

SUMMARY OF FOCUS FOR HOUSING

- Accommodate retirees with housing where they can age in place, or choose to transition to graduated care.
- Encourage downtown housing, allow assisted care & retirement apartments.
- Assure affordable housing can be built by not over regulating development.
- Where infill opportunities are available, encourage housing development. Infill sites cost less to develop due to reduced costs for extending services and streets.
- Assure housing is available for low income and special needs.
- Maintain and repair existing housing stock. Assist homeowners in classes on repair, help owners find financing improvements and repairs.
- Identify policy and code changes to assure housing for all needs.

WORKPROGRAM / COMP PLAN 2019 HOUSING ELEMENT

Staff Lead: Karen Scharer, Planning Director

Policy Lead: City Council

Support: Dayton City Council Planning Committee

Support: Dayton Planning Commission

Consultant: None

Primary Data Advisors: Brad Masters, Port of Columbia; and Kim Lyonnais, Columbia County

Previous Update: 2008

REVIEW / UPDATE

- Update discussion of how County-Wide Planning Policies directs the need for plan revisions'
- Update housing patterns, trends and projections to 2039
- Update information on Federal, State and local financing programs
- Update housing services provided by public and private service agencies
- Update information on Housing Needs Gap
- Update housing goals and policies to address applicable goals and policies for sustainable development
- Address Cottage Housing alt. as an affordable housing strategy
- Address availability of land suitable for "temporary" housing and/or recreational vehicle park availability for an "extended" time period
- Senior transitional housing and aging in place
- Consider policies to support rental/residential inspections programs

- Update regulatory barrier assessment, City-wide housing needs, and existing and future housing needs to year 2039
- Update discussion of GMA goals as needed, including references to new Shoreline Master Program, and water system plan which will be adopted by the City in 2016

DEVELOPMENT REGULATIONS - HOUSING

Staff Lead: Karen Scharer

Policy Lead: City Council, Council Committees or others as appropriate

Consultant Agency Advisors: As noted above for policy

Previous Updates Since the 2008 CP adoption, regulations have been updated in 2013, 2014 and 2015. The amendments listed below are needed to address changes in State law, and implement current and proposed policy.

REVIEW / UPDATE

Zoning and other – Implement Comp Plan Policies and Objectives as determined through update process

Housing Alternatives – Implement housing alternatives with options such as: cluster housing, flexible lot standards, cottage housing, or planned unit development (potential zoning amendments).

	ENVISION DAYTON 2039 HOUSING ELEMENT	DOTS	Land Use / design	Housing	Econ. Development	services	Historic	Treasure	Other
32	Dayton is marketed as a great retirement community- low cost of living, variety of housing (condos, townhomes, universal design)	5	1	1					
30	Assisted living facilities and other transitional living housing is available	5	1	1					
44	Graduated care from aging in place to assisted living to nursing	1		1		1			
50	Rental housing in the downtown has increased	3	1	1					
49	Downtown housing has increased	1	1	1					
65	Housing Downtown -Updated/maintained store fronts but historic charm still obvious	1		1	1		1	1	
79	Every historic home and building is restored.	1		1	1		1	1	

HOUSING ENVISION DAYTON / SURVEY / COMMUNITY CONVERSATIONS	DOTS	Land Use / design	Housing	Econ. Development	Strong and Diverse Economy	Vibrant City Center (Downtown)	West Dayton	Recreation	non-motorized access /sidewalks/bike paths-lanes	Capital Facilities	safety/ utility services	Arts & cultural services	Historic	Treasure	Other	Education	Adult	Youth	Child	Health & Well-Being	care for nature	
Assisted living facilities and other transitional living housing is available. Graduated care from aging in place to assisted living to nursing. Develop assisted living facility (CCED)	7	1	3									1									2	
Dayton is marketed as a great retirement community - low cost of living, variety of housing (condos, townhomes, universal design), and services meeting needs of retirees. Medical industry, growth in the school districts, growth in affordable housing and more opportunities for retired people to live.	7	1	3	1								1	1		1	1				1	2	
Adequate Affordable housing , Affordable housing (BMAC), affordable housing choices, Address and encourage affordable housing needs in Dayton (CCED), Decent and affordable housing for low and fixed income	5		6																			

Downtown housing has increase, Rental housing in the downtown has increased, Updated/maintained store fronts but historic charm still obvious	5	2	3		3							1	1						
Older homes are maintained so that they last. Every historic home and building is restored.	5		2	1	1							1	2	1					
Develop adequate senior and retirement housing (CCED), Senior-friendly communities, Transitional housing (BMAC), Develop a sequential housing environment (CCED),	4		4				1	1		1	1	2		1					1
Rehab community housing (possibly with CDBG funds) (CCED), Housing repair assistance (BMAC), Energy efficiency assistance (BMAC)	3		3							1	2				1	1	1	1	1
Housing for special needs (BMAC), Permanent supportive housing (BMAC)	2		2																
Add Residential workshop learning centers (2x)	2		1											1	1				
low-income- housing improve our low-income/housing population. Better choices/programs to facilitate a cleaner and healthier home and way of living.	1		1									1			1	1		1	1
Housing developments to enhance and contribute to the local environment	1	1	1																1
Available alternative energy for home heating.	1		1							1									
Permanent housing (BMAC)	1		1																
Rental assistance (BMAC)	1		1									1							