

Exhibit A
FINDINGS FOR ORDINANCE BILL NO. 1-20

**AMENDMENTS TO THE SALEM REVISED CODE TO UPDATE DESIGN
STANDARDS FOR MULTIFAMILY HOUSING AND RELATED REGULATIONS**

(CODE AMENDMENT CASE NO. CA19-05)

Substantive Findings

SRC 110.085 establishes the following approval criteria which must be met in order for a code amendment to be approved:

1. *The amendment is in the best interest of the public health, safety, and welfare of the City; and*

Finding: The proposed code amendment is in the best interest of the public health, safety, and welfare of the City because it will remove barriers to the development of multifamily housing. The housing needs of the community can therefore be better met now and in the future as the population is projected to continue growing. In particular, the HNA found that Salem’s portion of the UGB has a projected 207-acre deficit of land designated for multifamily housing (2,897 units) based on a 20-year population forecast.

The proposed code amendment will also protect the welfare of the community by establishing specific standards for multifamily development – such as setbacks and height limitations – to ensure that new development is compatible with surrounding neighborhoods.

2. *The amendment conforms with the Salem Area Comprehensive Plan, applicable Statewide Planning Goals, and applicable administrative rules adopted by the Department of Land Conservation and Development.*

Finding: The Salem Area Comprehensive Plan (SACP) is the long-range plan for guiding development in the Salem urban area. The overall goal of the plan is to accommodate development in a timely, orderly, and efficient arrangement of land uses and public facilities and services that meet the needs of present and future residents of the Salem urban area.

The proposed code amendment was reviewed for conformance with the applicable goals and policies of the SACP. The following SACP residential development goal and policies relate to the proposed code amendment:

Residential Development Goal: *To promote a variety of housing opportunities for all income levels and an adequate supply of developable land to support such housing. In meeting this goal, residential development shall:*

- a) *Encourage the efficient use of developable residential land;*
- b) *Providing housing opportunities for Salem’s diverse population; and*
- c) *Encourage residential development that maximizes investment in public services.*

The proposed code amendment is consistent with the above SACP residential development goal because it will increase opportunities to meet the housing needs of Salem’s diverse and growing population. According to the HNA, there is expected to be a 207-acre deficit of land for multifamily housing in Salem’s portion of the UGB over the next 20 years.

One way the HNA recommends meeting that need is by lowering barriers to multifamily development. Specifically, the HNA states that one opportunity is to create “alternative approaches to complying with the City’s design standards...” The proposed code amendment creates alternative approaches in several ways, including establishing a new set of limited design standards for smaller multifamily developments, removing three- and four-family projects from design review, and allowing for adjustments to design standards.

Policy: Infill Development

- *City codes and ordinances shall encourage the development of passed-over or underutilized land to promote the efficient use of residential land and encourage the stability of neighborhoods.*

The proposed code amendment is consistent with the above SACP policy because it promotes the efficient use of residential land by making it easier to develop multifamily housing. For example, it encourages the development of smaller multifamily projects – through less restrictive design standards and reduced parking requirements – which increases the likelihood that smaller vacant or underutilized properties can be developed with housing.

Policy: Alternative Housing Patterns

- *Residential Development Patterns: Subdivision and zoning regulations shall provide opportunities for increased housing densities, alternative housing patterns, and reduced development costs...*

The proposed code amendment is consistent with the above SACP policy because it encourages alternative housing patterns by creating a new set of standards for smaller projects and by reducing parking requirements.

This provides flexibility in how multifamily projects can be designed, making it easier, for example, to develop cottage cluster housing and other smaller developments that are not often built in Salem.

The proposed code amendment was also reviewed for conformance with the applicable Statewide Planning Goals and administrative rules adopted by the Department of Land Conservation and Development. The following goals are applicable to the proposed code amendment:

Goal 1 – Citizen Involvement: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

The proposed code amendment conforms to this goal because the process undertaken to develop it included opportunities for the public to review and provide comments. For example, the City staff held 10 focus groups with City Councilors, Planning Commission members, developers and architects, neighborhood association representatives, and housing

and nonprofit organizations to get input on initial concepts for updating multifamily housing regulations.

Staff also held two public workshops to get input from the broader community. The first workshop in February 2019 provided the public with the opportunity to learn about the project and give input on initial code concepts. At the second workshop in April 2019, the public learned how the concepts had been refined based on community input, and workshop participants then provided more input. Staff also solicited input from the community through an online survey.

In addition, the process to adopt this proposed code amendment requires public notice and affords the public an opportunity to review, comment, and take part in the approval process.

Goal 10 – Housing: *To provide for the housing needs of citizens of the state.*

The proposed code amendment conforms to this goal because it removes barriers to the development of multifamily housing. The HNA found that there is a projected need for multifamily housing in Salem’s portion of the UGB. One way the HNA recommends meeting that need is to create “alternative approaches to complying with the City’s design standards...” The proposed code amendment does this by creating flexibility in how design standards can be met, creating a new set of standards for smaller housing projects, and allowing for adjustments to design standards. It also reduces barriers to multifamily development by reducing off-street parking requirements.

Goal 14 – Urbanization: *To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.*

The proposed code amendment conforms to this goal because it promotes the efficient use of land by helping accommodate Salem’s urban population within its portion of the UGB. It does this by removing barriers to the development of multifamily housing, which the HNA determined was needed to accommodate population growth through 2035.