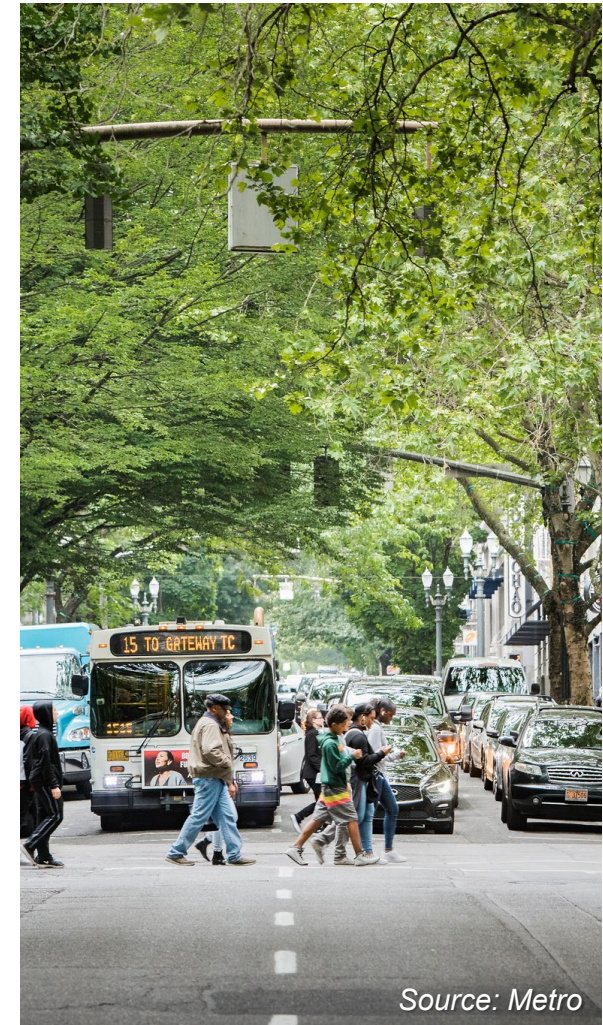




DLCD



Climate-Friendly and Equitable Communities

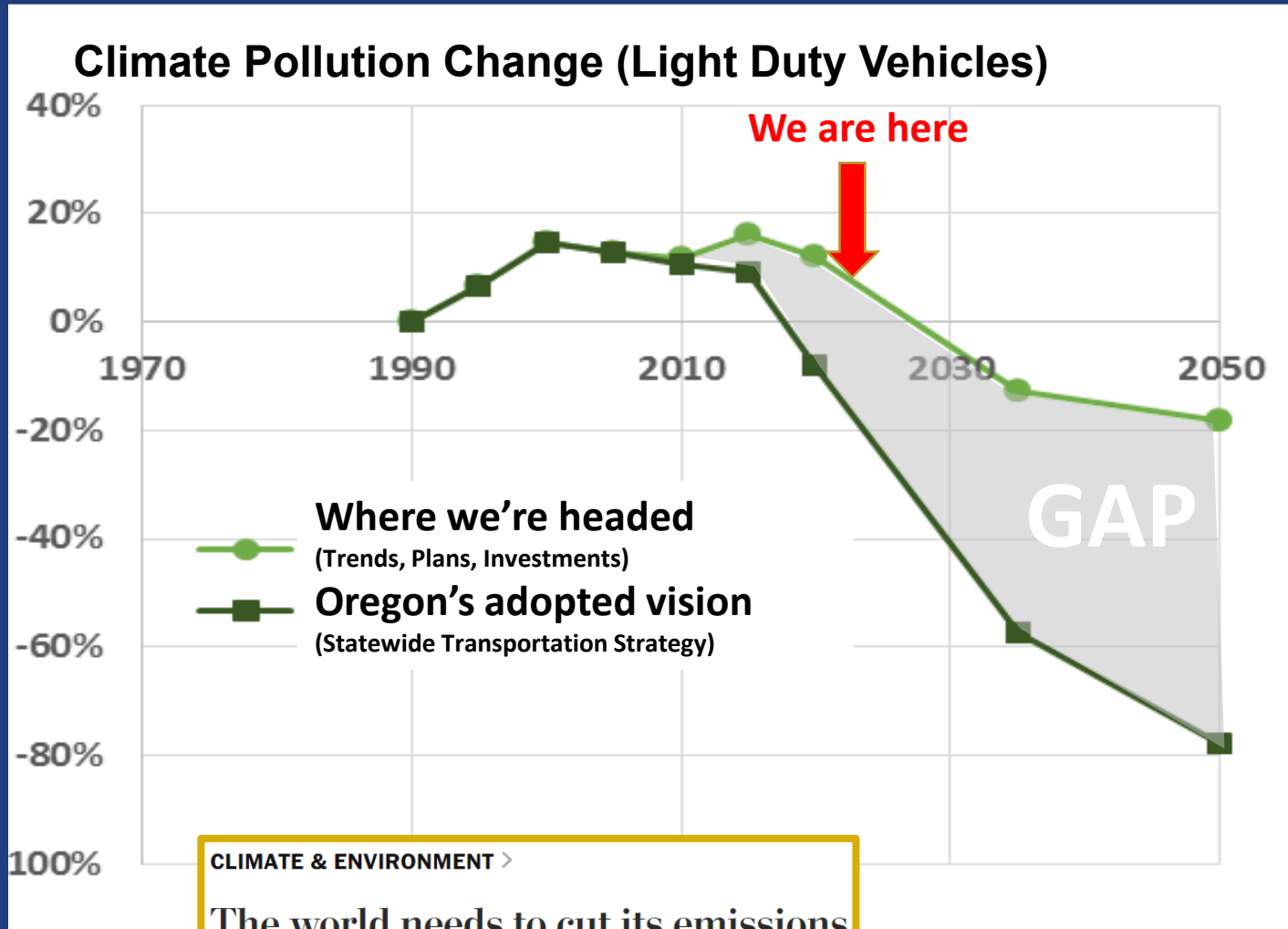


Program Overview and Climate-Friendly
Area Planning – Albany, Corvallis,
Philomath

November 30, 2022

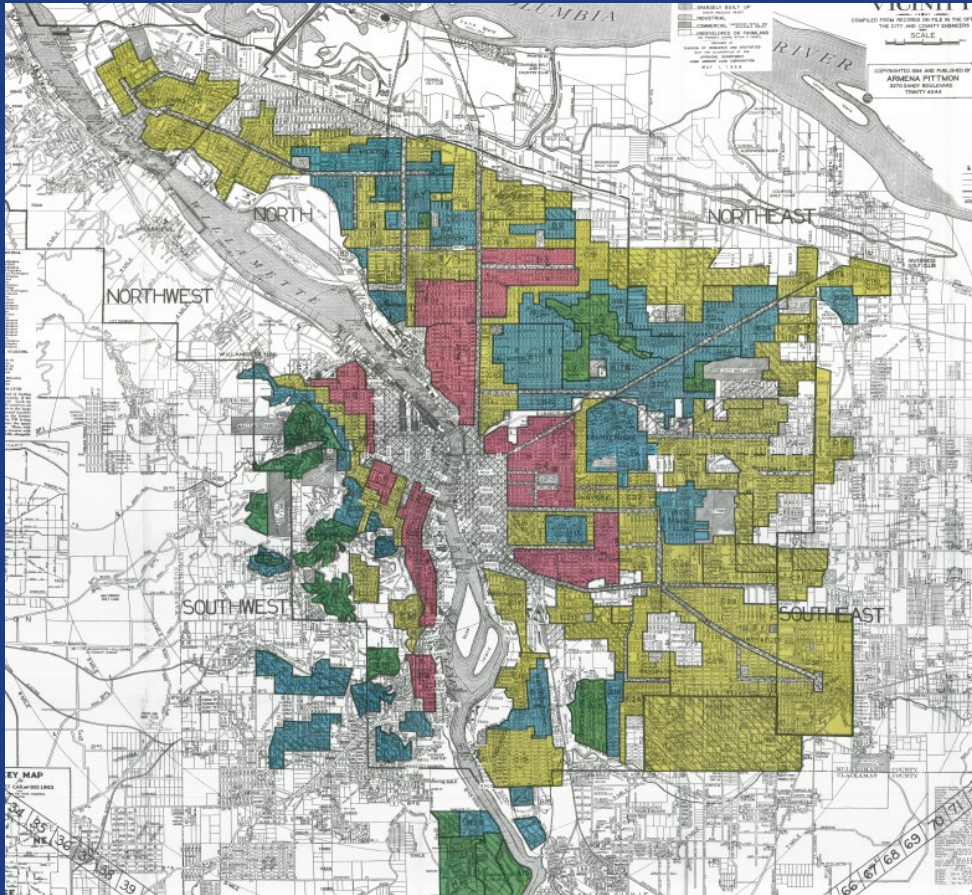
Why these Rules?

Missing Oregon's Pollution Reduction Targets Has Real Costs



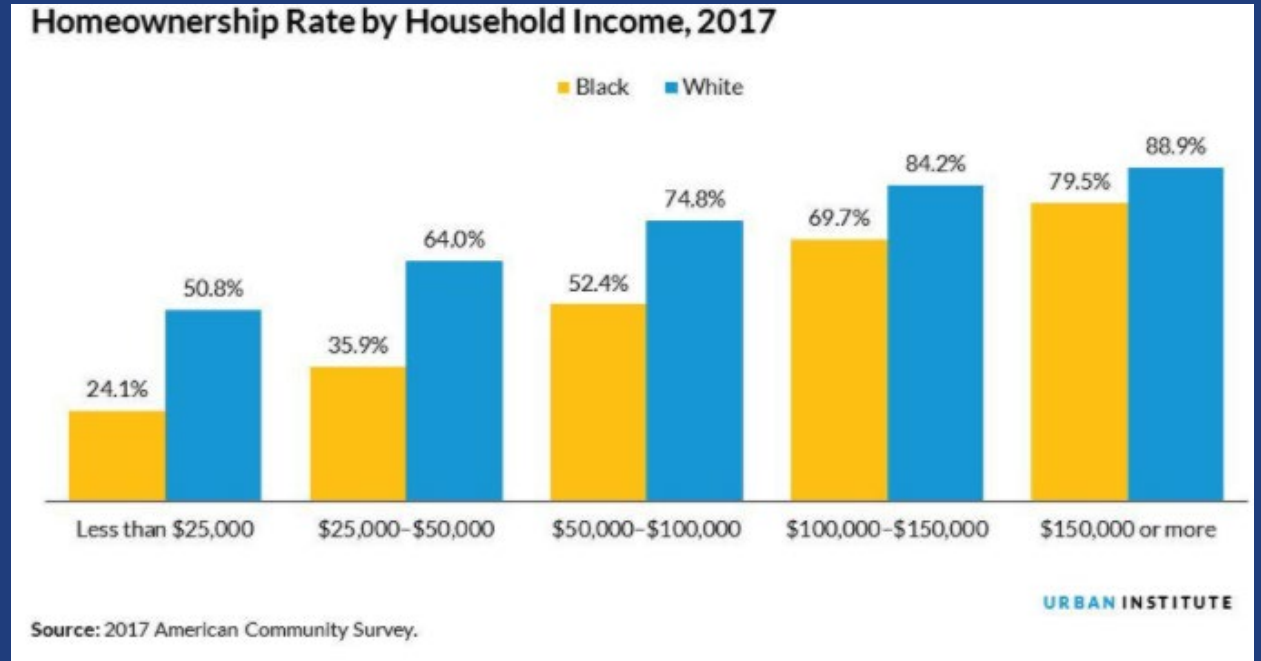
Why these Rules?

Inequity from Land Use and Transportation Policies, Practice



1938 federal Home Owners' Loan Corporation redlining map

Green = best, Blue = "still desirable" Yellow = "Definitely declining" Red = "hazardous" dsl.richmond.edu/panorama/redlining



Intergenerational wealth transfers through homes, thus:

71.9% of white households own homes

41.8% of Black households own homes

The homeownership gap is wider than when race-based discrimination against homebuyers was legal.

Rules Apply in Oregon's Metropolitan Areas

These contain
over 60% of
Oregon's
population and
70% of jobs





Two Categories of Rulemaking

**Regional plans to
achieve pollution
reduction targets**

**Land use and
transportation rules
reducing pollution and
promoting equity**



Updated Land Use and Transportation Rules

Focus Areas

Land Use/Building

- Designate walkable climate-friendly areas
- Reform parking management
- Support electric vehicle charging

Transportation

- Plan for high quality pedestrian, bicycle, and transit infrastructure
- Go beyond sole focus on motor vehicle congestion standards
- Prioritize and select projects meeting climate/equity outcomes



Climate-Friendly Areas

Planning Process
and Requirements



What is a Climate Friendly Area?

- Imagine downtowns and neighborhood centers
- Walkable areas with a mix of uses - residential, office, retail, services, etc.
- High-quality pedestrian, bicycle, and transit services
- Parking is well-managed

Climate-Friendly Area (CFA) Requirements

Locational Requirements

- Existing or planned urban centers, including downtowns, transit-served corridors, and neighborhood centers
- Provided with high quality pedestrian, bicycle, and transit facilities
- Infrastructure able to support potential development
- Outside hazardous areas
- Minimum dimension of 750 feet (with some exceptions)

Land Use Requirements

- Allow a broad variety of housing types, and a broad variety of offices, services, commercial, and public uses
- Abutting high-density residential areas and employment areas may qualify as a portion of a CFA
- Prioritize location of public-serving government facilities in CFAs. Parks and open space areas prioritized in or near CFAs
- Minimum block length standards
- No maximum density limitations

Two Options for Local Governments:

Prescriptive Option

Outcomes Option

Population	Climate Friendly Area Size	Minimum Density (for single-use residential development)	Maximum Allowed Building Height No Less Than (for at least one CFA per community if multiple CFAs)	Target Development Level
5,001 – 9,999 Philomath	25 acres	15 dwelling units/net acre	50 feet	20 homes and jobs/net acre
50,000+ Albany and Corvallis	Could fit 30% of needed housing	25 dwelling units/net acre	85 feet	40 homes and jobs/net acre

Climate-Friendly Area Designation Process

Study potential CFAs – due Dec. 31, 2023

- Identify potential CFAs
- Evaluate current and potential development standards
- Community engagement plan
- Evaluate potential for displacement and potential mitigation measures, if needed
- Studies submitted for review and comment

Determine and apply zoning for CFAs – completed by Dec. 31, 2024*

- Adopt and zone (one or more) CFA(s)
- For cities over 10,000, demonstrate that CFA(s) can accommodate at least 30% of needed housing (zoned capacity)
- Adopt climate-friendly element into the comprehensive plan, including analysis of housing production strategies, if needed to mitigate displacement



Climate-Friendly Area Implementation

Benefits

- More opportunities for jobs and housing for those who want to work and/or live in these areas
- Flexibility in zoning and methodology
- CFAs do not reduce lands available for residential or employment growth elsewhere
- Alternative transportation review process

Concerns

- Potential for underserved resident populations to be displaced (priced out)
- Resources available to evaluate displacement potential and identify mitigation strategies, if needed

Learn More Online

Search “DLCD CFEC”

Local Staff Contacts

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oregon.gov/LCD/LAR/Pages/CFEC.aspx