

# Frog Pond East and South Master Plan

City Council Work Session  
March 7, 2022



# Agenda for Tonight's Work Session

- Affordable Housing (primary focus)
- Neighborhood Commercial Center Evaluation (introduction)



# Affordable Housing



# Affordable Housing Targets for Frog Pond East and South

- Equitable Housing Strategic Plan Action
- “Reasonably Achievable”
- Affordable Housing Analysis important tool for setting target
- Frog Pond East and South target part of multi-pronged approach



# Affordable Housing Targets for Less Than 80% MFI

## Balancing Ownership and Rental Opportunities

- Greater funding opportunities for affordable rental housing
- Significant barriers to affordable and lower-cost ownership opportunities
  - Qualifying for mortgages
  - Legal risks for condos and financing challenges for co-op housing
- Balance short-term projects with long-term possibilities



# Proposed Housing Targets for Frog Pond East and South: Government-Supported Housing

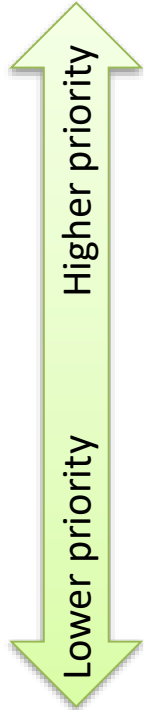
Target # of Developments	Housing Type	Population Served	Approx. Scale and Land Needs
1	Multifamily	HH earning <60% of MFI* (rental)	120-180 units 4-6 acres
1	Cottage cluster	HH earning <30% of MFI, low-income seniors, veterans, or people with disabilities (rental)	5-50 units 0.25-2 acres
1-2	Townhomes or cottage cluster	First-time homeowners earning <80% of MFI	10-40 units 1-2 acres

\* Or households earning up to 80% of MFI where the average income for the development is less than 60% of MFI, as allowed under HUD income-averaging provisions.



# Hitting the Targets:

## Affordable Housing Strategies



- Zone for all housing types
- Acquire land for affordable housing
- Waive, reduce, or defer SDCs for income-restricted affordable units
- Partner with a community land trust
- Incentivize smaller and lower-cost middle housing
- Encourage builders to include ADUs
- Incentivize housing with accessible or visitable units
- Reduce multifamily parking requirements



# Planning Commission Feedback

- Target assertive and “reasonably achievable”
- Land cost a key consideration
- Concerted City effort needed to meet target
- Desire for mixed-income neighborhoods
- Multi-family rental housing is necessary Support for list of strategies





# Questions/Discussion

- Affordable housing targets
  - Right direction? Reasonably achievable?
  - Appropriate balance of ownership & rental opportunities?
- Affordable housing strategies
  - Support pursuing these strategies?
  - Guidance for further refinements?



# Encouraging ADUs

- Existing measures supporting ADUs:
  - No SDCs on ADUs
  - ADUs can be sold separately from main house (own lot)
- Potential changes to regulations:
  - Additional flexibility and exemptions to lot coverage and/or setbacks for ADUs
  - Allow ADUs with townhouses regardless of lot size\*
  - Allow larger ADUs to provide more options for developers

\* Currently the City code only allows ADUs with townhouses if the townhouse lot meets the minimum lot size for detached single-family units in the zone.



# Neighborhood Commercial Center Evaluation (introduction)



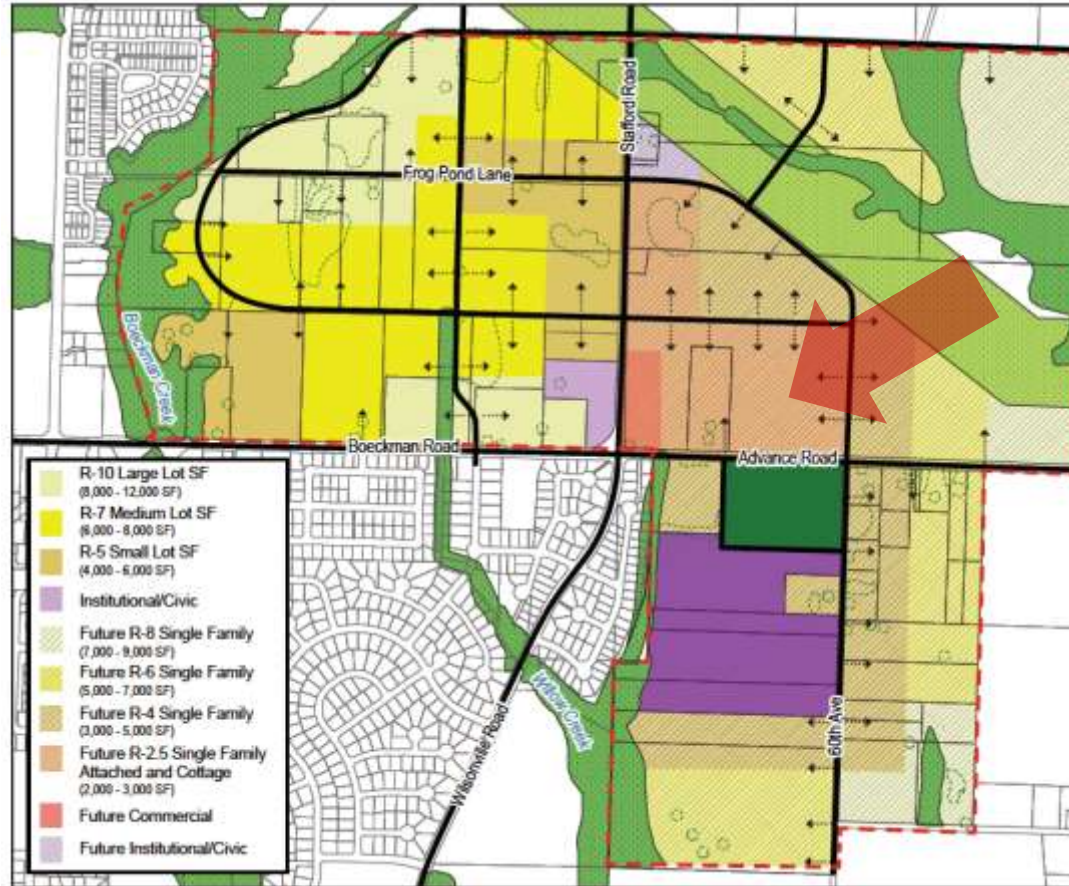
# Overview

- Refresher of Previous Plan/Commercial Analysis
- Overview of the Intended Analysis
- Questions to get early feedback



# Area Plan Framework Map

- Size: 3.5-acre site
- Location:  
Stafford-  
Wilsonville-  
Boeckman-  
Advance Road  
intersection (not final)
- Vision: A place that provides **local goods and services** within easy access of local neighborhoods, has a **high quality and pedestrian-oriented design**, and serves as a **gathering place** for the community.



# Overview of the Intended Evaluation

- Review recent commercial market studies and document market trends
- Interview retail developers and/or brokers
- Analyze the commercial development market, including commercial supply and demand
- Determine any unmet community needs
- Detail opportunities by commercial tenant type, square footage, acreage, parking demands, etc.



# Planning Commission Feedback

- General preference for the corner location at Advance and Stafford
- Desire for thorough evaluation ensure the commercial center is done right



# Questions

- The location at the corner of Advance and Stafford is not set. What should be considered in determining location?
- Is there anything else you want us to look at beyond (1) location, (2) size of retail. (3) type of retail, and (4) evaluation of mixed-use residential with retail?

