerable difficulty filling positions because of lack of short term rentals.
234	Junky houses lead to more junky houses full of junkies.
235	Baker city has enough transitional housing. Housing is expensive everywhere and interest rates are the biggest obstacle. Homeless and subsidized housing bring crime and drugs...people do not want to live anywhere near it.
236	outsiders that buy for investment or vacation homes. They should have to pay more in taxes because they drive up local property taxes and we have to pay more when they do not even live here.
237	Lack of jobs to pay enough to buy a house.
238	Lack of work for those who want it
239	Lack of good paying jobs. McDonalds never used to be considered jobs for a family to live on, usually a teenagers first job to learn good working ethics. But skilled workers have limited work options here. But handing out free rent to people will not help a thing.
240	Some of the lack of suitable housing options is due to stare regulation's around rental properties (limits on the ability to raise rents, remove tenants when necessary, etc). It's easier to just sell them and end the headache.
241	Rentals being managed by Real Estate Companies that require a series of fees and financial criteria to qualify for a rental. Practices have been creating barriers for women with children, low income families and individuals since 1998. For example, please see rental application for Grove Team Rentals for details.

Q6. What would you like Baker City to do to help meet housing needs?



Survey Choices	# of Answers
Incentivize smaller and more affordable housing options such as duplexes, cottage homes and townhouses	355
Incentivize building multi-family housing such as apartments, triplexes and quadplexes	214
Incentivize building accessory dwelling units	98
Fund the construction of infrastructure (water, sewer, and roads) to help offset the costs of new housing developments	276
Dedicate resources to help increase the supply of affordable housing for households with lower incomes	274
Dedicate resources to help increase the supply of senior housing	146
Limit the number of vacation dwellings allowed in Baker City in order to encourage using housing for long term rentals for City residents	289
None of the above	41
I'm not sure	61
Other (Please specify)	73

Q6. Other Responses:

Response No.	Comment
242	Limit the number of vacation rentals to allow for more affordable housing for sale.
243	The cost of rent needs to be capped in accordance with wages. Not long ago, one could afford to rent on a 40 hr/ week job. Not anymore.
244	Allow more jobs to come in.
245	The City needs to invest in grant writing staff so that they can do this work.
246	I would need clarification of "incentivize" - that is a really broad stroke
247	Reduce development cost to all new housing construction and remodeling. Up front cost for subdivision infrastructure has to be reduced. In addition streamline the permit process. I believe the market will take care of the type of housing options available if investors/developers and contractors don't have needless red tape to sort through.
248	Funding to support first time home buyers /families with down payments and closing costs. Also making the loans payments affordable. More 4+ bedroom homes in Baker city at affordable prices. The housing market is so hard right now. My boyfriend has a job at \$22/hr 50hrs/ week and I work for the state as a case aide and we cannot afford to buy a home for ourselves and 3 children.
249	Disincentive the creation of senior only housing. Housing in baker city is not a senior only problem. However the creation of large amounts only senior housing has exacerbated the issues for the majority of Baker city. It seems like seniors only get support for housing despite not being the most at risk group.
250	Housing for homelessness before we end up with people on the streets more than they already are.
251	Incentives, I think, are important. 'Funding' and 'dedicating resources' means subsidization. When I sold my place to my long-term renters, they got the home for significantly below market value. I talked to the city (I know many of the council members) about incentives for offering a family home for below market so local working people and families could afford them. Zero response, except one said I should have the potential buyers look at other funding options, which defeats the purpose in our market-driven economy.
252	Incentivize paying rent on time and in full Incentivize multi person rentals with separate contracts per home Incentivize PAYING RENT or moving out
253	aggressively incentivize remodeling of existing structures that would qualify as rental housing
254	Say "SORRY "WE'RE FULL" wait after I winter when they move away. Or because WE NO LONGER HAVE A DECENT AMBIANCE OR HOSPITAL. NO LOW INCOME HOUSING OR WORKFORCE SHACKS!
255	Can we put up a sign on the freeway that states "No Vacancy"?!
256	I am not a proponent of this increase in government meddling. However, utilities and permits are your domain. I do not think you should be funding infrastructure to make it more affordable. I think you should be reexamining your fees and making them realistic.

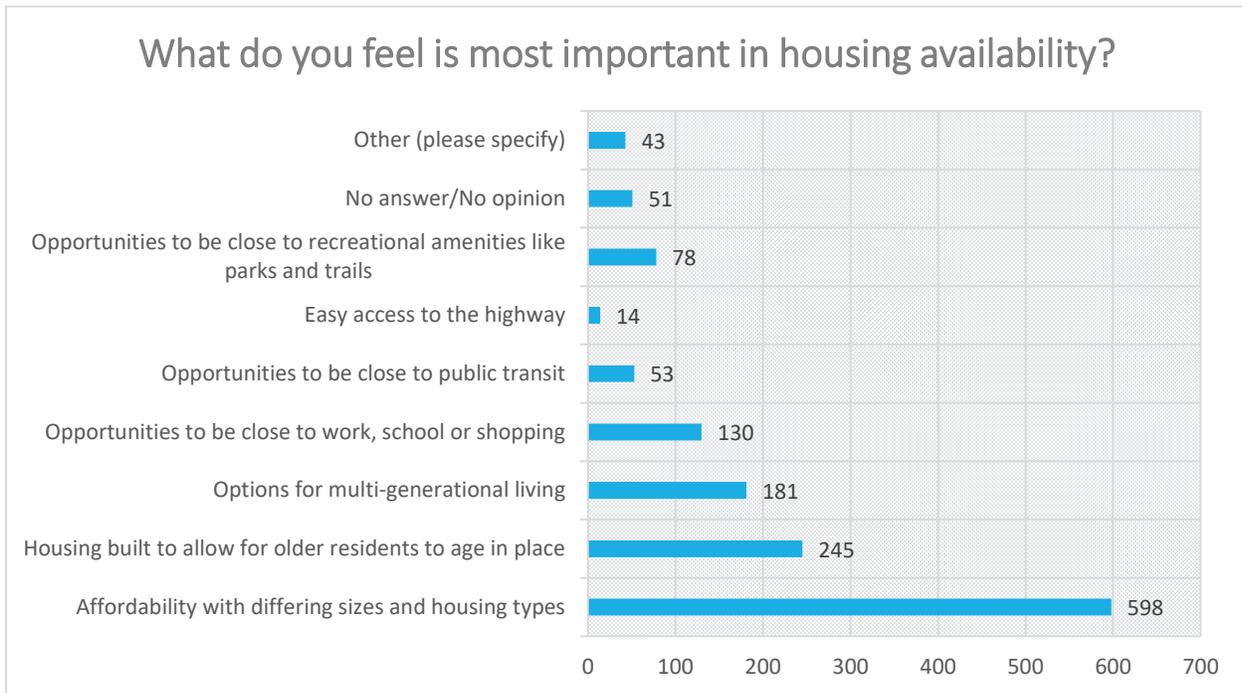
257	Open up acreage for more single family building. Incentivize house-flipping to raise property values of ancient, falling-apart homes. Do not build more high-density housing.
258	Join and promote the movement against profound inequality of income and wealth in our state and nation.
259	Disclaim any socialist inspired tendencies to micro-manage housing in any manner that breaks down neighborhood cohesion, particularly when such efforts are funded by the tax base.
260	Incentivize property managers/landlords to provide housing that meets criteria for housing vouchers and/or subsidized housing units.
261	Incentives, funding infrastructure, dedicating resources, etc. sound interesting but I'd have to hear discussions on how these would be funded.
262	The laws regarding renting need to be changed. Landlords are afraid to rent because if they get a bad renter, they can be forced to allow them to live there without paying for an extended period of time or trash their property. The landlord is left to pay to replace, fix or fit the bills .!
263	Promote jobs coming to Baker City that pay livable salaries so that residents can afford housing.
264	more affordable housing for larger families as well
265	New developments represent a double edged sword. They provide relief to the housing shortage, but can ultimately lower the quality of living in a place that enjoys a great small-town atmosphere.
266	There's nothing the city can do until Oregon state rental laws are changed.
267	Grants for renovations of rentals. Tax breaks for rental properties.
268	Housing in all sectors.
269	Having apartments that aren't rezoned as low income making it impossible for someone who has some money to have quality accommodations
270	<p>1-I would suggest small tiny house community housing options. With services in a community area. Many of the houseless population need much more than just a home. Budgeting, mentoring, accountability, new relationships, car insurance, parenting, job skills, MH services, addiction treatment and accountability and much more. Just providing housing is only part of the solution. Building relationships with others that have risen above the same situation also.</p> <p>2-allow homes to park RV'S on lots in town for family members or close friends. This encourages people to work together and help each other.</p> <p>3- many people are currently living in RV'S we need some RV pars that will take older RV's</p> <p>4- there is a lot of quality programs currently helping the houseless population. We need to work together more and communicate with each other.</p>
271	Give homeowners back their rights at a state level. As of know the renter has more rights than the owner does.
272	Nothing. Move the homeless along

273	<p>Refund those who had to pay for sewer and water within the last three years and then fund this construction from now on. It is so silly we have to develop your stuff.</p> <p>Just make let neighborhoods develop at an affordable price for a traditional house. A home that an honest, hardworking individual can afford.</p>
274	Look at zoning
275	Vacation rental happens because long term rental is dangerous to the investor with Oregon rental laws. Focusing on converting a renter to a home owner, I think, should be key consideration. Help with down payment after taking homeowner classes. And then having small LOW price point houses to buy into, works. But you have to have the low price point houses that qualify for mortgage. And lots of our low price point s in town don't qualify for fha/Va loans and barely conventional.
276	Raise the tax on vacation rentals, offer homestead tax breaks for people that live in the properties they own. (Idaho is a great example of this).
277	Duplexes and apartments are NOT the answer! Allpw one very small home to be built on land outside town If a person so chooses.
278	Make zoning changes easier
279	Let the market decide and leave property owners to decide what they would like to do.
280	ALL OF THE OPTIONS
281	There are /were rentals in Baker City. You need to be able to evict non-paying tenants. The regulations allowing non-paying tenants to remain in rentals de-incentives potential landlords. Landlords convert rentals to B&B's or other options when they no longer have the power to evict destructive or non-paying tenants. I think if you reversed this, the rental properties would again become available. Limiting the number of vacation dwellings is a poor option. We have enough zoning and restrictions within the city. I watched a neighboring rental turn into a hoarding dump over the period of a year. Tenants were not paying. Garbage piling up. Landlord strapped with no option to evict.
282	Make rentals that allow pets. Everyone has a pet, people shouldn't be forced to leave their pets behind if they move here. Pets are for people who rent as well as those who own homes.
283	Incentivize the removal and replacement of single-wide (priority), and older double-wide mobile homes to undue poor community planning from the past. Ensure that mobile homes are removed for a salvage, and not just relocated. Incentivize the building of Subdivisions. Baker City needs the next level of housing to accommodate the residents that are willing and able to upgrade from their current homes. The building of timeless traditional homes will free up starter homes, and allow older smaller home to be added to the rental market.
284	Dedicate funds and resources to help "fix up" the houses that are cash only sales so they can be financed by the bank.
285	WE ARE A RETIRED COMMUNITY ALONG WITH WELFARE FAMILIES THAT REFUSE TO WORK. BAKER CITY HAS NUMEROUS NEEDS FOR PEOPLE TO WORK. WE RETIRED SENIORS & THE WORKING PEOPLE DO NOT WANT TO BE SUBSIDIZING DEADBEAT WELFARE PEOPLES HOME STATUS. GET OUT & WORK LIKE THE REST OF US HARD WORKING PEOPLE.
286	There needs to be a set rate for rentals. 1,400 for a 3/4 bedroom place is ridiculous. Considering that Baker is Not a well paid area. With jobs that is.
287	Bring shopping and restaurants to Baker, encourage businesses and people will come and build.

288	Rent and housing control. For a sma place like baker and what it cost before covid. The prices for what you get now is criminal
289	Limit both the number and location of vacation rentals. Please prohibit vacation rentals in residential neighborhoods. Zone vacation rentals near or immediately adjacent commercial or business zones
290	I am unsure of how limiting the # of vacation rentals will impact investment opportunities. And don't understand the full impact on either side. Other towns have done this, so educating the community of the pros and cons.
291	this is not the tax payers problem do not "incentive" with my tax dollars
292	This is a private property issue and the government needs to stay out of it.
293	NOTHING. Building causes population influx and leads to more demand and town death
294	Provide financial education. Two people making \$15 an hour at full time jobs equals over \$60k a year and that is plenty to afford a home here. There is already programs for first time buyers, rural development loans, etc. The heart of the problem is handouts which encourages people to work less so they qualify for EBT and other programs. This makes it so individuals can't show 2 years worth of high enough wages to qualify for a loan. We've had a shortage of workers but an abundance of people getting EBT in Baker City.
295	Don't put the small, the multi-family, duplexes etc in the premium traditional home and lot locations. Such as don't put that type housing along river view and walkway locations. Nor edge of town and view areas. We need to save those type locations for folks who still want nice single family, good size big lots and edge of town type views. Keep multi family, townhouse, multi-plexes in the inner more urban locations where town already has that type congestion. Save plenty of low density residential for nice bigger houses with bigger lots.
296	Give people an option to work for their home by sweat equity programs that don't require a 650 credit score. Give them the ability to earn their lifestyle and they will value it more, which in turn, is transferred to community pride.
297	Allow more PRIVATE , Less Government Involvement
298	Let demand dictate supply. Less government control and intervention should be the philosophy. Continual increases, some not overt involvement, but happens as unintended consequences, imposed by all government agencies is a detriment to affordable housing.
299	Resources for low income home ownership.
300	Incentivize redevelopment of dilapidated homes/properties and neighborhoods, including condemnation when needed.
301	There are so many great funding options like the USDA rural loan, I think educating the public on loans such as this would allow more low income renters become home owners & this increase the care, love, ownership put into the homes that are needing upkeep.
302	Could there be options to provide grants for remodels of some of Baker City's historic houses. This would strengthen the current atmosphere of the city and build pride among neighborhoods where some of these beautiful buildings are deteriorating.
303	Cap the number of housing a corp. can own as well as require live-ins before selling (no flipping)
304	Invest in and enforce town ordinances so that the people who work hard to make their homes nice don't have to live next door to hoarders tinkering 24-7and addicts "camping" on their parents land or the side of the street.
305	The law needs to change around squatting rights. Homeowners who have rentals need to be protected from this law.

306	allow the private sector to do what it always has done. No more giveaways and freebies for those who are not inclined to work to improve their own situation.
307	Double the taxes on the real estate hogs as mentioned above. Look for the LLCs. But make the taxes higher if the owners do not live in Baker City, or Baker County.
308	Don't raise taxes for me to pay for other peoples housing.
309	City should stay out of it. Why should I have to pay more taxes to fund 'affordable housing' to a bunch of outsiders that do not work or contribute to the city as workers? Maybe attract more good paying jobs, not like the gas station jobs you are putting in next to the freeway.
310	Speed up the construction/permitting process.
311	Most of the options above just take away landlord rights or their ability to make them a profitable investment. Vacation rentals are partially the result of limits on rental rates and the owners ability to pay for the investment.
312	Provide oversight protections for Baker City/County residents from Real Estate Companies using discrimination and unethical practices; for example, rental application and selection practices, advertising/not advertising housing and providing rentals that meet minimum standards.

Q7. What do you feel is most important in housing availability?



Survey Choices	# of Answers
Affordability with differing sizes and housing types	598
Housing built to allow for older residents to age in place	245
Options for multi-generational living	181
Opportunities to be close to work, school or shopping	130
Opportunities to be close to public transit	53
Easy access to the highway	14
Opportunities to be close to recreational amenities like parks and trails	78
No answer/No opinion	51
Other (please specify)	43

Q7. Other Responses:

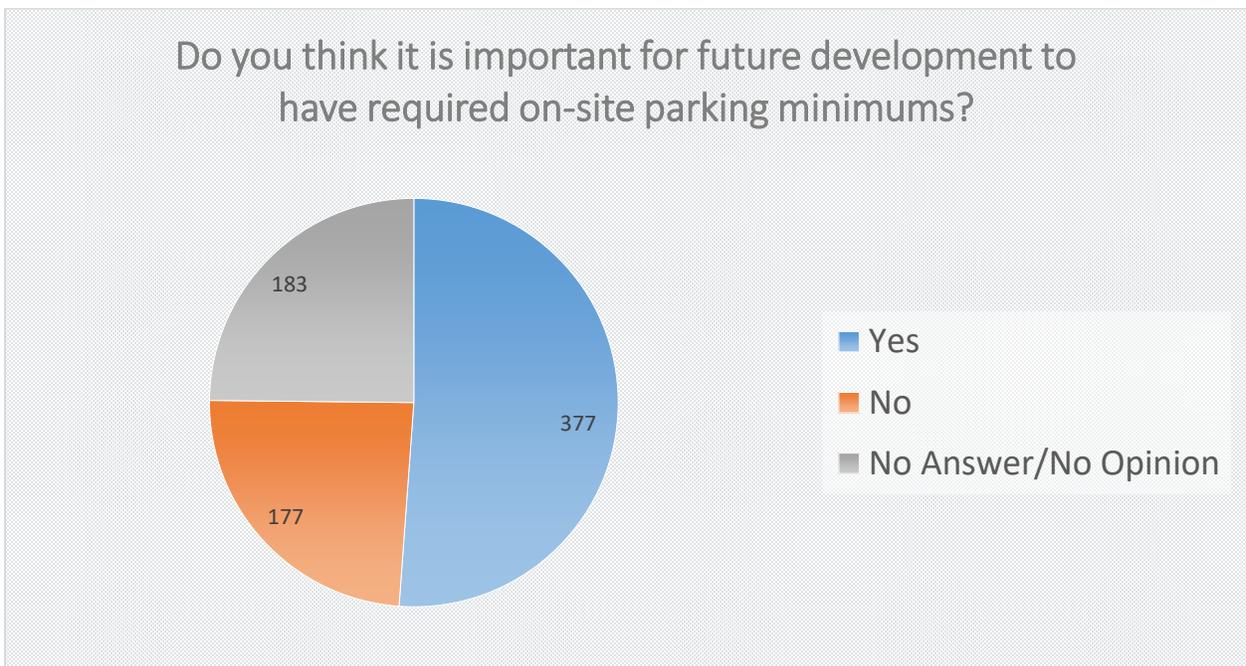
Response No.	Comment
313	options close to downtown.

314	<p>Again, Baker income levels have not matched the price increase of goods and services. Increasing income won't help because then the price of goods and services will increase as well. It's like that \$15 McDonald's minimum wage thing. Now McDonald's is working on automating as many of the positions as possible so they have fewer people to pay \$15. It backfired on the worker who thought they'd get paid more. Instead they lost their job.</p> <p>Reducing the cost of goods and services will help people afford things. This is a national problem, not a Baker City problem. Baker just happens to be caught up in the crossfire.</p>
315	Cost
316	Incentives for development cost would help to increase supply especially if a new subdivision is being built. Also incentives to help reduce the cost or provide the down payment for first time home buyers
317	repeal local exclusionary zoning which is over-regulating the free market.
318	If the structures or the neighborhoods are in bad shape and unsafe, nobody will want to live there; incentivize remodeling, landscaping and beautification; make landfills free
319	Don't accommodate people that continually rotate through and attract more welfare housing. You already annexed enough.
320	All of the above are important depending on the tenants needs.
321	More availability of decent quality single-family residences with and without property in a variety of price ranges is what is needed. I am not optimistic about any of these other proposed options.
322	Adequate income. We need something like a government-funded Universal Basic Income paid for by greatly increased taxation of the very wealthy.
323	Discourage profiteering house prices that choke out young local residents from the housing market. Disallow absentee Air B&B style exploitation of existing homes. Home ownership is a path to financial maturity, not a cash cow for corporations.
324	<ol style="list-style-type: none"> 2. Affordability for those on fixed incomes and lower income families 3. Opportunities/programs that enable lower income families to purchase a home.
325	Laws need to be more favorable for the landlord instead of the tenant to encourage more rental availability
326	<p>Who is going to fund the rent?</p> <p>What is the average rent in Baker right now?</p> <p>Research the market please.</p> <p>Sometimes housing out of the city helps for some of our population to separate from some of their old negative friends or families. Many need a fresh start but struggle to know how . Put a small village on the outskirts of town with support from a daily bus for shopping or work.</p>
327	Most houses were built in the 1920's and need a tremendous amount of \$ to update/repair them. We need a housing development with new and affordable houses, such as Adaire or Hi-Line homes.
328	Small, low price point houses of quality thst allow for long term family raising in baker and investment into the town and future. Less rental more ownership
329	Provide education to prospective tenants. Provide a fund for owners that they can recoup losses of damages

330	Being able to build on your own property
331	For the city to stay out of housing.
332	Get the government out of the way
333	Parking
334	Accessible housing for the disabled and those who have mobility issues.
335	Let the market decide. Leave property owners alone.
336	ALL OF THESE OPTIONS
337	My first thought would be no answer/op opinion -- but if additional housing were made available, I think the option for older residents to age in place (single level) is always a good option.
338	Quality built homes in desirable neighborhoods.
339	Regulate vacation rentals to help increase housing options.
340	NONE OF THE ABOVE!
341	KEEP IT CONSTANT. Baker is a good size for family.
342	Stop subsidizing at every level to incentivize people to work hard and save.
343	Keep low density as an option for the bigger homes and lots. Part of the populous still values that option and not the crunched together small places.
344	Price
345	Rather than look at building new neighborhoods, we need to have infill development and redevelopment in existing areas. There are so many places that have been abandoned or are hazardous. Create a land bank. Provide incentives for cleanup or redevelopment to maintain affordability. Properties in the heart of our town need work.
346	1) Making lots available and affordable. In good and bad neighborhoods, lots are not economical for first-time home buyers looking to build something small (1-2 person household). There are also a lot of dilapidated dwellings that sit atop a lot priced as if they are livable and premium homes. Therefore, it is difficult to buy these eyesores seeing that the buyer would either do an extreme renovation or finally put the sad remains of the house to rest. Just 5-15 minutes out of town, there could be nice lots if it was zoned so that smaller lots could be sold. All of the other fees that can go along with building can be a deterrent as well (ex. must build/pay for a sidewalk even though no one else on the street has one) 2) Vacant "office" space could be apartments/condos if zoning allowed it to be an option. 3) The \$800/month apartments are downright scary; whether it is shady Facebook posts or apartments in disrepair and iffy neighbors.
347	Not building new cheap houses for lower income. Restore the current houses built with old growth wood architecture.
348	Limit corp. ownership and flipping
349	Leave it to the private sector to match the demand with supply.
350	Those who cannot find a decent paying job need to move to somewhere they can find work. More housing without a way to pay for them will end up being slums. It is not a way to help anyone except the realators, and contractors short term.
351	Silly examples. All the above are considered close access if we were a larger city.
352	building cheap housing will only keep the poor poor. We need jobs, or to go find them somewhere else. City has no business dipping into my taxes to hurt people by keeping them down. If you are flushed for money to spend, fund training opportunities and attract better businesses.

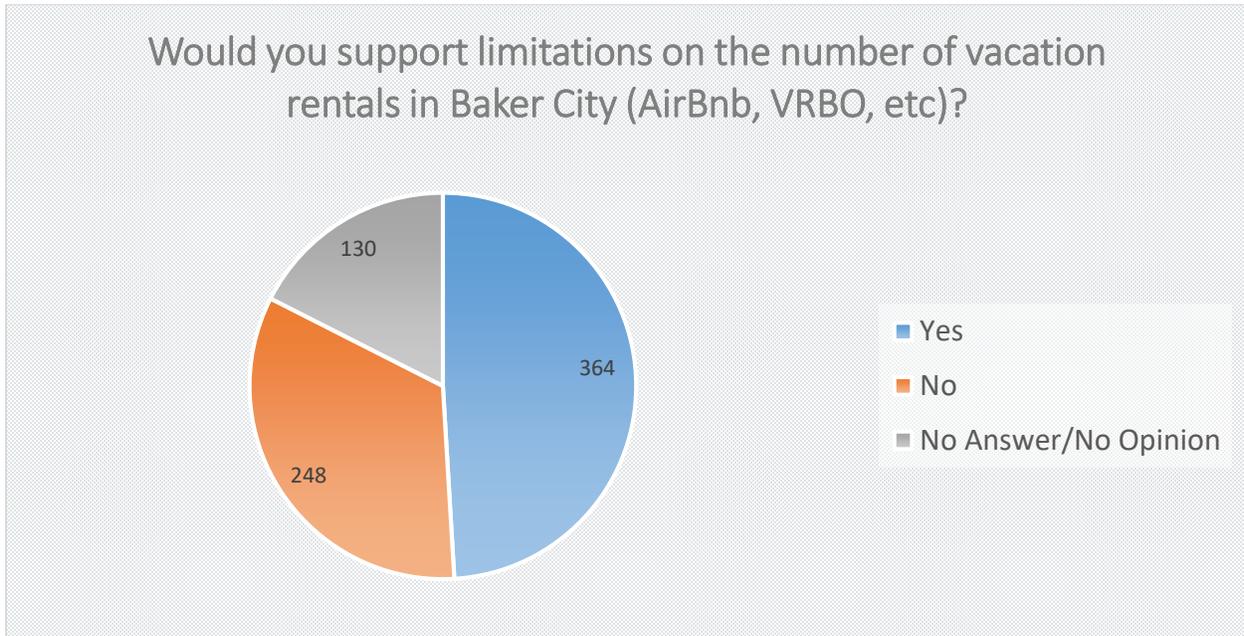
353	a lack of jobs will hinder anyone wanting to live here, unless it is all freebie hand out stuff, and that will only attract non-productive people. It should never be up to the city to house people.
354	Affordability for lower income families.
355	Provide safe and affordable properties/areas with amenities for individuals who prefer to live in self contained trailers/campers or other alternative housing. For example, local RV camping park on Cedar at Hwy 86/Frontage Road.

Q8. Do you think it is important for future development to have required on-site parking minimums?



Survey Choices	# of Answers
Yes	377
No	177
No Answer/No Opinion	183

Q9. Would you support limitations on the number of vacation rentals in Baker City (AirBnb, VRBO, etc)?



Survey Choices	# of Answers
Yes	364
No	248
No Answer/No Opinion	130

Q9. Comments in Support:

Response No.	Comment
356	We have plenty of places for visitors to stay in our many hotels around town. Traditional housing should be used for residents when there is a need, and our community definitely has a need for more housing.
357	Where I live, is a 3 unit dwelling. 2 are used for AirBnb type use already but are rarely used. So my rent is being raised by the 2023 percentage while I am being forced to vacate quickly, like a kick when your down. With no rentals available, housing wait lists are long, it's a no win situation.
358	Limiting vacation rentals will keep them in demand while also directing property owners toward the long-term rental market.
359	People have come in bought the low cost homes and remodel and rent them for vacationer's or flip to sell at extreme cost..they've bought up the what was once affordable rentals...not giving a darn about those who grew up in Baker let alone anyone else unless it's the almighty Dollar

360	<p>Baker County is considered a Recreational County. This means more people visit Baker County for recreational activities than most counties and more revenue is made in recreational counties due to recreational activities (there are 8 recreational counties in Oregon.) This does require more lodging; however, it also requires that Baker County/City provide housing for folks who work in hospitality. The hospitality industry pays the lowest wages in Oregon; therefore, housing must be affordable for low-income people in these recreational counties. When long-term rentals are turned into vacation rentals, this limits housing access to low-income households and to seniors who are on fixed incomes. This also has an effect on supply and demand....less rental units, means landlords can get higher rent payments, this too limits access to low-income households and seniors. In addition, when housing providers refuse to take Housing Choice Vouchers or issue a no-cause eviction notices to tenants who receive a rent subsidy because they want to increase the rent above Fair Market Rent, this has a negative impact on Baker Cities low-income households and seniors. It should be noted that there is not enough middle housing (duplex, cottage clusters, etc.) and there are not enough middle-income housing options for middle-income households to purchase a home. Middle income households tend to look better on paper, and if they are unable to purchase a home that is affordable, they rent. Since they look better on paper, they tend to rent the housing that low-income households would be able to afford. It is all connected, and I hope that Baker City does see the importance of addressing housing options for everyone. Limiting the number of vacation rentals in Baker City is one way to address housing shortages. Look at Lincoln County and Wallowa County....they do not have enough housing options for people who work in those counties.</p>
361	<p>It has caused a massive reduction in the rentals that are available to the public. However, I do understand that under our previous Governor it was really the only way a property owner had control over protecting their property.</p>
362	<p>The tourism economy is taking away from the local economy needed to serve the tourism economy. An imbalance has been created because of the poorly run motel businesses for transients and vacation rental prices being so lucrative that the housing market is not available for those wanting to live and work here.</p>
363	<p>It affects the rest of the home owners and doesn't allow more homes to be on the market for those who want to buy</p>
364	<p>The supply of available long term rentals directly affects the cost. Utilizing so many homes as essentially hotels decreases the availability of homes for sale/rent to residents.</p>
365	<p>Housing for permanent residents is important.</p>
366	<p>There are homes on my street that were purchased by out of town buyers as BnBs that sit empty a lot. They paid over asking. Our neighborhoods and families suffer due to this situation. Neighborhoods need families and children and elders to create communities. It makes me sad because I want to live in an older neighborhood with NEIGHBORS, not vacationers! And the buyers don't live here and are not investing in the community.</p>
367	<p>Vacation rental should be the secondary use of the property. There should be a resident in the property.</p>
368	<p>Simply due to the fact these take away from long term rentals in the area. VRBO is great, and good revenue for business's but hurts those who need a place to live in town. That being said, greater accountability to the renter is necessary, the pendulum has seeing so far toward renter rights that I'd not ever wish to be a landlord, so short term rentals seem to be the way to go, bad renters are only there a few days and gone, not months.</p>

369	There are many options of VRBO's and Airbnbs in our city and it is driving the availability of homes for first time buyers to be very limited and very expensive.
370	There are so many now that long time residents do not have availability to stay here. Baker City families having to live in motels because there are no rentals available.
371	Baker City needs more available housing for people in the community. By limiting the number of AirBnbs I believe that would create more opportunity for people with lower income to buy/ rent houses, instead of wealthy people buying up homes for way over asking price and then putting the home on AirBnb to make a profit.
372	We have renters living in motels and motel guests staying in houses that used to be rentals. It has to stop BUT it must include training and investment into our motel/hotel owners and staff.
373	Vacation rentals reduce the number of properties available for renters and buyers. These investment properties also drive up the market making it difficult for residents to purchase property. Vacation rentals, therefore, contribute to gentrification. That being said, there is a market for vacation rentals because we do not have clean and affordable hotels in the area. Ideally, the number of vacation rentals would be limited to allow residents to rent or purchase and there would be an incentive for hotels to be clean and affordable.
374	Taking away rental options, affordability, and catering to non-locals instead of helping local community.
375	Affordable properties are being purchased by individuals out of state or have no connection to the local community and are decreasing the amount of available properties available to locals. The properties are then rented out on a short term basis and will not accommodate locals seeking long term rentals which are already nonexistent.
376	I feel that vacation rentals do take away potential rental housing because there is less risk involved than using property as a rental. Also, it seems like there are already a lot of vacation rentals here and some of them do rent long term. An alternative solution may be to offer incentives for property owners to rent long term rather than as a vacation rental.
377	Eliminates housing opportunities for those that live here
378	More long-term rentals for local workers.
379	Would make more rentals available for permanent tenants
380	Because it limits the amount of long term rentals and drive the price of buying a house up
381	Removes housing from local workers/business owners.
382	I would hope it frees up more houses for long term renters.
383	Too many in the market currently.
384	There is already a large number of short term rentals and an extraordinary deficit for regular rental properties.
385	It further limits the housing on the market for full time people.
386	While these support our tourism economy, our ability to house locals and attract new professionals is hindered by the inability to have sufficient housing options. Nurses, teachers, etc. cannot live in Baker due to housing challenges.
387	Maybe have some available to people who only need limited rental (less than a year).

388	I'm not sure what the solution is but I know that Baker City has a significant amount of vacation rentals, which eliminates the number of dwellings available for purchase. I understand why people choose to have vacation rentals; however, I am confident it is having a negative impact on people looking for new homes here. I also contribute the increase in vacation rentals to landlord-tenant laws passed by the State of Oregon.
389	We need housing for the people in our community before we choose to support people that are just visiting the community for a couple days.
390	When people who are able to afford vacation rentals move to Baker (or don't move and live elsewhere) those who want to purchase or rent are unable to do so.
391	It keeps the community closer together, and limits small groups of super land lords that hold the monopoly on building ownership and allows for a more diverse market and retention of families. I would like to pay my own mortgage, not line the pockets of people who already own multiple buildings.
392	Baker City, and the United States as a whole. Is currently facing a housing crisis that will get much worse before the possibility of getting better. Vacation rentals take away housing that could be used to reduce this crisis. This increases the crisis that has already turned areas like Portland and LA into essentially large homeless camps.
393	I think that the need for workforce housing is more important than providing new short term rentals. Without affordable housing options the tourism industry suffers.
394	I feel that is one of the biggest reasons why we have the current housing shortage. Many places that were rentals are now air b&b's.
395	Trouble finding housing for residents, if we bring in more tourists than we already do, it will create more of a homelessness issue with our current residents looking for housing.
396	I think the number of vacation rental properties in Baker City is excessive; however, I also think that Oregon landlord/tenant laws favor the tenant and in many cases, it can very difficult to recoup unpaid rent or excessive damage to the property as well as to proceed through the eviction process which is lengthy. Investment properties, such as vacation rentals, come with a lot less risk than long term rentals.
397	Too many of the homes are being bought and used for AirBnb, & VRBO's, so there are not enough rentals available.
398	Too many short term rentals in a neighborhood negatively impacts character and safety if a neighborhood. They are commercial business and need to be treated as such.
399	It is more important for people to have a place to live than to have vacation rentals. I am not opposed to vacation rentals but there should be limits, especially in desirable neighborhoods.
400	People are buying up the low cost hoses and turning them into vacation rentals which leave no long term rentals for people needing housing. Within a 5 block radius of my houses there is at least 10 vacation rentals that used to be rentals
401	Contribution to affordable housing shortage
402	Too many houses are being converted to vacation rentals and I causing there to be less rentals and rental prices to rise.
403	It takes housing options away from long term residents. I fully understand with inflation landlords need to make more money but it costing housing for long term residents.
404	That was a massive problem where we came from. A friend of ours was one who essentially took away a residential property by buying it, tricking it out, and making it an Air B&B. Another friend turned his rental of many years into an Air B&B. It was everywhere in a place that needed more affordable rental options.
405	This is not a vacation town, which is all it will be if we can't afford to stay in Baker City.

406	Some people will buy multiple properties and use them all for that reason and takes away the chances for families to own and live here and takes away regular rental availability. I fully support some but maybe a limit on it?
407	To make these homes available to rent for people who live here/ want to live here
408	Because proliferation of airbnb's are part of why there is no short term housing and are limited rentals here. I am an airbnb owner.
409	Those businesses are good for the economy in the short term but not for long term community growth
410	Because history repeats itself. We don't need a Bend repeat.
411	That is why we don't have housing. The greedy people. People should have to live in their Airbnb etc.
412	Saturated and no housing available to locals
413	seems to me if we have a need for local folks to work here they need rentals and we have shortages so vacation rentals remove availability for workers in a shortage market.
414	I believe VR's take away from long-term residential opportunities which is detrimental if we do have rental shortage. However, I would be in favor of people using a portion of their residence as a vacation rental. Some are good, but not too many. Especially at the detriment of available residential housing.
415	They reduce the available quantity of housing options.
416	Appears to be a flooded market.
417	Need to be able to house local population.
418	I don't know how it would be regulated, but it would be a great idea. All the homes that used to be rentals are now AirB&B's because the government can't instill a rent freeze on them. They are safer and make the owners more money, but limit rentals
419	Most of the housing and rentals that we had available are now AirBnb so for the majority of the year they are empty while we have people who are homeless/houseless.
420	Other counties have placed a limit on how many vacation rentals are allowed within the county as renters have grown accustomed to the fact that they can list their house as a short term rental and make more money than if they were to rent it out long term. In many of these other counties, it has been successful in increasing their housing rental and buying markets. It also requires out of town visitors to support local hotels or trailer parks.
421	That is why we have the housing shortages right now. When someone from out of state or in the city buys up houses to put into vacation rental it takes houses out of reach for renters. When one weekend of a vacation house pays the mortgage. why would the people who own the rentals want to have a rental on a monthly basis when the state dictates how you can evict or charge. Lots of renters are pigs and destroy property.
422	Baker City should do a short-term rental license to assist with managing the number of vacation rentals currently in the City and to make sure the right safety protocols are in place.
423	Encourage homes to be made available to long term renters so there is a surplus of rentals which will also encourage property owners to sell to home buyers and developers.
424	There seem to be too many of these already
425	We need more family housing than vacations rentals. Too many homeless families in Baker.

426	Casual occupancy disrupts neighborhoods and removes/overprices houses from availability to younger residents or those seeking to join the labor force in area businesses.
427	Limiting vacation rentals would support local motels in our community. It would also open up more housing for purchase and/or rental properties for those in our community or those moving to our community. The housing shortage has made it very difficult for organizations to draw new hires in since the housing is limited or too expensive.
428	To have long term renters options for residents.
429	Well the motels here are not very clean here and have bed bugs. New owner are not cleaning. All motels should be owned by local people.
430	Well the motels here are not very clean here and have bed bugs. New owner are not cleaning. All motels should be owned by local people.
431	We need more homes for people who want to stay in Baker County rather than vacation houses
432	As an employer it is hard to find people to hire because there is no place for them to rent and they can't afford a mortgage
433	Although I am generally opposed to restricting anyone's freedom to manage their property as they choose, in this case the overall health of the community can be compromised through a high level of vacation rentals.
434	They remove viable housing for basic rental needs of people living and working in Baker City. And they do not contribute to a sense of neighborhood in the community.
435	They take community oriented housing out of the market place.
436	It's taking away housing for renters and people living here full time
437	Many homes that used to be low cost or affordable rentals under 30% of medium income have been sold and turned into AirBnb VRBO Bed and breakfasts .Which in turn has also made rentals cost increase while eliminating low cost rental availability..and hate to say it but Green Acres apartments on Indiana is well known as drug infested
438	It's adding to the housing shortage
439	home/apartments should be rented out for everyday living not for vacation use a few weeks during the year.
440	I dont want to take away from someones income by having an AirBnB , VRBO, however we need more housing (rentals) for our population too
441	AirBnB, VRBO etc. if left unchecked can lead to gentrification. If available rentals and/or buyer opportunities become limited, (based on occupancy rates), vacation rentals should be severely restricted. Priority given to those who live here year around.
442	It makes for less month to month rentals and less homes for sale.
443	These take away from the long term rental market
444	I am losing my apartment to an AirBnB type use even though the owner is fully aware there are few to no options even threatening to tear it down instead which is causing anxiety.
445	We need more rentals and not as many vacation homes.
446	Vacation rentals will destroy our community if left unchecked. They provide a fair amount of tax dollars, but that is not redistributed fairly. We do not have housing for the people who work in town, eventually we will have a situation like Colorado is grappling with. They have towns full of investment properties and vacations rentals, with no one within

447	typical 3 bed 2 bath affordable homes are being bought up, renovated, and made into vacation rentals, limiting the availability for long term rentals or options for home buying
448	I am unable to find suitable living arrangements for rentals, however there is a huge amount of AirBnBs that are available and much more expensive.
449	decreases number of houses for sale and/or rent
450	Because it is nearly impossible for people to find rentals in Baker City.
451	Because those are properties Baker City residents could be utilizing. We have plenty of hotels in this town.
452	To open up housing to more members of the community
453	More housing would be available for actual residents.
454	Vacation Rentals are limiting long-term rental opportunities for locals.
455	There are 80+ vacation rentals that take away from long-term housing options for people who work and want to live here. Most of the owners are investors who live out of town or out of state and contribute little or nothing to our community.
456	Though I believe people should be able to do what they want with their property, perhaps a compromise could be found where both parties benefit and housing is made more available.
457	There are a lot of vacation rentals, but not a lot of long term rentals.
458	We are in a housing crunch because many of the rentals have converted to VRBO. I understand why - 6 nights of VRBO rentals can be the same as a month's rent without having renter problems, etc. Too many houses have been permitted to change and this has left a housing crisis for lower-cost long-term rentals.
459	It took me over 1 year to find a place to rent due to the lack of rental homes/options. Yet go on AirBnB and there are hundreds of homes available to rent.
460	Limits the housing market for people who want to buy
461	I was evicted from a long term rental that is now an Air BnB, and finding housing that suits my needs as a renter has been a huge challenge.
462	more important for families to have opportunities to rent homes.
463	VRBO rentals take homes off the market for resale or long term rental. Plus in my neighborhood the VRBO houses turn into "party" houses causing issues and we don't have a "neighborhood feel" any more.
464	Look at the number of available single family residences on vacation rental websites. Well over 100 available short term rentals. Now look at any site where long term rentals are listed. Maybe 2 or 3 with multiple applicants
465	To allow for more quality long term rental options.
466	There are over a 100 vacation rentals in this small town. There are not enough rentals for people moving here for jobs or family.
467	Too many vacation rentals in county owned by out of area investors. I prefer residential neighborhoods and families living in homes.
468	I have lived in Baker for almost 4 years. I moved from Bend. I think we should have some vacation rentals, but I can say from experience that too many rentals can have a negative affect on the "community" feel of a town. If 2-3 neighbors around you are transient, it no longer feels like a community. On the other hand, we should not be afraid of having some rentals available. Tourism into Baker is helpful for our economy and as a small business owner, it is good for business. There should be a balance.

469	Too many houses in our community are being bought to become vacation rentals, which is then taking away opportunities for citizens to continue renting or buying houses to live in.
470	We are already seeing a crisis in housing availability. Seeing houses removed from the market and used for short term rentals feeds into the housing availability issues.
471	Not beneficial for residents
472	This is our home not a vacation city lol or tourist city really has nothing to offer besides crap restaurants and shabby stores don't know why we're turning this city into a tourist truck stop definitely wish to push people out until there's no one to work or help run this town
473	We could have more rentals
474	Have heard from other communities that they wish they would have done it sooner. I know I don't want to live next to a lot of them. Different people coming and going all of the time....I like knowing who my neighbors are.
475	Nearing market saturation that inhibits growth elsewhere...difficult for low to medium-wage earners to find appropriate rental properties which adversely impacts the overall pool of available workers.
476	There is plenty of hotels / motels in this town. Some people do airBnb and live in their home and offer spare rooms, and I think that's how it should be. To prevent empty lots only intended as a vacation rental.
477	Long term rentals are being replaced by vacation rentals that are double to triple the profit of what rent from a long term tenant would be. It is limiting long term rentals and increasing the rent cost.
478	That's why they build Hotels. People who contribute to our community every single day should be able to find affordable housing. People who visit for a weekend in the summer are not paying taxes, not contributing to our infrastructure and do not love Baker the same way its permanent residents do.
479	When trying to find housing before moving to Baker, I spoke with several property managers who notified me that they did not have openings because they were turning their rentals into AirBnbs. In a small town that already has such limited housing, it does not seem sustainable to continue this practice if we want to encourage younger people to move and stay here.
480	I think there is an oversaturation of vacation rentals and we need to begin limiting them.
481	yes some vacation home owners have more than a dozen properties in town and those could be on the market for someone to purchase and live in or used as a rental home
482	It limits "investors" from purchasing properties to manage as a way to generate income when what we need is a place for locals to live so they can continue to work and live in Baker City.
483	Due to the housing shortages, we have individuals coming into Baker City for work, but do not have adequate housing available therefore limiting the number of qualified individuals available for the work force.
484	I don't see a problem with limiting Airbnb's but only if it is a logical way of limiting. For example: shop apartments, main st housing, lofts, small apartments in houses turned into separate units, those should be allowed to be Airbnb's. I don't think one person who owns 2+ rentals making them all airbnbs is right as there is a long term rental shortage. I think there should be light restrictions for Airbnbs.
485	People having a place to actually live is more important. Also, for those concerned about an impact to tourism, there are plenty of hotel/motel options in the area.

486	Because there are already so few rental options available for long-term rental.
487	Not enough rentals for Baker residents
488	Long time rentals put constant \$\$ into the community. With vacation rentals, they can be empty for a while and nothing to offer to the community.
489	Those places could be rented out to families that have been waiting for a place to live, instead of just rich getting richer.
490	Parking availability near vacation rentals and neighborhoods feeling less private/comfortable is a real issue. Housing shortages for rentals and quality affordable for-sale options while so many vacation rentals are operational makes it difficult. We found in the transition process to move to Baker that it was very difficult to find a rental. The one we found was overpriced and sub par to say the least. In a horrible state of disrepair. And we were "lucky" to find something at all for our family. The shortage of housing is a real strain and makes it difficult for families wanting to make this place home.
491	There are 55 VRBO and 127 Airbnb listing. Some of those are listed on both I'm sure, but if even half of them are single family homes, that could add 60+ homes to the rental market. I'm aware of one neighborhood where 6/9 places are vacation rentals, 5 of which are single family homes. I have no problem with vacation rentals that are shared with permanent residents. Vacation rentals have gotten out of hand.
492	We need these homes on the market for young families in Baker. Often these rentals are 2br, perfect for a young family and generally within an affordable price range- especially ones that are fixer uppers.
493	Being a smaller rural town with not many events planned/cancelled/closed.....should not have large amounts of vacation homes when city council decides to close any sort of amusement/entertainment for outside residents and indwelling residents..
494	Many homes and apartments that were previously available for rent are now used for Airbnbs and the like. That makes it difficult to find a place for rent.
495	It is so hard to find an affordable rental in this town
496	Rental properties are needed more
497	Increase in crime, reduced property values
498	More available rentals for families who can't buy a house.
499	The largest challenge we faced when purchasing a home was people buying properties cash in hand only to see them pop up on air bnb or other vacation rental sites a week later. This further makes Baker a "tourist town" and while tourism is a fantastic source of revenue for our city, it is not sustainable. More homes on the market means more homes available for people who want to live and contribute to our local economy on a daily basis.
500	With the increase in use of air b n bs, too many people are renting local properties out to non locals leading to housing shortage for those who live and work here. Takes business from our local hotels. Possibly a nuisance for residents having temporary neighbors.
501	Vacation rentals in Baker City tend to be smaller single family units, which is the type of unit that is in limited supply. Allowing these units to be used as vacation rentals only makes the lack of availability more difficult for those needing permanent residence.
502	Because there is way too many. Local realtors buy them up and turn them into VRBO and AIRBNB destinations
503	There is one up the road from me and the traffic is terrible!

504	Takes away from the available number of housing units for rent/ownership of the year round residents of Baker City.
505	Lack of rental housing is compounded by the of conversion of rental housing to commercial short term rental. If residential housing is converted to commercial short term rental use property should be assessed at sale and taxed at commercial rate. Currently investors are buying homes and enjoying lower residential tax rate for a purely commercial use.
506	There are too many of them in this small town amd they arent being utilized completely even during tbe high season and those places could be better utilized for people to buy or rent long term.
507	To allow more people to actually have housing who want to live here.
508	To create more long term rentals and create a greater sense of community.
509	I would prefer we focus on housing options for our residents or future residents. I believe tourism and providing those accommodations for travelers is an important draw for our community, but it should not dominate the market to a point that pushes our residents out of affordable housing options.
510	Because Baker already has 5+ hotel options, baker is small and rental/buying options are limited.
511	While I enjoy the options of vacation rentals, I think our community needs to prioritize providing housing for current citizens of Baker.
512	I believe that residence of our community having affordable housing is priority.
513	Already existing homes would ease housing shortages without encouraging overall population growth.
514	When I moved here there were no apartments available and I had to stay in a long term Airbnb so I could begin my job. There were 50 long term Airbnb options and 5 options for apartments. A long term Airbnb is 2,000-3,000 a month, an apartment is 700-1,000. Airbnb has destroyed the rental and home buying market.
515	Vacation and short term rentals are desirable for groups such as ski groups, family reunions, business retreats, etc. Rentals like these compliment the motels, and encourage much needed tourism. The City/County needs to make restrictions on the number and type of vacation rentals, and there should be rules; adequate parking for all guests, noise restrictions, health and sanitation requirements, and a required business license. There should be transparency so the neighbors know that there's a business operation near them. (There should also be a business license for every business!)
516	Because there's a lot of them.
517	Landlords can often make more money from vacation rentals than from renting to long-term tenants, but this ultimately just leads to a lack of affordable housing for people who are actually part of the community.
518	I don't think it's as big of an issue in baker city specifically, but it could become one in the future.
519	There are more and more vacations rentals popping up, but no rentals or homes for sale.
520	I think some limitation is necessary, but we shouldn't eliminate it. Tourism is still a part of the economy
521	I feel too many properties are converted to the short term, vacation type rentals because it's more profitable and less hassle.
522	There are too many in such a small area. Many of these homes could be used for rentals for residents of Baker City.

523	Permanent housing is more important than vacation homes. We have motels for vacationers.
524	There are so many air bnbs and not enough rentals for people. There are too many people living in campers or travel trailers because they can't find rentals.
525	Reducing vacation rentals may help qualified renters actually finding a place to rent within reason.
526	I believe Airbnb and VRBO reduces the amount of housing for workers. Vacationers are not tied to the neighborhoods, and they utilize more resources than homeowners. Location matters as well, next to tourist spots and not in family housing locations. Requiring vacations to be part of the primary home is a good option.
527	I think that people looking for homes for families should be able to buy these homes
528	It is making it harder to live here
529	Because there are homeless people in this town living in motels who can pay rent to live on these homes.
530	I understand the love for outdoors options but the home used for AirBNb can be rentals for people who need to relocate or in search of new places.
531	We need more housing options for people with living wage jobs and to help with the real estate market
532	So many homes are being bought up for airbNb. When a family could have had an option to buy.
533	VRBO's limit rental options and rates.
534	There are to many of them now. We don't need or want anymore of them. People that work here need homes to live in.
535	Baker city already has far too many vacation rentals, and it has significantly impacted the availability of affordable homes.
536	Many people don't want to deal with long term renters anymore so they have changed to vacation type rentals leaving locals to struggle to find affordable housing or housing at all
537	we live across the street from one, the street is full of cars and partying going on. we are against it completely
538	Too many now
539	Don't want to may people to pull on the systems(DHS)
540	Human trafficking/ traffickers like using these types if dwellings.
541	It takes away potential long term housing
542	Unless they are well maintained they diminish the value of the properties around them.
543	Not that many people vacation here so the properties sit and are too expensive
544	Using houses for vacation rentals takes them off the market for buyers and long-term rentals. I'd like to see more options for people who want to live here.
545	These rentals turned into air BB is pushing out med and low income rentals.
546	Vacation rentals are decreasing the supply of housing for long term rental or real estate sales.
547	I am at hotel who specializes in guest services, the city looses revenue in various aspects. Lodging, Dining -
548	Too many short-term rentals reduce long-term options and creates a negative impact on neighborhoods (e.g. knowing who your neighbors are)

549	Would like to learn more about this option. We have lost multiple families that tried to move to Baker for professional type jobs and had to leave due to not being able to find long term rentals. It is also a problem for our local rental families.
550	It seems many people cannot find rentals that are available or decent.
551	They just want the money and don't care about people that actually live here .
552	I believe the amount of Vrbo / air Bnb in the city / county has contributed to the lack of availability of rental homes and help drive rental prices up.
553	Too many residential homes are used for vacation rentals and over crowding the tentative market
554	How many vacation rentals does one town need? Those homes could be used to house traditional home renters instead.
555	These businesses are making traditional long term rentals unaffordable to our permanent residents. We need a balanced mix that does not permanently disadvantage our residenents.
556	They destroy the town and only benefit out-of-town investors
557	Ruins the livability of our neighborhoods.
558	We have seen what this has done to other tourist heavy areas. No affordable housing left for locals to rent or buy.
559	It's a fine line, unfortunately the experience I've had with a lot of renters in town is they have no pride in where they live, causing huge expenses to the homeowner. Vacation rentals then become more desirable as "easy money". Some of the hotels in town are a little sketchy and not everyone wants to spend \$300 a night for a nice room. If we want to promote Baker as a fun vacation spot better accommodations should be on the radar.
560	As awesome as having AirBnbs is, it is also less houses that could be sold or rented out for those who need a place to live.
561	It's taking up affordable housing abs rent
562	To open long term rentals and give business back to local hotel businesses and open economic development to new hotels.
563	We should ensure that we are balancing the needs of providing services to visitors and providing affordable housing to residents. Vacation rentals help our economic growth with tourism, but we should limit the number of vacation rentals allowed within an appropriate measure, i.e. by block, by neighborhood, by total number in the city, etc. Some way in which to stay ahead of the curve with anticipating economic growth and affordable housing.
564	Well obviously there should be some sort of limit, otherwise the whole town could "technically" be turned into a vacation home town. Not likely, but you get the idea. What the limit should be is harder to identify, but I'd would like to make sure that the town is prioritizing it's citizens' ability to access affordable housing over the ability of owners to maximize their rental incomes.
565	We need more permanent type rentals.
566	I have lived in Tahoe, Bend, and Sandpoint and have witnessed over and over again how vacation homes and short term rentals create false, unnecessary shortages and marked increase in cost of living for locals. Baker City needs to get ahead of it before it becomes an issue.
567	We don't need it to cut into the rental supply
568	Residential housing should have priority over non-residents.
569	There is no current affordable housing available for professionals. VRBO's charge 3-4 times the monthly amount.

570	Baker already has 5+ hotels we are a small town - give opportunities to those who need rentals/housing. Instead of vacation homes that potentially just sit waiting for customers.
571	As of this survey, BC has plenty of AirBnB's, having more of them takes away from our hote/motel businesses. Having sold home/property outside of the city limits the first of 2023, have been looking for a replacement home in town within my range and most of them need a lot of repairs and I need a place ready to move into to, not making repairs before I can move into it. With funds available, it would hurt me financially.
572	AirBNB and other short term rentals take long-term rentals away from people actually wanting to live in town and be a part of the community.
573	The People that live here need places to live.
574	Vacation rentals remove housing from the real estate market
575	Airbnb and other rentals like the airbnb are taking are rental houses away along with the opportunity to be able to buy housing . I personally think it needs to be a minimum airbnd in town or out of town , I know of several that have been bought out of town to be used for airbnb and its not far to people with low income not to able able by or right in town or out of town and rent / and selling costs of houses needs to be lowered as well , and more buying options for low income and minimum credit needs to be fixed.
576	All rentals turned into air B&B
577	Way way way too many airbnbs in town that could be rentals for long term residents
578	Nice homes that would be for rent/sale are being used are VRBO/AIRBNB's. Some people are buying homes simply to put them on these sites and then live elsewhere. This is okay, but if that person starts buying up 2-3 homes simply for this purpose that's an issue or conversely if too many people are doing this there are no homes left for the people who actually want to live here.
579	Vacation rentals are great, don't get me wrong. I have heard from people that it makes more money than renting out the same space, which is also great. I have also heard from people that it is impossible to move to Baker. Maybe we need a healthier mix of available housing to vacation rentals.
580	It would hopefully allow more people to find longer term housing if they were limited.
581	Vacation rentals take away from the number of long term rentals available for city residents making it more difficult for those who do not own a home to find a place to live.
582	Baker will become nothing but a tourist town and it has taken all our housing. Our local people are leaving the area to be with family elsewhere so these city people can move in with high dollars
583	Housing is scarce enough, I'd prefer not improve housing for our local residents rather than fund someone's retirement plan/money making plans/vacation home
584	It is taking homes from our own community members
585	I would rather see more small houses being built not torn down ! to put in bigger dollar houses
586	Too many people are choosing to have vacation rentals instead of providing rental housing to our community members who need it.
587	More places to live
588	The more homes used for vacation rentals the less homes available to buy or rent monthly. With less rental options for families I believe the prices for rentals are way to high!
589	Yes, because all the available homes for under 300,000 are being bought and turned into airBnb rentals

590	I lived in Lincoln City, which was flooded with vacation rentals. Our house was surrounded by rentals, which led to noise issues and reduced the value and ability to sell our house.
591	To offer more long term rental options
592	The workforce in baker city needs access to affordable housing. AirBnB takes away rental properties
593	Low interest rates over the past few years provided many investors the opportunity to leverage a single income into buying multiple houses. Many of these are short term rentals. When a large amount of individuals buy up a limited pool of houses, it raises prices via supply and demand. Regardless of personal opinion on whether such investment is good or bad for the investor, it is quite obviously damaging to our young people who are starting out. Limiting the amount of vacation rentals would push houses back on the rental market in the least, and potentially for purchase as well.
594	Because human beings need shelter. those are mainly used under good weather and not as much in winter that means we've got people living in the trees by the river while empty homes sit there. We should be ashamed of the state of our state. Do right with our tax dollars
595	Because vacation rentals are overpriced and are only used by entice tourists to the area during the nice weather months. In the meantime majority of Baker county children and families are couch hopping just to keep warm for the night
596	<p>I believe that it is important to limit the number of vacation rentals in Baker City. While vacation rentals can be a great way for tourists to experience the area, they can also have negative impacts on the community. One of the biggest concerns is that they can drive up the cost of housing, making it more difficult for long-term residents to find affordable homes. This can also contribute to a loss of community character, as more and more properties become vacation rentals.</p> <p>In addition to these concerns, I also believe that limiting vacation rentals can help to promote a more sustainable tourism industry in Baker City. By encouraging tourists to stay in hotels or other lodging options, we can better support local businesses and create more job opportunities for residents. Additionally, we can help to prevent over-tourism and protect the natural environment and cultural heritage of the area.</p> <p>Of course, I recognize that there may be arguments against limiting vacation rentals, such as protecting property rights and the economic benefits they can bring to the community. However, I believe that by limiting the number of vacation rentals in Baker City, we can strike a balance between the needs of tourists and the needs of the community.</p>
597	They can remain stagnant and hold housing from community members needing homes to rent and buy.
598	Vacation rentals are important for economic development reasons, but there are individuals/families that live AND work in Baker City/Baker County full-time struggling to find available housing. We should meet the needs of our residents that consistently spend dollars and pay taxes in our community first.
599	This limits the amount of housing available for rent, forces low income & renter populations out while favoring vacationers who aren't a part of Baker City's permanent community.
600	I'm not in favor of unnecessary regulations, however if there is a lack of rental housing due to vacation rentals, this can limit business growth by not allowing additional needed workers and talent to easily move to Baker City. Perhaps incentives for long-term

	rentals or a limited number of vacation rentals could be an answer until more housing can be built.
601	There are too many.
602	Because we need better opportunities for our community an this is a tourist city if they cant stay in the motels then they could camp out or go to a bigger city.
603	There needs to be more available housing and in order for that to happen not all renters can rent for vacation only
604	Have noticed a number of homes sold that were not publicly listed; over the selling price and favored those buying without contingencies (cash only sales). I am personally aware of individuals having their rent increased immediately after sales and losing their housing.
605	We need long-term affordable housing for people who live here now & support our local businesses, schools, etc. every day. Not housing for people who can afford multiple homes & contribute minimal to local business, etc., limiting choices to local long-term families.

Q9. Comments in Opposition:

Response No.	Comment
606	I think people should be able to make their own choices about how to use their property in this matter.
607	This is a restriction of people's personal property rights.
608	Limiting a property owner's right to the use of their property does promote long term rentals, rather selling to an owner occupant and limiting hospitality facilities which promotes tourism and brings outside dollars to our area.
609	For those current income property owners they must be assured that when the property is sold that the new owner could continue to operate the house as a rental. Look to the Lincoln County situation as it relates to Lincoln City and the vacation rental market. That issue was kicked around for years& the taxpayers paid for survey and technical reports that were not necessarily followed by the County Comm. It was a hotly contested issue!!!!
610	What I do with my house, my property is up to me, not up to some governing body to decide how I can use my house. Eventually the market will be saturated with vacation rentals and the price will come down. Or some people will go back to renting to tenants instead of vacationers. Right now there are vacation rentals because the landowner gets paid since they have bills of their own to pay. Non-paying tenants is a reason there is a lack of housing. Nobody wants to rent to someone when they won't pay or expect someone else to pay for them.
611	People should have freedom to generate an income
612	Baker City is a tourist destination and local businesses and tourism would suffer if there is only limited vacation rentals.
613	The freedom of personal property ownership is being infringed with limiting this type of income potential. We as a community are harping on the wrong issue. Because limiting vacation rentals will not easy the major issue that has been hindering our development. Which is ready and available developable lands.

614	This could impact the economy of Baker City/County as these are short term rentals for visitors that want more than just a motel room.
615	I would prefer to put my money and investments into something that is not getting ruined by long term renters that you can't get out of you rental.
616	For some people, renting out a room or their mother in law house, is their only source of income.
617	These people bring \$\$ to Baker. They are also easier on real estate than renters.
618	Let the market dictate the need for short term vacation rentals.
619	I think the ownership of property has the final say how their property
620	It's America do what we want if we own it
621	Property owners should have the right to do whatever they wish with their home
622	Government involvement in the private sector impedes growth and reduces affordability.
623	Limiting vacation rentals will not produce the outcome of additional housing available for long term rent. There are many reasons these have become popular, but pure profit is not one. Many laws pertaining to long term rentals have disincetivised small investors in this area. In addition to the fact that many people have prefer to stay in a vrbo rather than a motel. Baker City doesnt have the best Motel accomodations, and in fact by limiting the vataion rentals may have an adverse impact on tourism.
624	Tourism is a huge part of the economy - why limit the ability of folks to choose where they want to stay?
625	People have turned to vacation rentals rather than renting houses full time due to the regulations that give renters more rights than property owners.
626	Off street parking is more desirable for homeowners, and property values.
627	i do not feel that the government should be allowed to tell home owners what they can do with their property.
628	I think this is a bandaid on a much bigger issue. Even if we were unable to rent short term we would not convert to long term rental due to the limited protections landlords have. It's unsafe for our property and finances to rent long term.
629	Baker city should not become a city that tells people what they can do with their own property.
630	People aren't buying houses because of inflation, not because of the number of vacation rentals. If you get ride of vacation rentals, you'll kill small business owners and the city's economy will decline.
631	Taking away revenue streams
632	The market will determine the numbers
633	We need tourism
634	Is that limits homes and housing for low income families that have vouchers to get the homes and with HUD you're guaranteed the money and the rent
635	what someone wants to do with their property should be up to them, and quality vacation rentals attract not only tourists but also potential residents, businesses, etc. because that's how people scout out a new area they are interested in
636	It provides affordable and alternative options for tourists. Most of the local hotels are owned by the same people so I appreciate that it provides income to those who can't own their own businesses. Provide income to working families and encourage a diverse tourist population
637	Again, less government interference in people's lives. If anything you should limit the government rules that are making people move away from owning rentals.

638	This crosses the lines of property owner rights.
639	I feel like the free market should determine housing. The governments role should be limited.
640	Limiting freedom does not create housing options
641	There are way too many limitations on everything. It is hard enough to get anything accomplished. Stop limiting.
642	We need less limitations, not more if we want investors to invest.
643	It's no one's business what I done with private property.
644	I feel that if you own the property it is yours to do with as you wish. For many they have had rentals and then the renters didn't pay or trashed the home causing thousands of dollars of damage with the owner having no way to recoup this loss.
645	Private property rights
646	Vacation rentals bring in outside tourism dollars and incentivize renovation. Fewer long-term rental properties will price out lower income renters, which would be a benefit for Baker City.
647	It limits small business and tourism opportunities.
648	I don't believe it is the government's duty to limit private investment opportunities.
649	Vacation rentals provide income to the community from outside sources/travelers. These travelers in turn support our local businesses, ski resort, golf course, ect.. And our hotel situation is not good. So, I would vote yes for this, if we had better hotel options.
650	Let the market determine what homeowners do with their property.
651	I see a huge benefit to AirBNB VRBO it brings in people from other areas for rec/vacation - if we had more quality hotels it may change my mind but the hotels/motels we have aren't sufficient quality
652	Provides places for tourists to stay who will spend money in our community. Provides short-mid term housing for people moving to the area or working shorter amounts of time like traveling nurses and fire crews.
653	Property owners should able to choose how they use the property
654	Income
655	We have a mother in law unit, we would not rent full time because of family visiting, but suplmenting and bringing more people into the town, we would consider renting part time
656	The laws for landlords makes it difficult to rent. This gives homeowners and opportunity to use their house as an investment without allowing someone to trash their property.
657	Low cost housing apartments are needed, which is unrelated.
658	Seems like your taking away freedom of being an American!!! It's our choice what we do with our house not you!!
659	If people have a business good for them, but don't allow leaches to destroy housing
660	A homeowner should have the right to choose what they do with it. Short term rentals get less abuse than long term and typically generate the same if not more revenue.
661	Baker City thrives on tourism. If you start to limit the places people can stay when visiting, you limit the money flowing into our community.
662	Vacation Rentals are a sign of the times and Baker City has very little in the way of Hotels.
663	Tough- we need people to come to visit and spend money- tourism, however we can't force our current community members out of the community.

664	It allows for travel nursing, and provides tourism income to the city.
665	It's the only affordable way to travel if you have big family. And it gives people new to town a place to land tell they fa house.
666	Only the property owner should decided how the property should be rented
667	Most air, B&B owners have just become too fed up with Oregon rental laws, and have found VRBO and Airbnb business to be more profitable and less liability.
668	Currently laws are unfavorable towards landlords of rental properties. Unless laws were to change to make it more desirable to keep long term rentals I don't think there should be limitations on other avenues for landlords to take to keep their business alive without being so vulnerable to the tenants.
669	Unconstitutional
670	Limiting this will result in sales and not rentals due to current tenant support leaving landlords without legal support against poor tenants
671	If you do this many will simply sell their house and buy elsewhere. You can easily spend 20k in repairs from a poor renter. So that's why many rentals are shifting gears. Can't blame them.
672	I am in the Airbnb business
673	I should be able to rent my property as I see fit.
674	The City has no business in limiting what one can do with their property and who rents it.
675	I don't like the idea of someone controlling property that I have purchased myself. I should be able to do what I want with it if I pay taxes on it.
676	We shouldn't prevent people from coming into our town or limit people from creating a business.
677	By having vacation rentals we are bringing in tourism who otherwise may not rent hotels. I know many people who come to Baker for corporate retreats, family reunions and vacations, and they stay at AirBnbs. While I also wish there were more long term rentals in town I don't think we need to limit the vacation rental market.
678	I have been a user of vacation rentals and find them very good on a number of fronts. Income for the owner, money brought to the community, cheaper and a better stay than motel/hotel/etc.
679	It is the property owners right to choose their income stream
680	Tourism is a big part of our current economy.
681	Land owner rights
682	If I own property, I should be allowed to rent it out however I want...sticking within zoning laws of course.
683	Investors should not be penalized for the lack of inventory on market. There is more money to be made in vacation rentals than rent or dealing with the issues that can come with long term rental clients.
684	People should be able to do what they want with a house that they paid for.
685	As long as the property is owned by locals I don't have a problem with them renting it out to others. But if companies from outside buy all the property in Baker and they don't live here then yes, I would have a problem with it. I did not like the fact that the government violated people's rights to property (and even the 3rd Amendment in some cases) by not allowing owners to evict renters for not paying their rent. That's why so many people stopped renting during the pandemic and turned to Airbnbs. When the government collected property taxes but didn't require renters to pay their rent, why would owners want to rent out their property? Airbnb was a safer option for property

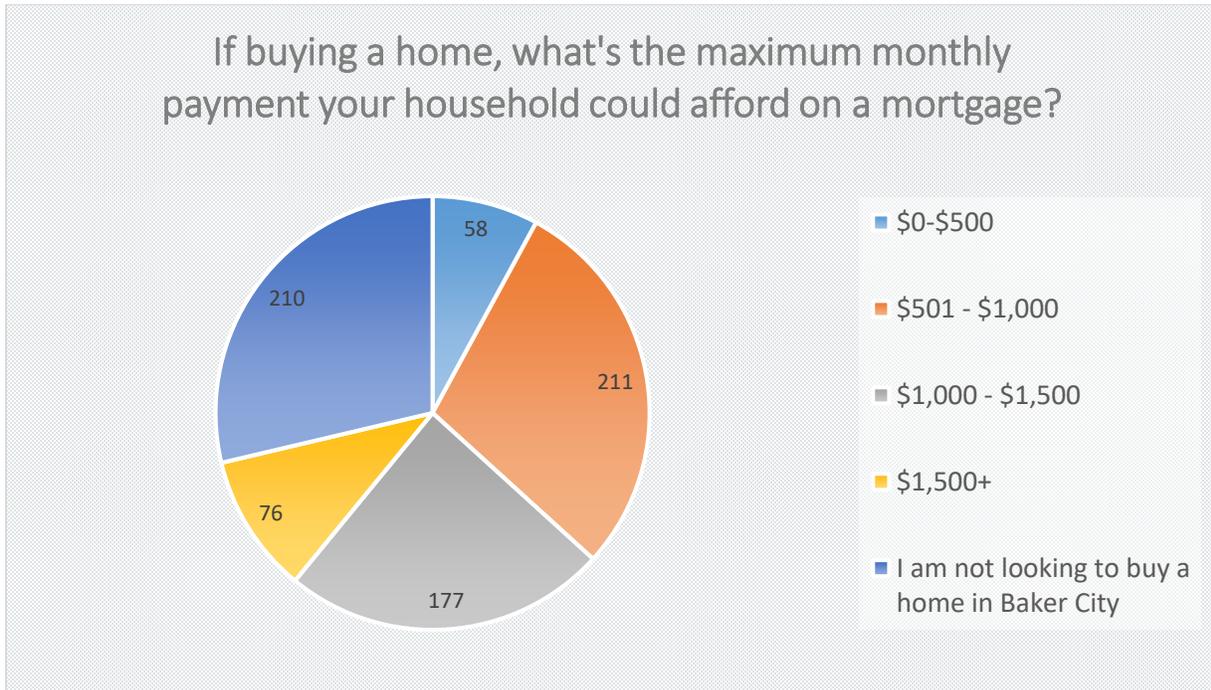
	owners. Again, if the properties are owned by locals and administered by locals then I don't have a problem with it.
686	People can do what they wish with their house. No need to micromanage that.
687	Not my business to stop someone else of a living
688	Home owners/taxpayers should not be restricted. Govt should not control private enterprise. Those rentals pay property tax, maintain the rentals in a better than average market and also contribute to lodging tax which funds economic development! There are better ways to work on housing issues than controlling the rights of your best tax payers.
689	Tourism is important to our economy. Renters can be very hard on property. People should be able to choose what to do with their property.
690	I'm not sure that is our right to qualify how people use their homes...
691	Recreation is a source of income for our community. We need more hotels if you're going to limit VRBOs. We don't have enough good hotels as it is.
692	Not the governments business what you do with your property
693	Could become to restrictive. Instead give incentive to make long term rental. Do not restrict the behavior you don't want give incentive to get the behavior you do want.
694	Generally well-maintained private property and not traditionally a full home - different market.
695	It's not the city's right to limit someone ability to earn income
696	Private and market driven
697	It is the home owners choice to do with their property as they chose. No-one has the right to tell them what they can do with their property. If there was a way to recoup money for tenants that do damage maybe they would reconsider renting long term
698	They help our local economy
699	It gives people options for visiting
700	At the current moment there is not an overabundance of VRBO
701	It's not a issue. It is private business no more interference with government
702	It's wrong. But maybe it needs to be de-incentivized by restructuring. Have those rentals contribute more highly to making housing available.
703	They seem to be getting a lot of use which indicates there is a need for vacation rentals and short term rentals. If they are not getting rented the owners will likely change them over to long term, or sell.
704	Absolutely not! Restricting people with what they want to do with their property is unethical.
705	People should be allowed to use their property how they want
706	Providing more vacation rentals will send a positive message to tourists and supplies a big part of Bakers economy.
707	If an owner chooses to Airbnb property. That is there right. If there get to be too many/people aren't making money. They can choose to make stable money in rent or sell.
708	It's should be the owners choice.
709	Too much Government control
710	Income
711	I'm not aware that their presence is harming housing options and want to preserve the option to list my own home.

712	Cause people need to make money
713	It is Private property, let owner do what they think is best for their investment.
714	The market should determine the need for vacation rentals, not a government agency
715	I feel that would be too strict governing regulations and limit free market economy
716	Absolutely not. Power overreach. The current zoning laws and regulations are sufficient. This would result in these dwellings being sold. I would not be a landlord in the current climate where you cannot even break even or make payments on dwellings because you have tenants who are not paying and are destructive.
717	Because i do not support the city telling me what i can do with my personal property unless they are willing to pay some of my expenses and loss in income
718	A better option would be to incentivize owners to provide long term rentals instead of short term. Too many regulations and issues owners run into with long term rentals, remove those and the owners would be less apt to moving to short term rentals.
719	I strongly believe in personal property rights, including any legal use.
720	I see Baker county a tourist destination, vacation rentals bring needed income not only landlords but also to local businesses.
721	I'd hope there would be the natural consequences of supply and demand-when there are too many they'll have to pivot.
722	I thnk the revenue from VRBO's are important. It helps with TLT dollars and promotes tourism/ tourists eating at our local restrauents, shopping at small businesses, etc. As much as some people hate tourists, our local economy can't survive without them.
723	Allow it, but add a local surcharge to make it more profitable to lease long term than rent short term
724	We need visitors and tourists.
725	It is the owners choice on how to operate their own business.
726	PEOPLE HAVE WORKED HARD TO DEVELOPE A UPPER LEVEL OF HOUSING FOR THE TOURIST OR OUT OF STATE REUNIONS, ETC. THEY SHOUKD NOT BE PENALIZED FOR THEIR HARD WORK OR LIMITING THEIR BUSINESS. WELFARE PEOPLE NEED TO MOVE TO A CITY THEY CAN GO TO WORK IN. STOP LEACHING OFF OTHERS TO SUPPORT THEM.
727	It my belief that that city should not be allowed to tell people the can or can't offer their property as a vacation rental or Airbnb.
728	Ridiculous question
729	We need both to help the Economy
730	Tourism is an important part of Baker's economy
731	They bring in income
732	Although I don't like that it is happening (long term rentals to vacation rentals), property owners should be able to do with their property what they want.
733	Limiting the investors who own the vacation rental would force them to invest elsewhere. With limited hotel/motel options I believe our tourism could suffer and it is a large part of income for Baker City.
734	I believe there are plenty of alternate paths to improve and increase housing stock (such as infill development, allowing tiny homes on existing lots and promoting attached housing added to existing housing, etc...) aside from cutting away from, or limiting this budding industry that has helped to support and improve the local tourism and service sectors, as well as helping to create a new source of income for local residents.
735	If you own a home I believe you should be able to do what you want with it.

736	These bring \$\$\$in to town
737	The owner should have the choice to rent out their property, how they want. they own the property and they pay the taxes.
738	It's up to the homeowner how they want to utilize their property
739	government should not be involved in regulation of private business. ... supply and demand will regulate the number of vacation rentals ... let the free market work
740	It's an important industry for Baker's tourism.
741	Because its none of your business what land owners choose to do with their properties.
742	Vacation rentals bring in people who spend money in the community
743	Because if you a house pay taxes on it you should be able to use it how you like. Most renters feel it's not my house so they destroy it causing owners more in repairs
744	Because people who have worked to build these are doing so for investment reasons and there doesn't need to be restrictions. The restrictions will lead to folks losing there investments and additional income.
745	At some time in the future, I'm interested in having a vacation rental on my property.
746	Where would traveling nurses and professionals stay? There is a demand for short term housing otherwise there wouldn't be any.
747	Why punish people who own vacation homes for making sound financial choices in their lives? I'm never going to own a vacation home anywhere, but I'd I could, I wouldn't want anyone telling me I had to give it up if I worked hard for what I have. Telling people that they can't have what they worked all their lives for so someone else has access to it is not the solution. helping people help themselves build pride in their home and community is the solution.
748	Private owners have the right to do whatever they would like with their property. I'd much rather see vacationers, than an influx of people in Baker City.
749	It Is and Should be the RIGHT of The OWNER to choose what to do with Their own Property !!!
750	Part of Baker City economy comes from tourism
751	Let free enterprise alone. Are people who vacation likely have a good impression of Baker city and may want to move here as well as influence others to move here. These will likely be people who can afford a home and will be contributing members of our community.
752	It's private property
753	A person should be able to do as they please with their home.
754	I know of several owners. They invested for their futures. Why would I want to jeopardize that?
755	Local hotels are poor quality and expensive.
756	would help local stores eatery shopping
757	I believe it's the owners right to use the property as they see fit. I believe it's unethical to tell someone what they can or cannot do with their own property. I do not have an Airbnb or vrbo
758	I do not think the city should have any jurisdiction over what a property owner does with their own property
759	To have a house on Airbnb or VRBO the house has to be in decent condition, typically remodeled in the case of the historic properties. This retains the beauty and restores a level of class in some neighborhoods where previous houses or areas had been run down or trashed. If these houses are on vacation rental platforms they are more than

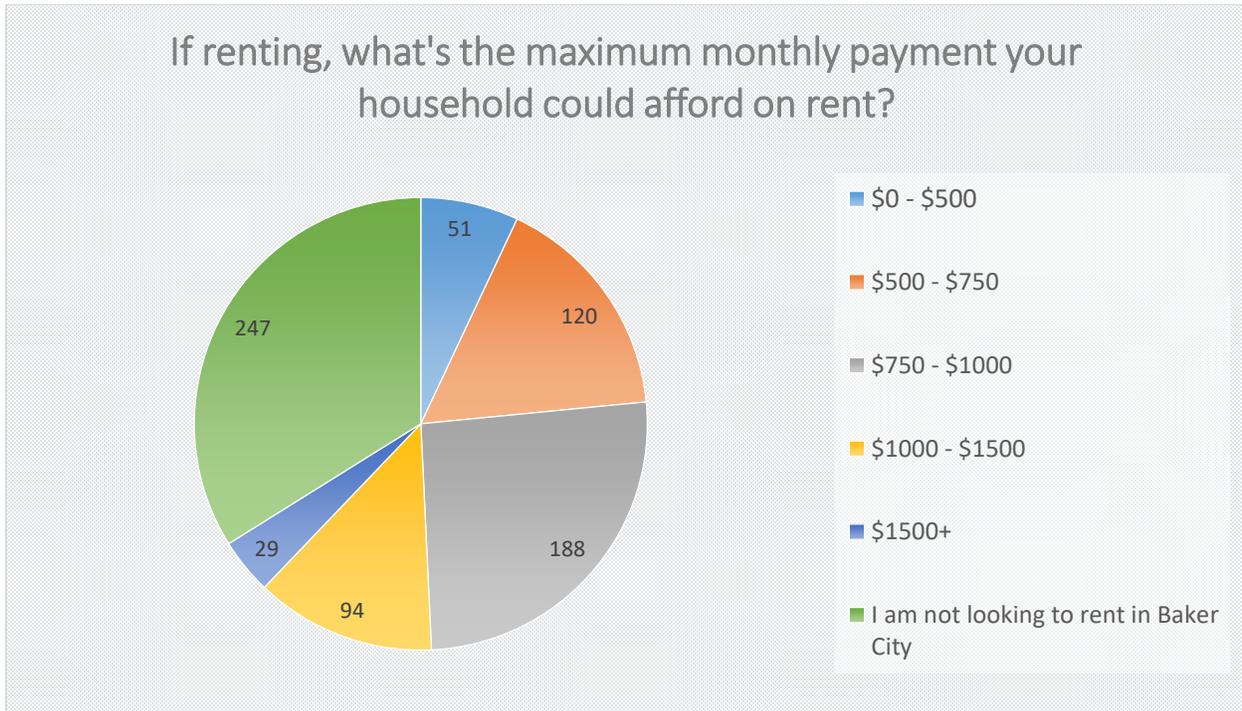
	likely paying there mortgages and city taxes on time, while maintaining a beautiful property promoting Baker City as a decent place to visit or live.
760	Impacts tourism.
761	Home owners should be able to decide which options they want for their property. Rentals - long-term and vacation - both come with their fair share of challenges and rewards.
762	Travel is a good source of income for local businesses, limiting could hinder that where we don't have enough hotels to accommodate visitors
763	Those are important, people should be able to use their house as they want.
764	it brings tourists in, and gives great options for family to rent while visiting us here if our homes cannot accommodate their lodging.
765	Not if the owner lives in Baker County, but for "LLCs" that cover their ownership, or out of town owners, yes.
766	Can't tell people what to do with their property
767	Helps economy with limited business growth in the area
768	If they own the property they should be able to do what they want. There will be natural supply and demand to limit.
769	Attractfs higher paying tourists.
770	It's the home owners choice. It's there property
771	Absolutely not! It is never appropriate to take away the rights of a property owner.
772	I think they encourage tourism
773	With the stroke of a pin, you are devaluing the owners property.
774	Tourism generates a large portion of Baker City's revenue. The less money spent on lodging, the more money spent in the local businesses, bringing more money to the local economy, which helps support our community.

Q10. If buying a home, what's the maximum monthly payment your household could afford on a mortgage?



Survey Choices	# of Answers
\$0-\$500	58
\$501 - \$1,000	211
\$1,000 - \$1,500	177
\$1,500+	76
I am not looking to buy a home in Baker City	210

Q11. If renting, what's the maximum monthly payment your household could afford on rent?



Survey Choices	# of Answers
\$0 - \$500	51
\$500 - \$750	120
\$750 - \$1000	188
\$1000 - \$1500	94
\$1500+	29
I am not looking to rent in Baker City	247

Q12. Other questions, comments, concerns, etc.

Response No.	Comment
775	<p>Even though I am on limited income, I have no other debts, so I can afford more than most people think. I currently pay approximately \$1000.00 a month with all utilities, internet, tv.</p> <p>So getting into Senior & Disabled Housing is a good thing. If I had health issues, I might be able to afford what I do. Those who suffer from health issues also have to consider those costs in their budget.</p>
776	<p>Build...not for those who can afford the current prices but for those who can NOT!</p>
777	<p>Seniors who need modifications their homes are unable to afford these modifications or if they are renting, the landlord can require that the modification be removed at the time of moveout. Baker City should think about providing a tax break or incentive program for housing providers to keep modifications to provide more access to housing for people with disabilities.</p> <p>Baker City has land available to build on, however, this will require utilities to be a brought to those locations. Maybe incentivizing or paying for the utilities, more contractors would be willing to build. This could provide housing for more middle-income households and free up rental housing for lower-income families and seniors.</p>
778	<p>I know investors that won't develop land in Baker City due to the exorbitant amount of money needed to put in utilities. A current project I am a part of we needed to install a 2 inch water main, the city didn't have one, we could have procured one in Nampa ID for 1200 the city wouldn't allow us to do that. Waiting for the city to get theirs set us back 4 months and cost us a total of 10,000 for them to install.</p>
779	<p>I am responding to the survey as being indirectly affected by the housing mess we have in Baker City today. I have family living with us until they can purchase a small home in town around the \$175,000 price market.</p> <p>Also, I know of half a dozen new job offers to relocate to Baker that had to turn down the offer because they could not find housing they could afford.</p>
780	<p>Free money by the government during Covid times has partially fueled this problem that Baker has. Nobody wants to work anymore. They want things given to them and given often. They don't have a budget. They don't understand what a budget is. And they refuse to pay for things, rather opting out to get things paid for them by programs. More affordable housing is not the solution. That will just fuel bringing more individuals from out of the area (Idaho) who find those affordable housing units cheaper than where they came from. That will then price out current residents and leave them where they are right now. Again, this is not a Baker problem, but a national problem. Additionally, Californians moving to Idaho are displacing Idahoans into Baker and surrounding areas, pricing out the locals. How many Idaho license plates are there now in Baker County, even Union county? They all say they are from the area originally and have rural living values, but that's not possible.</p> <p>Who does Baker want to attract? That's what the Baker county residents need to decide first and foremost. When they say if you build it they will come, well if you build affordable housing, then that's who you will attract. And these people will be from out of the area and won't share Baker values.</p>

	So my question for the County Planning Department is: Is Baker wanting to change it's identity?
781	The current job market does not have wages that support the housing/rental market
782	<p>1. At least one real estate agency in town is handily buying up homes to turn into BnBs or rentals. This truly limits the community of middle income earners who want to buy forever homes here!</p> <p>2. I watch the RMLS daily. I've seen homes that I love that aren't on the list and think "if that ever goes on the market ...". And then a realtor sign will pop up with a SOLD sign on it without advertising/listing the home. That seems shady and I think that is wrong. I've seen this happen twice in the last couple of months.</p> <p>3. This community has so much charm! And I believe that period homes should remain period homes. People are flipping homes and removing the inherent charm of the craftsman/bungalows. Nothing can probably be done about this but it's such a shame because once it's gone, it's gone.</p> <p>4. The BNBs buying homes in family friendly neighborhoods. It really is terrible.</p>
783	I don't want low income, federally funded housing to over take our community. I understand the need but we don't have the services or jobs here to help fund care to people that are unable to take care of themselves. New homes are different but I think those should be limited as well. Keep Baker small it's what keeps us different from Portland.
784	The yearly rent increases make it hard to stay in one place for many years. Within about four years the property is no longer worth the price.
785	<p>Limiting Vacation Rentals is not going to fix that problem that faces Baker. Our inventory of available developable lots needs to be increased. The city development plan and public works have made it undesirable for developers to invest into a new subdivision that will take historically 20 year to build out. We need to make those requirements more developer friendly and the Public works needs to have a program to waive fees for water and sewer hook up. As they will increase there budget with property taxes and not rely on fees.</p> <p>We have to understand that Baker County is still a bargain in the housing market and we need to allow development that will allow residence to purchase housing, but with the current inventory they are being out bid by incoming residence.</p>
786	<p>We have to look at the whole gamut of issues. Planning Dept. needs to give some of these issues to City Council or County Commissioner. But they have to start working together first! We have to put Baker First!</p> <p>How do we help low income seniors/families keep the housing they have clean and well maintained? Can we get code enforcement to really enforce? What resources are available to help people. By having Senior live at home even past levels of safety, all these houses are not going on the market to be sold to young families. We also have no housing for the care workers needed to care for seniors in their own homes. DHS/Sr. Service has got to get on this. We have to look at fixing all the trashy mobile homes. They are an eyesore and can't be quality living situations. Maybe code about Mobile Home parks. Have we ever thought about a city/county investment in a clean up day in partnership with Dump.</p>

	<p>Not seeing any promotion of the new tax credits for energy upgrades from the Federal Government. But we would have to have contractors to do that work.</p> <p>Come to put together a team of folks to address all these issues as they all interconnect.</p>
787	<p>The application process and the building inspection process and cost need to be streamlined to be more efficient and helpful to the home owner or the builder. There should also be in place some incentives for developers to create more homes and the more available homes on the market would bring prices down. Creating additional limitations on development would slow the progress down and increase the cost. Providing assistance to first time home buyers would be a worth while program. How does a young person build wealth -- becoming a home owner. By creating more opportunities for young people to own homes it would reduce the pressure on rental. We need to provide and incentivize landlords to maintain a higher quality of property and help them with tenants that are creating issues in the neighborhood. Finally as a city rather than creating more cumbersome regulations that are difficult to enforce and can be perceived as discriminatory or impacting low income to a much higher degree some kind of incentive would be to help keep properties clean and neat, the elderly just need more than the church groups helping them out.</p>
788	<p>No more AirBnBs which would allow more rental long term options with availability, no rental processing fees, and help LOCAL people and community.</p>
789	<p>I have young adult children who are having a very hard time finding rentals that are not full of mold or have other major structural damage. The price of rentals on these dilapidated buildings are too expensive for what they are.</p> <p>For me and my spouse, we have been looking for a house that is around 1500 sq ft and has more than 1 bathroom. They are rare in Baker and if they are for sale, are way to expensive. I feel that the prices are for people who live out of town, not Baker residents.</p>
790	<p>I am a single women with no children working one full time job 8-5 with benefits and a second job with 12hrs a week and can barely afford to live in an apartment and provide food for myself with a vehicle payment. Also finding places that you can rent from that allow a pet is getting harder and harder these days. I'd love to be able to have a dog companion again. Renting in Baker City has made this very hard.</p>
791	<p>My concern is not for my own housing, but for the availability of rental or small houses that young professionals can afford. My place of work hires seasonal work, but often workers won't come because it is too difficult or too expensive to get housing in Baker City.</p>
792	<p>Thank you for addressing housing needs at Baker City. Even though I live at Haines now, my coworkers, friends, and neighbors have, and continue to struggle finding affordable and safe housing at Baker City.</p>
793	<p>Limits on resources to residences should inform any decision on additional units. Specifically, water availability with existing infrastructure.</p>
794	<p>Study the cities that have multiple low income housing projects and you will see crime and drug abuse is rampant. Most residents show little to no respect for the housing units which results in a trashy facility. Housing costs have been inflated in large part due to government mandates and/or restrictions placed on landlords. Stop forcing unfunded mandates and the cost of housing would be more affordable.</p>
795	<p>I believe a shift in overall approach to development is required. Even though many of our planning department employees already try to actually HELP applicants with their proposals, many building officials are more concerned with the letter of the law and not seeking to provide alternatives to help the individuals with proposed projects.</p>

796	I've had numerous employees have to leave the area because they can't find housing. This hurts the business and the local economy.
797	The rental costs are outrageous and shouldn't be allowed. It doesn't help people try to prepare for buying a home.
798	Baker is so unique, and beautiful. Please make it affordable again and allow the families that live and work here, the opportunity to stay here and improve their lives, raise their children, and continue to improve the community.
799	<p>Baker County needs to seriously look at the Housing Problems and take action to help support the individuals that cannot afford housing and go after grants. I'm aware that New Directions Northwest Inc. has attempted to get grants to help address this concern. They have also turned an old motel into apartments for people that otherwise would have no where to go.</p> <p>We have a lot of talent in the county and should be able to solve this problem but need people that will all work together to problem solve and work together keeping politics out of decisions and do what is best for the people that are trying to live in this community.</p>
800	This survey seems like it's focused on getting rid of vacation rentals. It's not right to punish small business owners just to try to increase the rental/ purchase market. You'll drive the economy down because people will not stay in Baker... the hotels in Baker are shit and that's why vacation rentals do so well here. People aren't buying homes because prices of everything are inflated, from fuel to interest rates. I'm sure the city manager could afford to buy a home, but instead he wants to claim a housing crisis and live in a trailer so he can hook it up and leave after he has drained the city of resources.
801	We own our home, but had we not purchased it in 2015, I don't feel that we could afford it today. There's very limited options on the market that are either extremely expensive or of such low quality, requiring a lot of work, that most people are probably excluded from the market at the present time. This is compounded by higher interest rates. We were fortunate that when raising our family we were able to rent a home that was ample for our needs and affordable and we were very good tenants, but those opportunities are probably nonexistent today, especially for the long term tenant.
802	As an agency that works with low-income residents we serve a large number of homeless families. I answered from the point of view of our clients to the best of my ability.
803	<p>Last time I looked, not a single house in Baker City that was listed for less than around \$200,000 was lendable. They were all cash only. Which completely leaves out lower income individuals and families from being able to buy a house.</p> <p>(I filled this out based on my mother in laws situation more specifically. She needs a place that is safe, clean, inexpensive and she can have a small yard for her dog).</p>
804	None
805	I think that the new town houses by Sam o swim are going to be too expensive for anyone living in Baker. How can people making minimum wage afford \$1200 a month? The Airbnb are getting out of control people are buying up the low priced rentals and turning them into vacation rentals instead of housing I know that some just do not want to deal with renters but to have so many of these vacation rentals in Baker is just ridiculous. And the price of rentals is sky high. My low income family member has had her rent raised 9% every year she has lived in her apartment by her landlord when the other renters in her complex have not had their rent raised yearly, I believe because she is on section 8 housing the landlord feels free to raise the rents since the government is

	<p>paying the bills well now she has a decent job but still needs help and now she makes too much for that extra help from HUD so she is struggling to pay all her bills because her rent is so high.</p>
806	<ol style="list-style-type: none"> 1. Grants to bring homes to mortgage funding standards 2. Quicker responses to nuisance homes 3. More lower income rental options 4. Standards to existing homes upkeep and repairs 5. City owned lots getting redevelopment
807	<p>respectfully:</p> <ol style="list-style-type: none"> 1. limiting supply of housing keeps home prices artificially high. building more housing and especially of types other than single family homes on large lots, goes against people's economic self-interest. 2. You have a responsibility to affirm fair housing laws and to remove over-regulation of land use, regardless of feelings or survey results from property owners. 3. Asking people with internet access and with leisure time to complete such surveys will not be representative of all residents. You risk silencing the voices of underrepresented community members and risk unintentionally furthering systemic disparities.
808	<p>I think in the previous comments, I have said most of it.</p> <p>From the perspective of an 'ethical' landlord, rental prices cannot be affordable if the cost of the home I would intend to rent is beyond realistic value.</p> <p>I don't think there was a single home we looked at (we didn't look at homes on the hill by the golf course) that would not have required tens of thousands of dollars to address the deferred maintenance and bring the home up to the quality that I would want to see a renter live in. I hope that makes sense.</p> <p>We only looked at home that was 'walk-in' livable, in our opinions. The place I bought in Spokane needed no more than the replacement of a GFI outlet, an earthquake strap on the water heater and some light cleaning. The two realtors split the cost of the first two; I did the cleaning.</p> <p>I just want you to have a very different perspective on the housing problem. Thanks and good luck!</p>
809	<p>We need some type of renter rights/protection when it comes to slum lords in Baker City, increasing rent yearly but renting barely livable houses.</p>
810	<p>Affordable rentals for help with the homeless and you're guaranteed the rent because they are on HUD</p>
811	<p>Thank you providing the open house. I will spread the survey among as many local friends as possible.</p>
812	<p>The planning department both county and city fail at transparency. The newspaper spent more time talking about loves than either website or socialmedia.</p> <p>This makes zoning changes much easier and that's not ok.</p>
813	<p>This is Baker City, not Bend, California or Portland. Please remember that. People that want to rent can find good rentals with good references. Too many rental houses are left in complete disaster so therefore people don't want to rent.</p>
814	<p>Stop taxing us out of being able to afford to live</p>

815	Homelessness is a big problem everywhere and I can believe that it has a lot to do with the cost of living out pacing folks who can't keep up with what appears as out of control greed in some area's how do we find a balance and help people out seems to be a dilemma.
816	We need more affordable family homes. Not super expensive and not state housing. The average family with middle class income can not afford homes. They make too much for assistance and not enough to buy an average home.
817	The inability to get building accomplished in this county is ridiculous. The non-common sense requirements from the County planning department make building in Baker County impossible. Common sense needs to be brought back into the County planning department to expedite the ability to get homes built in our town. The number of examples that can be used are overwhelming. Every builder in this town can give you many examples of challenges they have in getting through the building process with the County planning department. The City of Baker City finally has a great group of people running the City building department.
818	I am a single income family. I support both myself and my daughter on my own with no help from the child's father or family. I make JUST enough to sneak by each month and my current landlord is interested in selling his house. Should he do that, I will have nowhere for my child and I to live due to the price of rentals in this town. It is likely I will have to relocate should this happen to a town that has more housing availability.
819	If we get more housing and more residents what is going to happen to the water and sewer. We do NOT have the infrastructure for many more!
820	We need to promote a developer to come to Baker City. If we had a developer from Bend or Boise come to our City, and build several units at once, with mixed usage (Townhomes, and single-family lots), this would be a huge asset to our community and would help provide housing for a wide spectrum of people. Housing is not much more expensive than in the Treasure Valley area, however Caldwell, Nampa, Meridian have newer buildings, more selection, for very similar prices. We need to promote developers to build in our beautiful gem of a city.
821	Lower taxes, less restrictions, more options are needed to encourage new construction of housing. Incentives are sometimes good options if the return on investment makes sense for the taxpayers. Infrastructure investments usually bring property tax receipts over time that exceed the original cost.
822	I don't even know where to begin... Stop interfering with business growth in our community. It's ok for new businesses to come to Baker City. We should've allowed recreational marijuana sales in the city. You all missed the boat on that bad. Homeless camping Willy nilly all over town needs to be addressed, swiftly. Code violations on homes need to be addressed with fines. I could go on and on, but does it really matter to you?
823	I would love to see a weatherization assistance program to make current housing more energy efficient. This would reduce expenses for the inhabitants at the same time as decreasing carbon emissions. Also, a program to replace inefficient aged wood burning stoves, for the same reasons.
824	Reduce the cost of utility infrastructure.

825	The most important issue that Baker City (and many other places) is facing is the safety of its citizens. Housing policy (as much as it can) should assist in alleviating the drug and crime issues that increasingly infect our city. This means prioritizing the availability of housing that most appeals to stable, productive citizens that have the best interests of the community at heart. Baker City does not need to become like other, more urban, locales. It would behoove them to become more like us.
826	<p>People should have an income which allows buying or renting adequate housing. Out national distribution of income and wealth is not sustainable in the long run.</p> <p>Taxation of the the very wealthy would provide the funds needed to supplemented the stagnant wages now being experienced by the vast majority of Americans.</p>
827	city gov. can't afford to spend money to create housing
828	Baker City has many derelict properties that should be either brought to standard or torn down. The city should have a listing of these properties and enforce codes already in place to get owners to take care of these properties. An example is 1940 15th Street. No power or water, unoccupied for 15 years. Fire hazard. How many similar properties to this are there, that could be built on and used to infill Baker City with livable homes.
829	As a homeowner the two questions above do not apply to us. The question on home affordability has to have some relationship to median income figures in Baker City/County. Also impacting the figure would be utility costs and property taxes (which are included in rental calculations by thoughtful property owners).
830	Please consider that may of our residents work jobs that do not provide enough income for them to purchase a home and rental costs for the working poor are outside their budget especially due to the fact that as soon as they begin working the lose many of the support benefits needed to provide for their families. Include in this the fact that most rental properties (outside of those owned by NEOHA) do not meet criteria for a housing voucher and the fact that food costs have increased drastically during the pandemic as well as property managers requiring tenants to pay their own utilities it is virtually impossible for the working poor to make ends meet. Add to this the fact that many of these individuals do not have the credit rating to purchase a home or the financial ability to even begin this process. These individuals would benefit from affordable housing and could most likely move forward with economic stability if there was a way for them to purchase their own homes as monthly mortgage payments are often lower then rent for the same size home.
831	Many people in the county build apartments in their garage and rent them out and build mother in law homes and build in their barns with out permits. They do not pay taxes on these additions or out buildings.Baker County doesn't check on all the extra buildings in the county. Many are not DEQ approved.
832	Many people in the county build apartments in their garage and rent them out and build mother in law homes and build in their barns with out permits. They do not pay taxes on these additions or out buildings.Baker County doesn't check on all the extra buildings in the county. Many are not DEQ approved.
833	It would be helpful to see information such as how many traditional rentals are available compared to vacation rentals, how many people are experiencing problems with finding homes to buy or rent, and so on. I frequently hear that the market is very tight but having metrics to quantify the issues and provide a better basis for perspective would be helpful.

834	New Directions Northwest director has told me that it has trouble hiring new employees, because they can't find a place to rent in Baker City. Gary Dielman
835	This is ridiculous, I believe that it's a free country and market, you are not allowed to limit how many vacation houses, air bnb houses that are here. It's not your choice what we do with our land and houses. Yes the market is crap to buy and rent. But at the same time the problem lies with the economy not with limiting the vacation properties. This is a retirement community, bringing in more apartment and low income house bring issues all in its own we have plenty of apartments already.
836	Thank you for doing this survey! I am excited to see how things can change for our future here in Baker City.
837	Baker School District 5J has removed several homes and parcels off the market and tax rolls. There is no consistency to planning. EX: Flag lots pop-up everywhere with no connectivity or street improvements. Cost and Development Code makes development difficult. EX: Rolled curbs would make development easier and cleaner.
838	There are a number of folks in town (or used to live in Baker) that have a lot of wealth and have purchased rental homes. They influence the price and availability of rentals. Some of those folks are influencing the rental house market in addition to some of them listing former rentals as AirB&B.
839	We are getting a lot of renters from temporary housing. Income and history is adequate but they can't pay rent on time or maintain the apartment. We have the too many damages to consider rentals long term.
840	I was a renter and housing is terrible prices are over 1/2 my income.
841	The biggest problem I see is the failing public safety departments causing people and businesses not want to move here. I have talked to multiple retired Baker City residents who are afraid of not getting fire or ambulance service and the lack of police service at night. The other big one I see is the lack of new businesses to provide living wage jobs (which would bring more family members to help fill the lower wage jobs that are currently open. There is no competition for good jobs and I think that is because the good old boys and girls from here are afraid of change. With growth a town is just dying, and that is what I see Baker City doing.
842	Looks like there is need for better higher wage pay jobs. That would bring in more money to improve the city infrastructure
843	most of the individuals I work with cannot afford large amounts for rent and their Housing Choice Vouchers do not cover what is needed so they can afford adequate housing.
844	I moved here in 2009. My challenge then was finding a home that fit my wants and needs. I ended up purchasing property and then building a new home on it. I feel very fortunate that I found a desirable piece of property, and financially able to build a new home. Those opportunities seem much more limited now.
845	Even housing similar to Elkhorn Village units is helpful as well as the cottages like Brookside on Eldon St but with 2 bedrooms. As mentioned above, disabled housing should have walk-in showers rather than unsafe tubs for use.

846	The rental shortage has largely been due to landlords being fed up with Oregon rental laws and turning their once long-term rentals into Airbnb and VRBO's. Owning several rentals we have experienced houses being damaged \$10k+ in damage with no recourse for the tenants. In addition to that evicting tenants now takes several months and thousands of lost dollars. There's nothing the city can do until Oregon rental laws are not so tenant favorable. Landlords need an incentive to have long term rentals instead of vacation rentals.
847	Instead of trying to limit what builders/ investors are lawfully able to do- they should be incentivized to create more rental housing availability which would benefit not only the builders/ investors but also the individuals in need of affordable housing opportunities.
848	Unless the roads are wider, there generally has to be on site parking otherwise there ends up being little to no room to park and roads quickly become one lane. You have to either be really rich or really poor to live in Baker.
849	<p>1-Better coordination of current operating resources. 2-Putting people in motels is a patch and most motels won't house the houseless because of the cost to repair. 3-building expensive house only helps those able to buy. 4-transitional housing with wrap around services, job or volunteer training. 5- RV parks for older RV's and grants to pay for insulation and skirting, heated hoses... 6- tiny house village in town for disabled or elderly. 7-tobacco free program s. As I see a lot of low income people that get local help smoking. Just my opinion as it's very expensive right now. 8-we need a better list of the services currently available in our community. Some out there but Many individuals, non profit and churches are doing a lot of good things but unnoticed. 9- Provide grants to non-profit s willing to take on the above mentioned ventures. 10- we also need to involve more community members that are willing to volunteer to mentor and help many of our current houseless individuals. 11- Many of the houseless population have an income of around 900 a month so renting a home is unlikely. 12- Provide incentives to people willing to help... 13- low income housing is great but HUD vouchers are limited. 14- most of the 30+people I know of that are houseless are couch surfing, living in cars, or living in RV's.</p> <p>This is my opinion from working closely with the houseless population in our community the last few years. Please let me know if I can be of further assistance.</p>
850	All I know is when my brother moved here he stayed with my husband and I for 18 months before a duplex became available. That's just crazy!
851	When we moved here, we struggled to find middle income housing. There were inexpensive homes in questionable neighborhoods for \$100,000 and million dollar homes we could never afford. We needed the typical 3 bedroom 2 bathroom house for around \$200,000 to \$250,000.
852	Programs that help families looking to buy and remodel would also be helpful as a lot of the homes are very old and need updates; many related to safety.
853	The problem with housing is also a challenge for the middle class. Many of the homes for sale under \$400,000 need extensive remodeling and high-ticket repairs. Some of the needed upgrades are roofs, electrical, and plumbing. When payments are very high, there is no room to save for a major repair because you are maxed out to afford

	housing. I would much rather live in town, near where I work, but financially that is not an option with what is available.
854	One of the neatest things about Baker City is the older homes - some sort of monetary incentives for people to update them to code and live in them would be wonderful.
855	To rent or to buy there should be a variety of prices to meet the needs of everyone.
856	I do not want to limit Airbnb, though I myself had a hard time finding long term rental when I moved here. I would not like to see more low income or free housing added, I think that we are getting more and more sketchy people in our community and I don't want to increase the incentive for people like that to move into our town.
857	Owners should have a limit on how many houses they can host as Air BnB's. There are several people in this community who own multiple houses they use to collect a higher profit from vacation rentals rather than long term renters. There is no reason for this besides greed.
858	A large apartment complex or tower would be good to prevent urban sprawl. Growth just to grow is not always a positive thing, but if that is what it takes to get competitive goods and services (WalMart, etc..) We just don't want to have the problems of Ontario. If housing becomes too cheap than you start to attract gangbangers, and druggies
859	No warming shelters period!!! Nothing that promotes the homeless
860	My son is the music teacher at Baker High. Due to unavailable housing he is resigning his position and relocating to a more affordable area. We are leaving Baker City due to the lack of rental properties. The very few that do come up are old less than 1000 sqft for insane amounts of rent. Then the deposits? 2-3 K for one of these old places, if your lucky enough to find one. Buying isn't a viable option with over inflated prices driven by investors, and interest rates at 7% Let the tourism keep your town afloat, allow more short term vacation rentals and then try and figure out why employers are losing good employees. 100+ airBNB...rentals avail 3. sad
861	It's about supply and demand. If there are not many rentals available, that increases rent prices. Increasing home prices will inevitable increase with inflation, and a lack of housing. To help combat these issues, we need more new housing developments. This includes single dwelling houses as well as duplex/triplexes for renters. When my family moved her last year it was extremely tough to find a rental we were willing to live in and had to wait over a year to find a house to buy that did not even come on the market. If you want to live in a newer home, it can be a long waiting period since most of the homes built in Baker were built in the 1920's-1930's. I realize the general public does not want Baker to grow and are against adding housing developments. Until this happens, the housing situation will stay as is with the frustrations that come along with zero growth.
862	Thanks for asking these questions. Affordable housing is a big issue and one that needs to be addressed. My hope is that our community can incentivize land owners, builders and contractors to construct new housing that is benefiical for all. One other thought...if new housing is coming our way, can we think of ways to include new parks, paths and playing fields?

863	I support people with Developmental Disabilities, they are struggling to find affordable options in our area. There are not enough 1 bedroom options. One of my clients waited 11 months for an apartment to come open. Another one is paying the maximum his budget can afford for an apartment that has some safety issues, but he's too afraid to complain because he has nowhere else to go.
864	Rent should not of jumped up because house prices it really hurt and the home for rent are not heat efficient and have crappy old appliances which makes Bill cost High depending on home its not worth to rent when it's a crazy house or ur rent is the price of a mortgage payment
865	Rents are increasing all over the country. Baker City used to be an affordable place to live. It's no longer an option for far too many people who are struggling financially. I was a single mother on HUD when I got into the home I am now buying. The owner passed and the house was sold. If the new owner hadn't worked with me, I would not have been able to buy the home and I would have ended up homeless again. Now my adult children have needed to be out on their own, but the rents are higher than my mortgage payments. People are renting out parts of their homes as Air B&BS so they can afford their mortgages. We need affordable housing in our town.
866	Buying houses in Baker is still fairly affordable. Lack of rentals is a problem. Many landlords have had bad renters and have turned to vacation rentals. Renter education is important to teach people how to care for property. I can't blame landlords for switching. They make more money and their property isn't damaged and completely trashed.
867	Consider asking about household size - that info would provide context for the last two questions.
868	Biggest concern is with single parents working full-time paying for child care, and paying bills alone the renting range being \$1,000+ is unrealistic and people even with two incomes coming in is struggling to afford housing. I suggest that more housing allows pets, especially dogs as they are protectors and this town has become a drug pit.
869	raise wages or lower housing. We should be paying at most 30% of our salary towards housing. This cuts into grocery money which leads to poorly developed children. They turn into lower-educated adults, which leads to frustration and sometimes those folks will turn to crime for the essentials, food, clothing etc. We are really just raising future criminals by not prioritizing families in HOMES.
870	I clicked a lower price point because I have witnessed the cost of water and electricity DRAMATICALLY increase. If you are factoring those utilities in the cost of a monthly rent, that would be a different story. Unfortunately, they tend to be "in addition" to the cost of rent.
871	It is hard to justify spending 1500+ for a rental, when if you could get qualified to purchase your home, that is the same amount you could pay for a mortgage payment. It made it hard to want to move here and commute from Richland when rent was 400-700 for a very nice, affordable, structurally sound rental.
872	I think making it easier to add mother in law Quarters to properties without a ton of fees would be helpful.
873	I have a disabled friend who has looked for affordable housing for the past three years. She needs a one level, one bedroom home. There hasn't been anything so far that she can afford. Thank goodness her daughter is providing her temporary housing. My friend would like her own place to call home.

874	Ownership! Not rental. We need to keep folks stable and invested in baker. That's achieved through ownership. But of smaaaaaallll price point. Not huge mortgage payments people can't afford and end up losing.
875	Create more housing solutions and available rental properties. It, is a critical need for this community.
876	Rural areas need to be allowed to build additional housing.
877	The rentals that are available here are either brand new and so not at all affordable, or they are overpriced former trap houses that people shouldn't have to live in just for lack of other options.
878	More people should buy instead of renting...
879	I am glad to see the city taking up this issue. The three months I had to move for motel to motel (with my cat) while working full time and looking for someplace to live was very stressful. I have know this to be a problem for several other people, I work with someone right now that dealing with this very problem.
880	Some housing accommodations are needed for homeless. I live across from someone who opens their doors to homeless, and frankly the non-stop coming & going at all hours is not acceptable & as seniors we can't afford to move away from the situation.
881	Maybe create an ordnance fee for Airbnb/vacation like properties if the house is vacant or unoccupied for more than 15 days a month. Have the fees go towards a solution for transients that are starting to pick Baker City as their new camping city..
882	The rent in Baker city is astronomical this is a tourist area but there is alot families here that are blue collar workers that need affordable rent and allow pets it's crazy you literally can't find a place one who will allow pets that's not community like. Having to make 3x the rent that isn't fair when the rent is \$1200 plus deposits etc... we need caps on rent and take in consideration the average minimum wage so families aren't burying themselves in rent and not having anything left over for food, clothes, supplies, bills. Everybody deserves affordable living that's extremely hard in Baker City.
883	Please stay out of this. I realize you have the best of intentions, but government interference isn't the answer. I have lived in this city for 64 years and you are trying to fix a non existent problem. Just because someone refuses to work at raising their standard of living does not mean they need government help.
884	There needs to be rentals for single Parents, on a single income. There needs to be safer options for them rather than Green Acres etc..
885	The price that BC demands for renting or buying does not match the amenities it offers. Lacking in amenities.
886	Lots of low income residents in baker city and other rural towns are just 2 sick days away from being homeless/broke....both parents are forced to work unruly hours and are never able to raise/care for children without going short financially. My personal experience is my husband has worked 3 jobs and myself a job with lots of overtime just to make ends meet and not lose our home or get a collection bill on utilities. Unable to rent a home for the cost of 1000 or more a month that is not including utilities, having to travel out of town for shopping for basic household clothing that is less expensive than d&b, and kicks shoes.... spending money not allotted in monthly expenses to get children and selves the things needed for clothing, entertainment, or medical needs due to high costs of keeping businesses in a money hungry society. So far in 4 months there has been 6 large homeless camps in our alley ways and side streets due to lack of resources in our community. I and so many other families in our community fear for our

	children's exposure to the unmanageable with homelessness, drugs, and unable to provide basic necessities in our community.
887	The problem of this city not allowing for growth, and not allowing anything but low income jobs, has created a horrible housing situations. People shouldn't have to move from a city they have lived in and supported their entire lifes just to find affordable housing.
888	Would like consideration of incentives and city assistance to refurbish older properties into affordable and habitable residential space. Also would like to see information on availability of contractors and buildings trades people in Baker City as that seems to be a barrier/delay to many building projects.
889	Help disabled people develop multifamily housing
890	Too many people living in RVs. I know several people who would love to live in a house or apartment. There are families crammed in RVs. Also people with pets cannot find housing. Homeless people have no options. Not all of them are addicts.
891	This survey is warped. It only invites questions from one side of the "issue". Property owners should make their own decisions on what they want to do with THEIR property. If it's vacation rentals, fine. One house on a 5 acre lot,, fine. I'm sick of government trying to get into what is none of their business.
892	2 bedroom 1 bath in poor condition for \$1750 a month is not affordable.
893	I would love to see incentives to redevelop underutilized properties already existing within city limits. The addition of new housing developments may function to exacerbate the neglect of properties within the city. Removing/replacing/amending old dilapidated homes is expensive and would need incentives. Let's not create sprawl in baker with lots of new development but reinvest in the existing infrastructure.
894	Halfway has similar housing issues and has lost potential new teachers due to the lack of housing. However, I don't see this as totally a housing issue. Gainful employment is needed to support growth and maintain our communities. Is there a plan to provide more jobs? Logging and mining used to help support our communities and contributed tax dollars...
895	Rent is so high it is imposable for people to save the money they need to buy. Then when looking at places listed for sale their options are houses with little space, bathrooms containing carpet and toilets feom the 1960s, and the price is triple what it aught to be.
896	Programas for firs buyers
897	I participated in this survey because if I were to lose my job I could no longer afford my mortgage with a 15 to 18 dollar per hour job. Water is ridiculously high in this town, as is other utilities and cost of living comfortably and not in poverty.
898	Allow small scale development of subdivisions before permitting a new truck stop. Build these subdivisions in low value (non farm) land. Incentivize renovation of downtown living in our historic buildings downtown. Creat low income apartments or townhomes or condos in planned developments.
899	My concern is that this survey is to be used to justify zoning changes to attack landlords who have converted to vacation rentals. There were two questions that had direct questions that could lead someone taking the survey to believe that this is the problem. It is not.
900	Growth is not an automatic positive. I would like to see the city remain aware that Baker City's small size is near (or is)the top reason for it's desirability. We should not destroy the existing community by assuming that more is better.

901	You're preventing people from moving here and starting careers or performing seasonal work with this lack of housing. Rentals should be available for people moving and there should be homes available for first time home buyers. Pets should be allowed and Airbnb should be extremely limited. Airbnb already has more options than rentals or homes for sale.
902	Part of Baker's charm is it's small town appeal. Keep Baker small. Do not increase the city limits or urban growth boundary. Keep Baker rural.
903	So many of our problems in housing and infrastructure could be solved with tax revenue associated with Marijuana dispensaries. Why do we continue to ban them?
904	The drive to reduce short term rentals is ill conceived. Instead of just forcing the number of short term rentals, address the issues that are driving owners to want to switch from long term to short term.
905	I feel like the community needs to be cautious as we put the Covid pandemic in our rear view mirror. Local history has taught us that poor planning and knee jerk reactions to short term market fluctuations, always turn out to cause problems in the future. Oregon is an expensive state to do business in, and the result of that is that building any type of building is a daunting financial commitment. We can't waste money trying to build "affordable housing". Anything built today will be expensive. Luckily the real estate market always finds correction, and high quality, efficient homes will stand the rest of time. The same cannot be said about cheap ADUs, budget apartment buildings, and housing that create parking issues. Our community services rely on property tax revenue, which is another reason to encourage the building of more expensive homes and neighborhoods - we don't want to build ourselves in to a budget cutting crisis.
906	too many damn government regulations in regards to being able to dislodge non paying renters...building regulations need to be loosened...supply and demand will solve the problem...affordable housing terminology needs to be dumped...tired or hearing it...workforce housing is another tired phrase...let it go
907	Limiting the number of vacation rentals is not the answer to increasing rental availability. It will hurt other economic areas of the county. Providing grants/second loans/ and other incentives for first home owners or other homeowners to build or buy.
908	I am a single mom that works as a case worker for DHS, I earn \$48,000/year but with that income I only qualify for \$150,000 home loan. There aren't any homes within that budget that can be financed by a bank in Baker City. I have two children and can't even find a rental, and honestly if I could find a rental I wouldn't have the funds to save to purchase a home because rental prices are outrageous.
909	I have a job and money just want to rent/own a decent place. May go back to living in an RV. This town needs "something". I almost had to decline my job offer because I could not find a place to live. Lived in an RV while waiting. Sad.
910	I have a poor quality, long term rental using the Housing Choice Voucher Program. Unfortunately, my rental needs have changed due to medical reasons and I find myself needing a home capable of fitting a motorized wheelchair. My home now doesn't. I find myself choosing between housing stability and medical necessity. If I move, I will need to move out of the area to find a suitable price range.
911	Housing should be for the people trying to get ahead, not a handout.

912	I currently live outside of Baker City limits, but in Baker County. We had a home built a few years ago. I personally thought that the building codes and requirements were difficult to navigate, even though we had a contractor and the planning process was fairly easy. I think that it would be helpful to have resources available for those building to make the process go smoother. I also think it would be helpful if the planning department/commission would advocate for builders (not necessarily just contractors),especially when it comes to State building codes and requirements. It seems like the permitting process and building codes are stringent and more and more people are likely to just do what they want instead of abiding by the rules. I understand that rules are necessary, but maybe providing more education and resources to get through the process (contractors may not need this) but I think do-it-your selfers might appreciate it. It would be nice for people to know that the planning/building department is on their side rather than them feeling like they are working against them. (our personal stuggles were minimal, but I have heard a lot of stories from others where that is not the case)
913	I currently rent a home of appx. 600 sq. ft. and with my health am able to maintain the cleanliness of it, although I can no longer do the yard maintenance, and that is detrimental to my budget. Also, the city refuses to take responsibility for the Oak tree across from me that needs trimming, and I am unable to do so. Nor do they clean the Powder River across from me, or take liability ,or responsibility for the road in front of my place. Not only that, but they won't tell me who DOES actually hold responsibility for the above. They have that information on THEIR tax rolls!
914	Opportunities for young people to stay local and be productive during years of schooling, training, apprenticeship, or working in other low paying jobs, are dependent on affordable housing.
915	We need more quality lodging options for people visiting. Vacation rentals are filling a need for tourists to have a decent place to stay. More quality hotels and amenities would lead to more long term rentals on the market.
916	During the crazy home sales are family had to move three separate times. It was do to house sales and now all 3 homes are air b&b. We are hard working always paid our rent on time family. There was no loyalty or consideration for our children. I work for DHS and I saw this citation for many good families. Now there's nothing affordable even though we are still a small community with small options.
917	Have to consider all utilities they would be able to pay. Everything has gone up. And may not come down. Young families suffer through this. Seniors suffer through this as well. When renting is as high or the same as combines utilities. It's insane. This not Portland, this not California. Baker does not need to be at these high costs of renting or buying.
918	I believe that a primary issue with a limited number of houses currently available in Baker city is that there are so many vacation rental homes. I know that other cities have put a cap on the number of those homes that can exist within their city limits. I strongly recommend Baker city, do the same and reduce the current number to make more homes available and affordable.
919	Limit airbnbs for winter, during the summer we need more for our tourists, since hotels book up so fast.
920	Contractors and developers would build if there was reason to be here.
921	That's all I can do I'm S. S.

922	I would just like to mention that when I first got to Baker city this past July I was staying on a friends couch for close to 4 months due to the lack of apartment availability. At the time I was fresh out of the army and found baker city and fell in love. I had no rental history sence I joined right out of high school and also I wasn't over 55 years old (two of the biggest reasons I couldn't get an apartment). I was however able to get a job within 2 days of being here and got a better job shortly after. There are many jobs that younger people can get here and make a good living however it does not seem there is any type of housing available to them which can deffinatly cause issues in the long term.
923	I have heard countless stories from employers who can't get new people hired because the new potential employees cannot find a place to live in Baker City. The people not coming to Baker due to lack of housing are educated people with a steady income. I have heard that a local resident would like to develop some housing off of Windmill Road to the east but they find city difficult to work with on development. There is something (land use restrictions perhaps, etc) that is keeping the housing market restricted.
924	Lending oppertunities for fixer uppper oppertunities would greatly increase my buying oppertunities, along with programs for lower down payments that do not require, or a subsity for, mortgage insurance.
925	I would like to see more government subsidized housing for elderly and disabled.
926	We need more lots to build on and small acreage's. Possibly extend the boundaries. I would be looking for houses to rent out, but prices are too high to justify an affordable rent.
927	The rent for sub standard living conditions is crazy and not justified. There needs to be rent control. My rent has gone up almost 300 dollars in the last two years o ly because everyone else has done it. The housing market is ridiculous because it's go e up so much for what you get.
928	We lived in Bend for 28 years, from 1990 to 2018. We sold and moved here and don't want to see Baker grow into another place like that.
929	I currently have HUD voucher.
930	I would like to see Baker County and Baker City approach Ash Grove cement about doing a community project using cement to build 3D printed homes similar to the projects that are going on in John Day Oregon
931	I would reach out to tourist destinations that have overcome these obstacles and get some ideas that help all and all can agree on. or majority of most people.
932	Thanks for doing this! More housing for everyone please.
933	another "government program" ... another "government subsidy" ... another "government regulation" will not solve a societal issue the government participation in "solving" this issue should be limited to reduction in all "permit fees" involved in all aspects of construction ... when "investors" are confronted with a "friendly, cost effective" building / permitting department ... the free market responds quickly .
934	What your looking for is how much are tax payers willing to pay to fund this trash
935	The housing debate will self correct. Go get a job to buy or rent. Those who are unwilling to work don't need a handout. A hand up for a short while but nothing more.

936	I think all housing should have off street parking. The streets arou8nd SBI are so narrowed by cars parked bumper to bumper that I fear fire trucks can not maneuver down them. I have had a shop trailer, motorcycle and pickup parked next to my house for over a year. The trailer has never moved. I recently had 20 ladies as old as I for lunch and they had to park at a considerable distance. Also the snow plows and street cleaners cannot sweep away snow or debris
937	I do not believe government should be fostering affordable housing. Let the free market dictate and just maybe people who will get back to work and stop whining.
938	Provide financial education to help people prepare to buy a house.
939	Please do not use up our premium view, edge of town, river lots, etc. for the tiny homes, tiny lots, multi family or anything like that. Keep those dwellings more in the already congested more center of town. Save some low density for the part of the populous that values that.
940	I know you are looking for the housing solution, but if we don't offer people hope and a hand up instead of limitless help as a handout, our housing situation won't change it will only make it worse. 'Free stuff ' people and 'I'm ready to work for stuff' people, are not the same. Baker city isn't a charity. It's a community.
941	This is a delicate time in Baker, lots of us live here for the small town lifestyle. We do have a housing problem but I see a lot of potential in creating a lovely community maybe provide incentives for remodeling and cleaning up existing housing.
942	Unfortunately, development costs (land, building materials, labor, infrastructure, etc.) are so high that building "affordable housing" isn't realistic. The City shouldn't bear the cost of development, but providing flexible infrastructure alternatives would be helpful. Programs like Habitat for Humanity are useful. Tax breaks or an incremental application as incentives. Using setback areas along the streets for on-site parking instead of all internal. Affordable housing is getting harder to find a solution to, especially where the cost of living is higher than income. Unfortunately Baker has been fairly stagnant over the decades and the average age of the populace is getting older.
943	I would like to see Baker City move in direction toward more Private Enterprise and projects and give Ownership and Town Pride Back to The citizens, less dependent on Government Bureaucracy, and more Looking out for each other, We tend to take better care of what We work Hard for and Have Ownership In ...
944	Let private enterprise solve housing needs. The government's biggest help would be to stay as uninvolved as possible.
945	Renting a duplex for \$1,350 monthly plus paying all the utilities and being on a fixed income is hitting me hard. I certainly appreciate having a roof over my head but finances are very tight, if the landlord raises the rent it will have a heavy impact me, nothing left for groceries and/or an emergency. Have lived in the BC/County my whole life and amazed at the rent expense.
946	We bought a lot in town several years ago and planned to build. We moved here and we lived in a motel for 3 months and realized even with the help of our realtor that there were no rentals to be had. We bought a house, but are not in a position to build anytime soon. We can't afford to build and still have a place to live. We could have had both if we had a place to rent for a year or so.
947	Incentivize Developers to create more subdivisions.
948	When the property taxes, insurance and the cost of building permits and utility hook ups are so high low income people can't afford to rent or purchase. To keep people with low wage jobs it is up local government to help with low income housing projects. Reward builders, investors that create low cost housing and keep it low.

949	Mobile home parks, might be an option. I found myself "homeless" after many years as a care giver for my parents. My option, because of credit, pet ownership, and limited income. Thankful for my current landlord. Allowed me to move in, and do some repairs and upgrades. My rent is still under 500, I have my pets. I do pay ALL utilities. Making my monthly close to 700. I did qualify for help with heat and power.
950	Airbnb and other rentals like the airbnb are taking are rental houses away along with the opportunity to be able to buy housing . I personally think it needs to be a minimum airbnb in town or out of town , I know of several that have been bought out of town to be used for airbnb and its not far to people with low income not to able able by or right in town or out of town and rent / and selling costs of houses needs to be lowered as well , and more buying options for low income and minimum credit needs to be fixed.
951	<p>What we don't need is another subsidized housing community (there are already over 10 of them). But anyone with a 1-2 person household making a fair wage (above the minimum, lower middle class) will find it very difficult to find something the way things are. Simply because there needs to be more smaller affordable options in friendly neighborhoods. There are quite a few options for those at minimum wage with a 3-5 person household in subsidized housing.</p> <p>If you are too "rich" to live in subsidized homes and the other houses/land on the market is too big (therefore not economical) then you are out of luck.</p>
952	I'm happy this conversation is taking place amongst the people.
953	<p>Concern:</p> <p>This is the last affordable mountain town in Oregon. With our current investment of buying our first house here we are concerned Baker might make poor moves for the future of this town in relation to economic growth.</p> <p>Our first red flag recently that made us question the city was in relation to the highest gas prices in Oregon being Baker, and then approving another corporate gas company to build a station off the 84. Seemed strange.</p> <p>We suggest somehow incentivizing lower income population to start businesses, or restore their houses seek out grants.</p> <p>There seems to be a lack of communication between the city and the population, no real news outlets for people to be involved in. Communication would greatly help and educate some around the community.</p> <p>I know how difficult it can be to be in your shoes, thank you for supplying a survey and communicating.</p>
954	I would never live in an apartment. I'm in total support of tiny homes on regular lots or smaller (but not to small)with help of lower cost of permits and developing. I'd live on the desert if I could have a small home with a cute private yard all my own.
955	We need more suitable jobs to support housing
956	Baker City housing market is severely limited for seniors with disabilities. I know a senior looking for housing right now and he can't find anything appropriate for his needs. Wheelchair bound. Sad, because there are a lot of seniors in Baker and has been for many years.

<p>957</p>	<p>Rental challenges in Baker City are not new. It was tough over 30 years ago when I moved back here and it was tough 60 years ago when my parents moved here.</p> <p>I see other communities with apartment complexes. They aren't subsidized or low-income. They are nice for people and couples starting out. We need some of those.</p> <p>We don't build new, nice houses here too often. So many are too small for growing families. I don't think the government can fix it but you can make rules and cost supportive of growth and for the development of nice subdivisions. We don't have those.</p> <p>Challenges in housing keeps my kids and grandkids from moving to Baker.</p>
<p>958</p>	<p>Focus some efforts and funding on parts of town like Campbell near the tracks or behind Safeway where some of the sketchier elements are seeming to multiply. Be proactive in helping folks live with peace and quiet and quality of life. Do not enable homelessness. Don't rely on neighbors to turn in neighbors when 15 broken down vehicles are clearly visible or leashless dogs are all over or a house should clearly be condemned. Police say the town council should do something and town council says the police should and little if anything seems to get accomplished. Both should work together.</p>
<p>959</p>	<p>I've noticed traveling medical, staff, and forest industry workers coming into the area, looking for a room, or small rental short term, and there is not enough short term, affordable rentals.</p> <p>The manufacturing businesses need workers but there are no reasonable places to rent, nor is there spaces in RV parks to accommodate these people.</p> <p>You cannot grow businesses without housing.</p>
<p>960</p>	<p>I do not support any encouragement for the construction of any homeless shelters beyond what we already have to offer in Baker City.</p>
<p>961</p>	<p>Overall I would say less government intervention is always the better way to go. Get the government out of the way as much as possible, and the free market balance itself out. In general I do not want subsidized housing, low income/veteran or otherwise. These tend to offer great income to an investor for awhile, at the cost of bringing in lower quality individuals. Subsidized housing after 10 years seem to look like the slums from what I have seen. That would be a great disservice to the citizens of Baker City/county.</p>
<p>962</p>	<p>Nowhere have I seen subsidized and homeless housing projects improve the quality of life for a neighborhood or the community. We all have to accept that we can only live where and in the lifestyle we can afford. There is no right to affordable housing....it is earned with the skills you can provide an employer or your own business.</p>
<p>963</p>	<p>I'm not against wealth at all, however greed I am it's time we start asking to see the books on government spending at all levels. Because a lot of public servants are benefiting pretty good and Your not a servant if your getting wealthy from it.</p>
<p>964</p>	<p>Kate Brown destroyed the idea of renting your home out due to renters not having to pay rent, and the owners not able to evict them. It destroyed the idea of anyone renting their homes out if moving elsewhere. That, and even those regulated by HUD end up getting the shaft because HUD does not follow up on their renters history when they change to a different property. I have had that experience in the past, as a homeowner being nice enough to let someone use my place as a HUD approved dwelling. I sold it instead of going through that again.</p>

965	<p>There should be a limit on the amount of applications collected for each available rental. Application fees cost \$35-\$50 each and multiple applications are received by property managers for 1 dwelling. If 10 people apply for 1 dwelling then the property manager has made upwards of \$500 just in application fees without approving any of the applications that were submitted.</p>
966	<p>Would suggest repurposing houses for international students and using those for local residents.</p>
967	<p>1/2 Introduction: Baker City is a historic community in Eastern Oregon facing unique housing challenges, including availability, affordability, inflated prices, a small real estate network, antiquated housing stock, and a high retiree population. This updated Housing Production Strategy will specifically address these challenges, offering tailored solutions to create a more inclusive, sustainable, and vibrant community.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Increase housing availability and affordability. 2. Address inflated prices and real estate practices. 3. Regulate vacation rentals to prioritize long-term housing. 4. Preserve and modernize antiquated housing stock. 5. Support housing options tailored to the retiree population. <p>Policy Initiatives:</p> <p>1. Increase Housing Availability and Affordability: Expand zoning to allow for the construction of diverse housing types, such as townhomes, duplexes, and small apartment buildings. Implement inclusionary zoning policies that require a percentage of new developments to be set aside for affordable housing. Offer tax incentives and subsidies to developers who build affordable housing projects.</p> <p>2. Address Inflated Prices and Real Estate Practices: Establish a real estate oversight committee to monitor market practices and prevent price manipulation. Provide education and resources for homebuyers and renters to promote informed decision-making and market transparency. Encourage competition within the real estate sector by actively promoting new real estate agencies and brokers.</p>

968	<p>2/2 Regulate Vacation Rentals: Implement strict regulations on short-term vacation rentals to prioritize long-term housing availability. Require permits for vacation rentals, with fees directed toward affordable housing initiatives. Limit the number of vacation rentals per owner to prevent market monopolization. Preserve and Modernize Antiquated Housing Stock: Create a housing rehabilitation program to assist homeowners in modernizing and preserving historic homes. Offer tax incentives to developers who preserve and adapt historic properties into modern housing units. Implement design guidelines that protect the architectural integrity of historic neighborhoods while allowing for updates and improvements.</p> <p>Support Housing Options for Retirees: Encourage the development of age-friendly housing, such as single-level homes, senior living communities, and assisted living facilities. Offer financial assistance programs to help retirees downsize or modify their homes for aging in place. Collaborate with local organizations to provide resources and support for seniors seeking housing options.</p> <p>Action Steps: 1. Conduct a comprehensive housing needs assessment to identify current and future housing requirements, with a focus on the unique challenges faced by Baker City. 2. Amend zoning regulations to promote diverse housing types and increase overall housing availability. 3. Establish a real estate oversight committee and implement measures to promote market transparency and fair pricing. 4. Implement and enforce vacation rental regulations to prioritize long-term housing needs. 5. Develop programs and resources to support the preservation and modernization of Baker City's historic housing stock. 6. Collaborate with local organizations to support housing options tailored to the retiree population. 7. Monitor and evaluate the progress of the Housing Production Strategy to ensure that objectives are met and adjust policies as needed.</p> <p>By implementing this updated Housing Production Strategy, Baker City can address its unique housing challenges and foster a more inclusive, sustainable, and vibrant community that meets the diverse housing needs of its residents.</p>
969	<p>Real estate interests have purchased many homes here in Baker and taken them off the market. Stop this drain of real estate parcels away from families and into corporate real estate interests.</p>
970	<p>If there are no jobs here, it is actually cruel to give out free housing to those without income to pay for it. They will not be motivated to improve their circumstances. If I got a free \$1,500 place to live, and who knows what else, why would I be motivated to get training or seek a better job? Or ANY job? You build low income housing, they will come. Then what? Build a place they can work at, then you get happier people that can afford a better place to live.</p>

971	Absolutely, positively do NOT want to see any encouragement of homeless housing in Baker City. And anyone who thinks this is a good idea needs to understand they are volunteering their personal property to be used for this purpose. It is dangerous to be a business owner and property owner in downtown and constantly risk encountering someone sleeping on your property, breaking into your property or otherwise destroying your property and endangering tenants in your property. I deal with all of the above constantly and it needs to END.
972	I think low cost housing encourages low or no income folks We have too many shacks already
973	In the 1980s I saw numerous landlords destroyed due to subsidized low income housing (rents as low as \$8/mo. If below market rents are available, landlords will just sell their rentals and you'll be in worse shape than you are right now. Decrease costs to develop, allow for reasonable rents (considering the cost to develop) and work towards non-government solutions. HUD qualified rentals might be a place to start.
974	Government is the single largest problem to affordable housing. Let the markets decide what, where, and how big. Builders will build what they can sell. People will buy what they can afford. Same with rental property's.
975	Due to ppl with set incomes they cant afford decent housing plus paying ther Bill's. I kno I cant .I've worked all my life an now I cant . I shouldnt have to be camping out or bounce around. Especially with my health issues
976	Range on rents need to follow HUD guidelines.
977	Rental prices are ridiculous. House prices are ridiculous. My household makes low 6 figures and we cannot afford any house currently posted in Baker for sale as houses are all over 200k. We're first time home buyers. There's nothing here for that kind of buyer, and on the rare occasion one gets posted, someone buys it and turns it into an Airbnb or rental. I know of people in town who own as many as 20 properties. If I make as much as I do, and can't buy a house, no wonder all the businesses are short on employees, including the company I manage. I'm conservative, but there's a point where this becomes greed, and even hard working people like myself are kept down and not allowed to move up in society. No wonder democrats control this state.
978	I own the 5th wheel (old & needs repair), but rent the Trailer space. Note related loosely to the topic: I'm vehemently opposed to any consideration of becoming part of Idaho's depressed State. Thanks for your consideration.

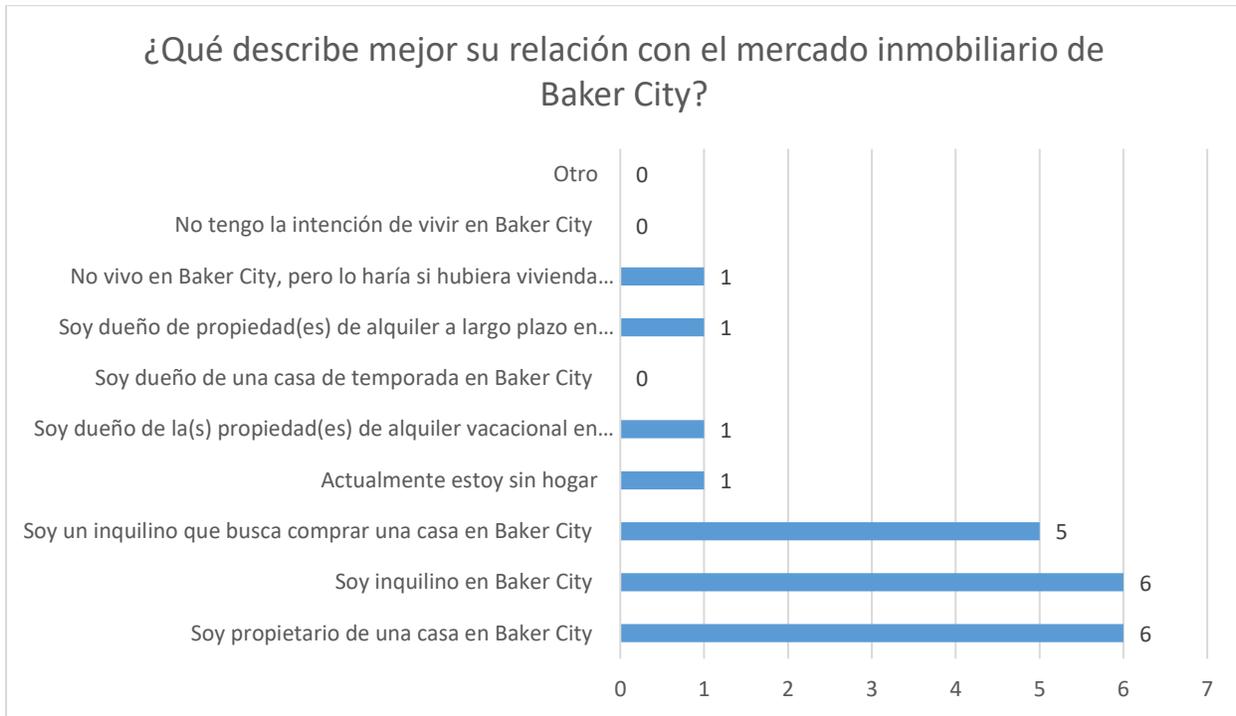
Results from the Baker City Housing Production Strategy Survey - Spanish

Q1. ¿Cuál es su relación con Baker City? (seleccione todas las que correspondan)



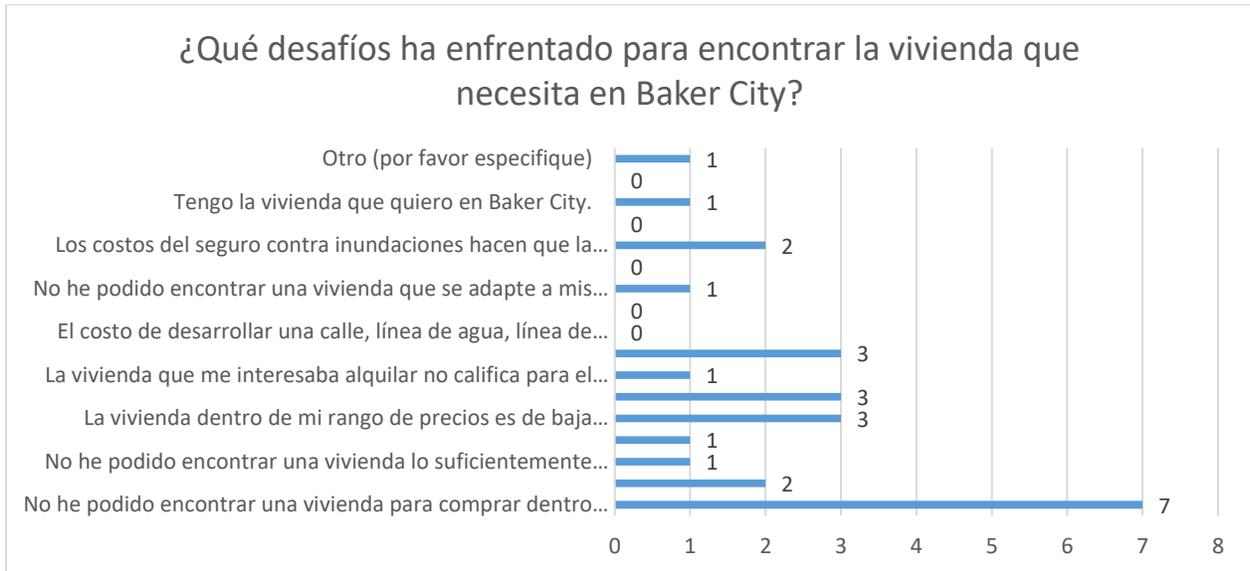
Survey Choices	# of Answers
Vivo en Baker City	12
Trabajo / voy a la escuela / envío a mis hijos a la escuela en Baker City y vivo fuera de la ciudad	7
Soy dueño de un negocio en Baker City	2
Tengo una propiedad en Baker City, pero no vivo aquí	0
Otro (por favor especifique)	0

Q2. ¿Qué describe mejor su relación con el mercado inmobiliario de Baker City?



Survey Choices	# of Answers
Soy propietario de una casa en Baker City	6
Soy inquilino en Baker City	6
Soy un inquilino que busca comprar una casa en Baker City	5
Actualmente estoy sin hogar	1
Soy dueño de la(s) propiedad(es) de alquiler vacacional en Baker City	1
Soy dueño de una casa de temporada en Baker City	0
Soy dueño de propiedad(es) de alquiler a largo plazo en Baker City	1
No vivo en Baker City, pero lo haría si hubiera vivienda disponible	1
No tengo la intención de vivir en Baker City	0
Otro	0

Q3. ¿Qué describe mejor su relación con el mercado inmobiliario de Baker City?

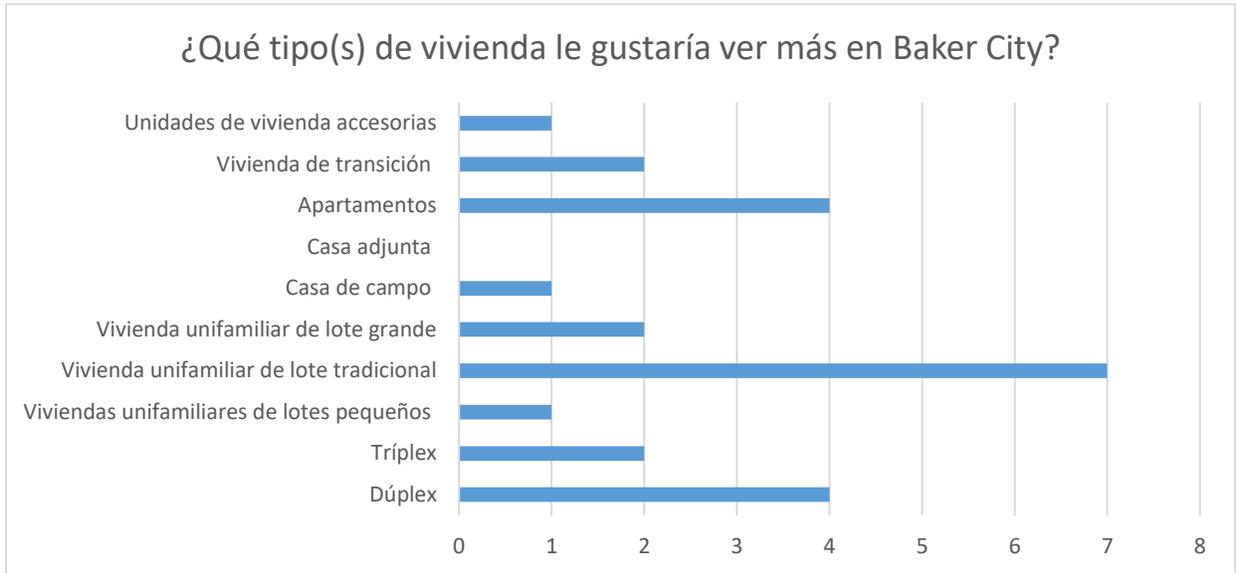


Survey Choices	# of Answers
No he podido encontrar una vivienda para comprar dentro de mi rango de precios en Baker City.	7
No he podido encontrar vivienda en alquiler dentro de mi rango de precios en Baker City.	2
No he podido encontrar una vivienda lo suficientemente grande para el tamaño de mi hogar en Baker City.	1
No he podido encontrar una vivienda lo suficientemente pequeña para el tamaño de mi hogar en Baker City.	1
La vivienda dentro de mi rango de precios es de baja calidad.	3
La vivienda que me interesaba comprar no califica para préstamos hipotecarios tradicionales (solo en efectivo).	3
La vivienda que me interesaba alquilar no califica para el Programa de Vales de Elección de Vivienda.	1
Cuando hago una oferta para comprar una vivienda, mi oferta no se selecciona porque otros ofrecen más que el precio de venta.	3
El costo de desarrollar una calle, línea de agua, línea de alcantarillado o infraestructura similar me ha impedido construir viviendas.	0
La vivienda que estaba alquilando fue vendida y me vi obligado a mudarme.	0
No he podido encontrar una vivienda que se adapte a mis necesidades de movilidad (como el uso de una silla de ruedas o andador, o una vivienda sin escaleras, etc.).	1
No he podido encontrar vivienda lo suficientemente cerca de los servicios que necesito, como una tienda de comestibles, servicios médicos, etc.	0

Los costos del seguro contra inundaciones hacen que la vivienda que se encuentra dentro de una zona de inundación sea demasiado cara.	2
No he experimentado desafíos con la vivienda en Baker City.	0
Tengo la vivienda que quiero en Baker City.	1
No tengo la intención de vivir en Baker City.	0
Otro (por favor especifique)	1

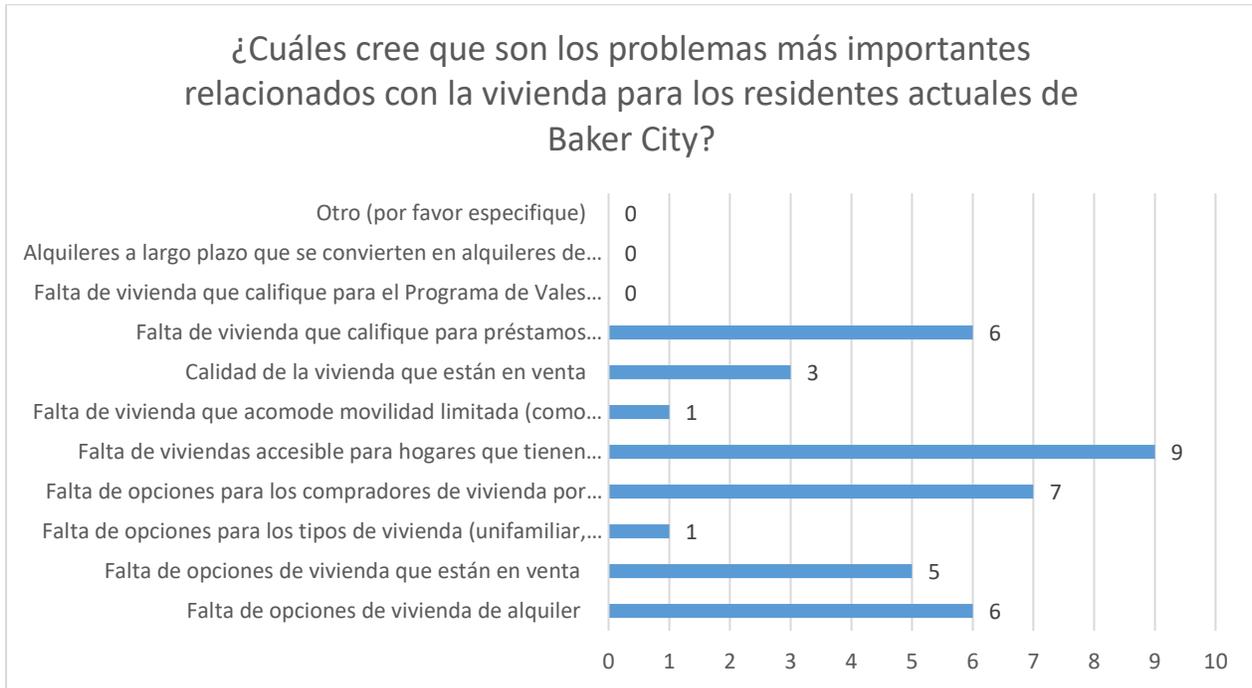
Response No.	Comment
1	Los pagos iniciales son muy altos (enganches)

Q4. ¿Qué tipo(s) de vivienda le gustaría ver más en Baker City?



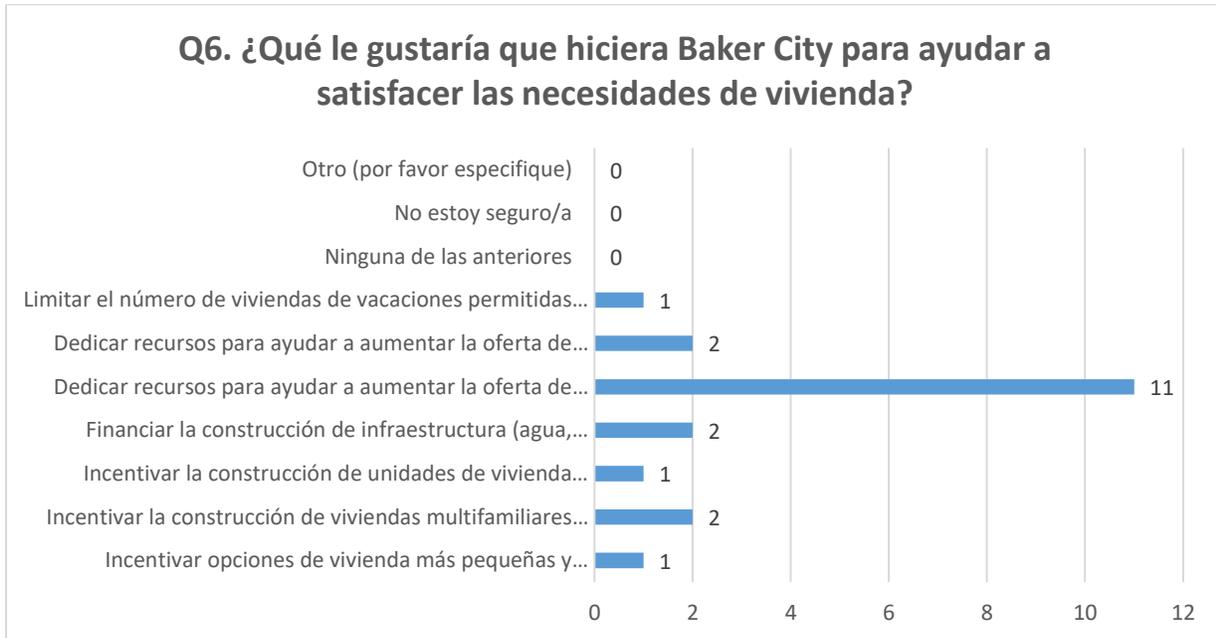
Survey Choices	# of Answers
Dúplex	4
Tríplex	2
Viviendas unifamiliares de lotes pequeños	1
Vivienda unifamiliar de lote tradicional	7
Vivienda unifamiliar de lote grande	2
Casa de campo	1
Casa adjunta	0
Apartamentos	4
Vivienda de transición	2
Unidades de vivienda accesorias	1

Q5. ¿Cuáles cree que son los problemas más importantes relacionados con la vivienda para los residentes actuales de Baker City?



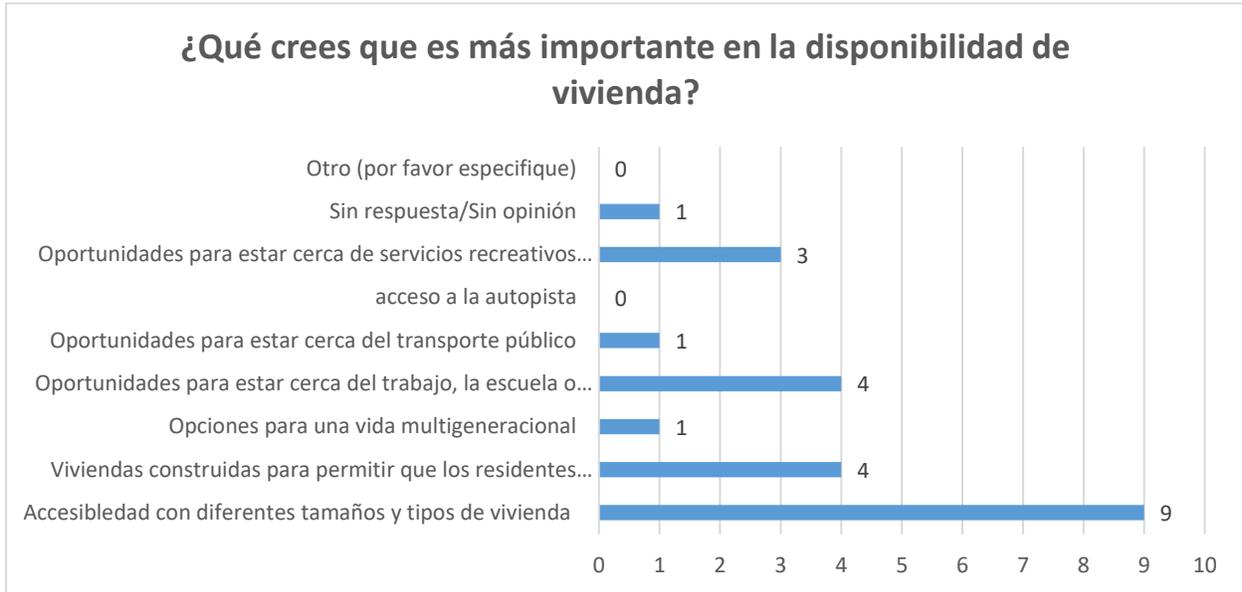
Survey Choices	# of Answers
Falta de opciones de vivienda de alquiler	6
Falta de opciones de vivienda que están en venta	5
Falta de opciones para los tipos de vivienda (unifamiliar, dúplex, casa adosada, apartamento, vivienda accesoria)	1
Falta de opciones para los compradores de vivienda por primera vez	7
Falta de viviendas accesible para hogares que tienen ingresos más bajos	9
Falta de vivienda que acomode movilidad limitada (como el uso de una silla de ruedas o andador, o vivienda sin escaleras, etc.)	1
Calidad de la vivienda que están en venta	3
Falta de vivienda que califique para préstamos hipotecarios tradicionales.	6
Falta de vivienda que califique para el Programa de Vales de Elección de Vivienda.	0
Alquileres a largo plazo que se convierten en alquileres de vacaciones	0
Otro (por favor especifique)	0

Q6. ¿Qué le gustaría que hiciera Baker City para ayudar a satisfacer las necesidades de vivienda?



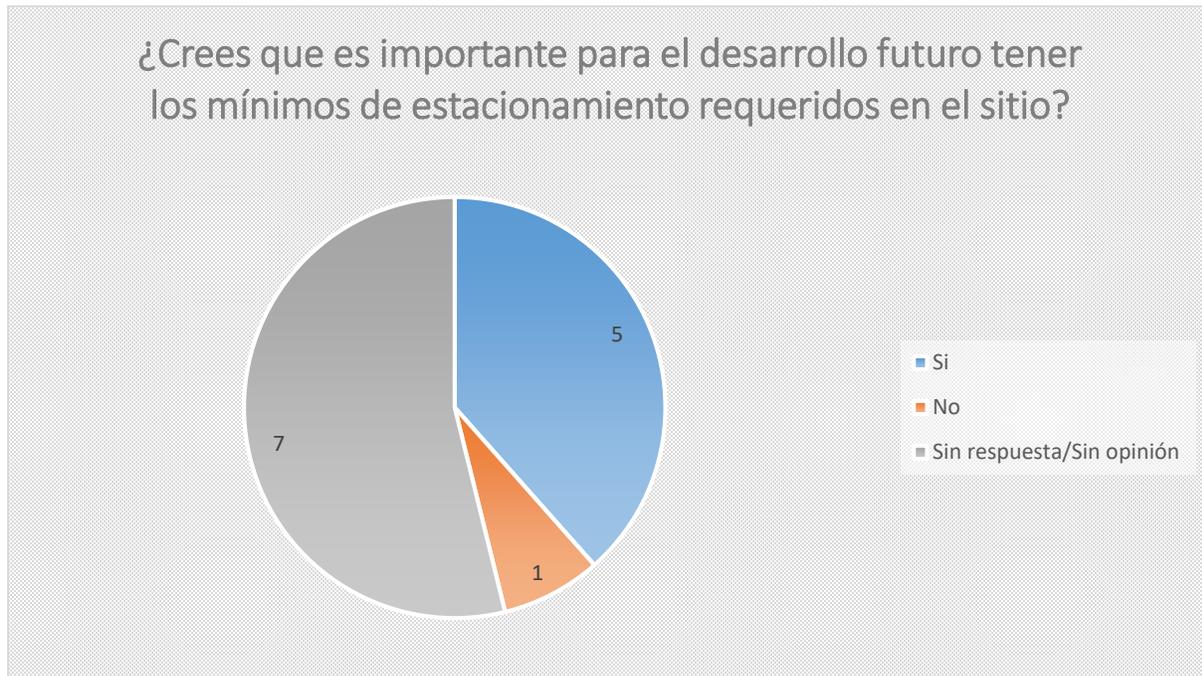
Survey Choices	# of Answers
Incentivar opciones de vivienda más pequeñas y accesibles, como dúplex, casas de campo y casas hileras.	1
Incentivar la construcción de viviendas multifamiliares como apartamentos, triplex y cuádruples	2
Incentivar la construcción de unidades de vivienda accesorias	1
Financiar la construcción de infraestructura (agua, alcantarillado y carreteras) para ayudar a compensar los costos de los nuevos desarrollos de viviendas	2
Dedicar recursos para ayudar a aumentar la oferta de viviendas accesibles para los hogares que tienen ingresos más bajos	11
Dedicar recursos para ayudar a aumentar la oferta de viviendas para personas mayores	2
Limitar el número de viviendas de vacaciones permitidas en Baker City para fomentar el uso de viviendas para alquileres a largo plazo para los residentes de la Ciudad.	1
Ninguna de las anteriores	0
No estoy seguro/a	0
Otro (por favor especifique)	0

Q7. ¿Qué crees que es más importante en la disponibilidad de vivienda?



Survey Choices	# of Answers
Accesibilidad con diferentes tamaños y tipos de vivienda	9
Viviendas construidas para permitir que los residentes mayores envejeczan en el lugar	4
Opciones para una vida multigeneracional	1
Oportunidades para estar cerca del trabajo, la escuela o las compras	4
Oportunidades para estar cerca del transporte público	1
acceso a la autopista	0
Oportunidades para estar cerca de servicios recreativos como parques y senderos	3
Sin respuesta/Sin opinión	1
Otro (por favor especifique)	0

Q8. ¿Crees que es importante para el desarrollo futuro tener los mínimos de estacionamiento requeridos en el sitio?



Survey Choices	# of Answers
Si	5
No	1
Sin respuesta/Sin opinión	7

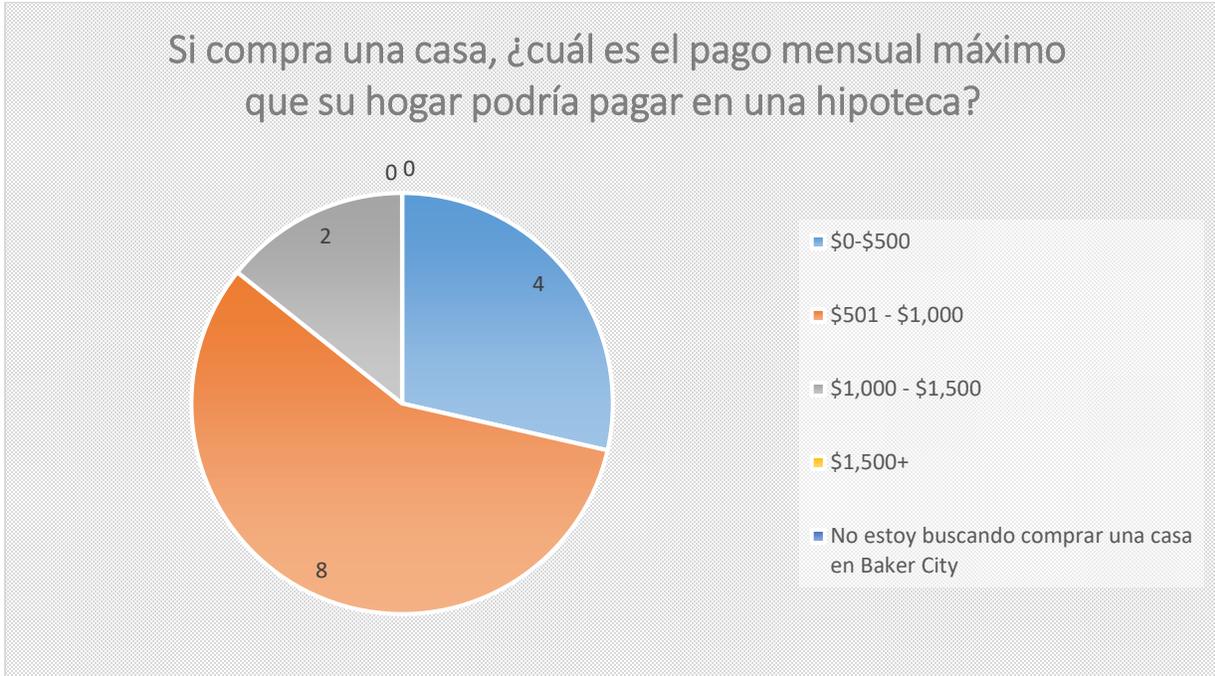
Q9. ¿Apoyarías limitaciones en el número de alquileres vacacionales en Baker City (AirBnb, VRBO, etc.)?



Survey Choices	# of Answers
Si	4
No	2
Sin respuesta/Sin opinión	8

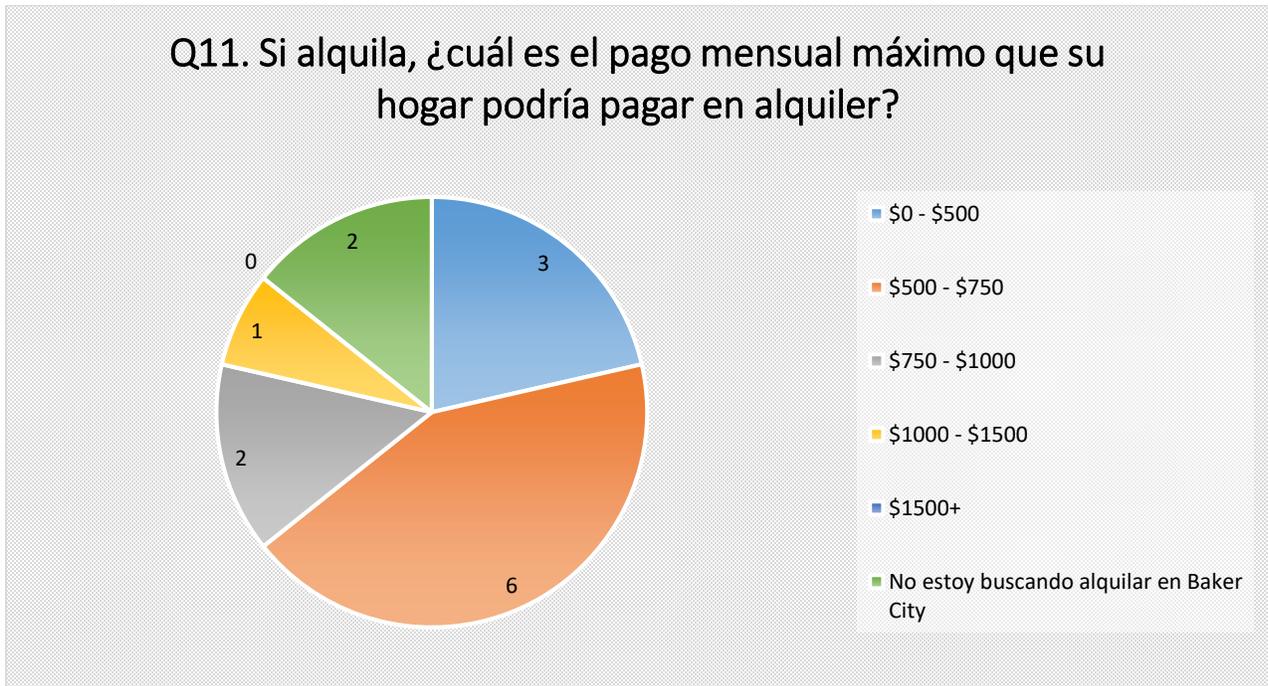
Response No.	Comment
2	por que eso limita opciones para personas en en busca de renta a largo plazo

Q10. Si compra una casa, ¿cuál es el pago mensual máximo que su hogar podría pagar en una hipoteca?



Survey Choices	# of Answers
\$0-\$500	4
\$501-\$1,000	8
\$1,000-\$1,500	2
\$1,500+	0
No estoy buscando comprar una casa en Baker City	0

Q11. Si alquila, ¿cuál es el pago mensual máximo que su hogar podría pagar en alquiler?



Survey Choices	# of Answers
\$0 - \$500	3
\$500 - \$750	6
\$750 - \$1000	2
\$1000 - \$1500	1
\$1500+	0
No estoy buscando alquilar en Baker City	2

APPENDIX E: PRE-HPS SURVEY REPORT

Category	Strategy	Encourage Needed Housing	Increase Affordability	Reduce Rent Burden
A - Zoning and Code Changes	A01 - Ensure Land Zoned for Higher Density is not Developed at Lower Densities	Yes	No	No
	Comments:			
A - Zoning and Code Changes	A05 - Code Provisions for ADUs	Yes	Yes	Yes
	Comments:			
A - Zoning and Code Changes	A06 - Broaden the Definition of Housing Type	Yes	Yes	Yes
	Comments:			
A - Zoning and Code Changes	A08 - Promote Cottage Cluster Housing	Yes	Yes	Yes
	Comments:			
A - Zoning and Code Changes	A17 - Small Dwelling Unit Developments	Yes	Yes	Yes
	Comments:			
A - Zoning and Code Changes	A22 - Mixed Housing Types in Planned Unit Developments	Yes	Yes	Yes
	Comments:			
B - Reduce Regulatory Impediments	B14 - Adopt Affirmatively Furthering Fair Housing as a Housing Policy in Comprehensive Plan	Yes	Yes	Yes
	Comments:			