

***City of Creswell***  
***Housing Policies***  
Revised December 11, 2007

***LCDC Goal #10:*** *To provide for the housing needs of citizens of the state.*

***Draft City Goal:*** Encourage a variety of housing with a range of prices and rent levels for all residents commensurate with Creswell's existing and future demographics.

- Policy 1. Provide an inventory of residential lands consistent with statewide planning goals to accommodate anticipated housing needs to offer a variety of housing choices which will meet the needs of existing and future residents.
- Policy 2. A variety of residential development will be provided by:
- a. Permitting the development of housing types within the Creswell Development Code that include accessory dwellings on single-family lots, manufactured homes, elderly housing, residential care homes and facilities, as well as traditional single-family detached homes, and multi-family developments
  - b. Providing for as wide a variation in the cost and design of these dwelling units and their related facilities as housing market conditions will allow
  - c. Promoting retention of the natural variety inherent in the landscape by reasons of topography and natural vegetation.
- Policy 3. Encourage flexibility in site design and greater housing options.
- Policy 4. Apply clear and objective design and development standards for housing, while allowing flexibility through review processes.
- Policy 5. Allow the architectural design standards for compatible infill housing and building remodels that are within the Creswell Development Code, particularly where the existing housing stock has historic value. Design guidelines should reflect the architectural language of the community (e.g. Bungalow, Colonial Revival, or other defined vernacular style).
- Policy 6. The City shall require that subdivisions of properties must include provisions for paved streets, drainage and utilities through provisions established in the Creswell Development Code.
- Policy 7. Underground utilities shall be required in all new subdivisions pursuant to provisions of the Creswell Development Code.
- Policy 8. The City shall assist interested citizens and/or local developers in identifying information about and programs for reducing housing costs. Programs offering assistance include but are not limited to the State of Oregon Housing Program,

Farmers Home Administration, and the Department of Housing and Urban Development.

- Policy 9. The City shall review the housing mix during each Comprehensive Plan review and update cycle to ensure Creswell's housing mix is consistent with its residents needs.
- Policy 10. The City shall promote livability and community in existing and future neighborhoods.
- Policy 11. The City shall maintain and improve housing options for seniors, young adults, and people who work in the community by promoting a variety of housing types and levels of affordability compatible with the small town and historic character of the community.
- Policy 12. The City shall encourage the preservation and incorporation of natural features including but not limited to open space, trees, etc. in new residential developments.
- Policy 13. The City shall encourage the incorporation of energy and water efficiency standards in the existing housing stock.
- Policy 14. The City shall encourage a compatible mix of housing types and services in residential areas.
- Policy 15. The City shall consider a range of tools to meet the housing needs of present and future residents, including (but not limited to) multiple residential zones, mixed-use zones, sufficient land to meet identified housing needs, appropriate minimum lot sizes, and accessory dwelling units.
- Policy 16. The City shall implement strategies to meet planned residential densities, while maintaining the City's unique character through encouraging design that fits with Creswell's existing neighborhoods.
- Policy 17. The City shall encourage the development and/or redevelopment of residential lands in proximity to commercial services.