

DATE: June 17, 2019  
TO: Klamath Falls Housing Needs Analysis Project Advisory Committee  
CC: Joe Wall  
FROM: Beth Goodman and Sadie DiNatale, ECONorthwest  
SUBJECT: KLAMATH FALLS HOUSING POLICIES AND ACTIONS

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The Department of Land Conservation and Development contracted ECONorthwest to develop a Housing Needs Analysis for the City of Klamath Falls. The Housing Needs Analysis will determine whether the City of Klamath Falls has enough land to accommodate 20-years of population and housing growth. The Housing Needs Analysis will provide the basis for an update to the City's Comprehensive Plan Housing Element, as well as development of an action plan to implement the housing policies.

This memorandum presents Klamath Falls' existing housing policies for discussion with the Project Advisory Committee (PAC) at the February, March, April, and June 2019 meetings. Our expectation is that these policies may be revised or substituted based on comments from the PAC, comments from the public at the May Open House, and comments from the City of Klamath Falls' Planning Commission or City Council.

This memorandum discusses housing affordability. It distinguishes between two types of affordable housing: (1) housing affordable to very low-income and extremely low-income households and (2) housing affordable to low-income and middle-income households. The following describes these households, based on information from the Klamath Falls Housing Needs Analysis.

- **Very low-income and extremely low-income households** are those who have an income of 50% or less of Klamath County Median Family Income (MFI)<sup>1</sup> which is an annual household income of \$26,000 or less. About 28% of Klamath Falls households fit into this category. They can afford a monthly housing cost of \$660 or less.<sup>2</sup> Development of housing affordable to households at this income level is generally accomplished through development of government-subsidized income-restricted housing.
- **Low-income and middle-income households** are those who have income of 50% to 120% of Klamath County's MFI or income between \$26,000 to \$63,000. About 41% of Klamath Falls' households fit into this category. They can afford a monthly housing cost of \$660 to \$1,580. The private housing market may develop housing affordable to households in this group, especially for the higher income households in the group.

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<sup>1</sup> Median Family Income is determined by the U.S. Department of Housing and Urban Development. In 2018, Klamath County's MFI was \$52,700.

<sup>2</sup> This assumes that households pay less than 30% of their gross income on housing costs, including rent or mortgage, utilities, home insurance, and property taxes.

## Summary and Schedule of Actions

This section presents a summary of the implementation actions and the proposed scheduled for the actions.

| Implementation Actions   | Implementation Schedule |               |                |              |           |
|--|-------------------------|---------------|----------------|--------------|-----------|
|  | On-going                | Within 1 year | Within 2 years | 2 to 5 years | 5 + years |
| Policy 1. Land Availability  |                         |               |                |              |           |
| 1.1a. Identify Single-Family and Medium-Density residential land that could be redesignated to Apartment Residential   |                         |               | ✓              |              |           |
| 1.2a. Work with Klamath County to ensure zoning consistent for land within city limits and within Klamath Falls UGB but outside of city limits                                     | ✓                       |               |                |              |           |
| 1.3a. Identify barriers to infill development and to the extent possible, lower or eliminate these barriers (consistent with the code audit in Action 2.2a)                        |                         |               | ✓              |              |           |
| 1.4a. Work with Klamath County staff to develop and implement a system to monitor supply of residential land   |                         |               | ✓              |              |           |
| POLICY 2: Provide opportunities for housing development to meet the City's identified housing needs  |                         |               |                |              |           |
| 2.1a. Identify opportunities to streamline Klamath Falls' development process to make it faster and more efficient, in coordination with County for processing of building permits |                         | ✓             |                |              |           |
| 2.1b. Coordinate with Klamath County to ensure development processes in unincorporated area within UGB are easy and consistent with development processes within city limits       | ✓                       |               |                |              |           |
| 2.2a. City should work with County to develop zoning standards consistent for areas within city limits and urbanizing areas between city limits and UGB                            | ✓                       |               |                |              |           |
| 2.2c. Identify barriers to development of single-family attached housing   |                         |               | ✓              |              |           |
| 2.2d. Evaluate if lot size, setbacks are barriers to developing wider range of housing types or increasing densities in Medium Density Residential and Apartment Residential zones |                         |               | ✓              |              |           |
| 2.2e. Apply for grants to support revisions to zoning code   | ✓                       |               |                |              |           |

| Implementation Actions   | Implementation Schedule |               |                |              |           |
|--|-------------------------|---------------|----------------|--------------|-----------|
|  | On-going                | Within 1 year | Within 2 years | 2 to 5 years | 5 + years |
| 2.3a. Evaluate allowing smaller lot sizes for all housing types in Medium Density  |                         |               | ✓              |              |           |
| 2.3b. Evaluate allowing tri-plexes and quad-plexes outright in Medium Density  |                         |               | ✓              |              |           |
| 2.3c. Evaluate opportunities to increase density of Apartment Residential zone   |                         |               | ✓              |              |           |
| 2.3d. Evaluate setting a minimum density of 10 or 12 dwelling units per acre in Apartment Residential zone to limit development of single-family detached and duplex housing     |                         |               | ✓              |              |           |
| 2.4a. Evaluate development of zoning standards that support cottage home development   |                         |               | ✓              |              |           |
| 2.4b. Evaluate development of zoning standards that support tiny houses  |                         |               |                | ✓            |           |
| 2.4c. Allow manufactured home parks as a permitted use in Medium Density Residential   |                         | ✓             |                |              |           |
| 2.4d. Develop rules to manage and support development of multifamily dwelling units designed to act as single-room occupancy dwellings   |                         |               |                | ✓            |           |
| 2.5a. Identify and lower barriers to mixed-use development that includes residential development in commercial zones   |                         |               | ✓              |              |           |
| 2.5b. Support rehabilitation of downtown on buildings with vacant second floors, especially where second floor space was previously used for housing                             | ✓                       |               |                |              |           |
| 2.5c. Evaluate disallowing single-family detached and duplex housing types in commercial zones   |                         |               | ✓              |              |           |
| 2.6a. Continue to identify and rehabilitate housing that has been abandoned or not occupied  | ✓                       |               |                |              |           |
| 2.6b. Develop and facilitate an expedited building permit process, working in coordination with Klamath County, for substantial redevelopment and renovation of existing housing |                         | ✓             |                |              |           |
| 2.6c. Evaluate lowering or waiving permitting fees for rehabilitation projects, working in coordination with Klamath County  |                         | ✓             |                |              |           |
| 2.6d. Evaluate developing a grant program to support rehabilitation projects   |                         | ✓             |                |              |           |
| 2.6e. Evaluate developing low-interest loan program to support significant rehabilitation projects   |                         | ✓             |                |              |           |
| 2.6f. Evaluate offering cash rebate on a portion of property taxes to homeowners who commit to significant rehabilitation projects   |                         | ✓             |                |              |           |
| 2.6g. Continue to enforce standards for the health and safety standards for rental housing   | ✓                       |               |                |              |           |

| Implementation Actions   | Implementation Schedule |               |                |              |           |
|--|-------------------------|---------------|----------------|--------------|-----------|
|  | On-going                | Within 1 year | Within 2 years | 2 to 5 years | 5 + years |
| Policy 3. Housing Affordability  |                         |               |                |              |           |
| 3.1a. Continue to work with developers of government-subsidized low-income housing to identify barriers and opportunities to development of this type of housing   | ✓                       |               |                |              |           |
| 3.1b. Continue to identify surplus publicly-owned properties and partner with developers of low-income government-subsidized housing to develop affordable housing   | ✓                       |               |                |              |           |
| 3.1c. Evaluate opportunities for redevelopment of poor condition manufactured home parks with cottage housing, new manufactured homes, tiny homes, or other housing types  |                         |               | ✓              |              |           |
| 3.2a. Evaluate opportunities for a tax abatement program to promote development of affordable multifamily housing  |                         |               | ✓              |              |           |
| 3.2b. Partner with Oregon Housing and Community Services, working with other members of the Regional Solutions Team, to identify resources for developing additional housing affordable for both very low-income households and middle-income households | ✓                       |               |                |              |           |
| 3.3a. Apply for a state grant to develop a comprehensive housing strategy to support development of affordable housing   | ✓                       |               |                |              |           |
| 3.3b. Work with willing land-owners to use the tools in support of new affordable multifamily (or other higher density affordable housing)   |                         |               |                | ✓            |           |
| Policy 4. Infrastructure Planning  |                         |               |                |              |           |
| 4.1a. Identify areas of high priority for improving infrastructure to support new residential development  |                         | ✓             |                |              |           |
| 4.1b. Identify opportunities to improve infrastructure in older neighborhoods, especially to support infill development or housing rehabilitation and improvements   |                         |               |                | ✓            |           |
| 4.1c. Ensure the City's Capital Improvements Plan includes funding for improvements and maintenance necessary to support Action 4.1a and Action 4.1b   | ✓                       |               |                |              |           |
| 4.1d. Develop consistent pricing for systems development charges for accessory dwelling units  |                         |               | ✓              |              |           |

| Implementation Actions   | Implementation Schedule |               |                |              |           |
|--|-------------------------|---------------|----------------|--------------|-----------|
|  | On-going                | Within 1 year | Within 2 years | 2 to 5 years | 5 + years |
| 4.1e: Evaluate revisions to reduce SDCs for small-scale infill development   |                         |               | ✓              |              |           |
| 4.1f. Identify opportunities to reduce development costs through changes to infrastructure development standards, when appropriate   | ✓                       |               |                |              |           |
| Policy 5. Funding  |                         |               |                |              |           |
| 5.1a. Evaluate using Urban Renewal funding to support development of infrastructure necessary to support housing development and housing programs in Policy 3, which may require a revision or update of Klamath Falls' Urban Renewal Plan |                         |               |                | ✓            |           |
| 5.1b. Evaluate other sources of revenues for funding   |                         |               |                | ✓            |           |

## Revised Housing Policies

**POLICY 1: Land Availability:** Plan for a 20-year supply of suitable land for Klamath Falls to meet housing needs within the existing urban growth boundary.

**Objective 1.1:** Identify opportunities to address the land needs identified in the Housing Needs Analysis.

**Action 1.1a:** Identify Single-Family and Medium-Density residential land that could be redesignated to Apartment Residential.

**Objective 1.2:** In unincorporated areas within the Klamath Falls UGB, the City and County should collaborate to ensure that new development occurs at urban densities consistent with agreed on urban densities.

**Action 1.2a:** Work with Klamath County to ensure that zoning is consistent for land within the city limits and land within the Klamath Falls UGB but outside city limits.

**Objective 1.3:** Encourage development of vacant and partially vacant parcels in areas with existing urban services, with policies that support development of infill housing types.

**Action 1.3a:** Identify barriers to infill development, such as zoning barriers, social barriers, and other barriers, and to the extent possible, lower or eliminate these barriers (consistent with the code audit in Action 2.2a).

**Objective 1.4:** Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth.

**Action 1.4.a:** Work with Klamath County staff to develop and implement a system to monitor the supply of residential land. This includes monitoring residential development (through permits) as well as land consumption (e.g. development on vacant, or redevelopable lands).

**POLICY 2: Provide opportunities for housing development to meet the City's identified housing needs.** Provide opportunities for development of a range of housing types that are affordable to households at all income levels as described in the Klamath Falls Housing Needs Analysis. These housing types include (but are not limited to): single-family detached housing, accessory dwellings, cottage housing, manufactured housing, townhouses, duplexes, and apartments. This wider range of housing types can provide opportunities for housing for any resident of Klamath Falls, including students at Oregon Tech or people working at the Kingsley Field Air National Guard Base.

**Objective 2.1** Streamline Klamath Falls' development process to make development easier between land use and building permit approvals.

**Action 2.1a:** Identify opportunities to streamline Klamath Falls' development process to make it faster and more efficient, working in coordination with Klamath County for processing of building permits.

**Action 2.1b:** Coordinate with Klamath County to ensure that development processes in the unincorporated area within the UGB are as easy as possible and consistent with development processes within the city limits.

**Objective 2.2:** Identify opportunities to increase residential development in Klamath Falls through removing or lowering barriers to residential development.

**Action 2.2a:** The City should work with the County to develop zoning standards that are consistent for areas within the city limits and the urbanizing areas between the city limits and UGB.

**Action 2.2b:** Conduct an audit of the City's zoning code for the city limits and County's zoning code for the urbanizing area to identify barriers to residential development and identify alternatives for lowering or eliminating the barriers.

**Action 2.2c:** Identify barriers to development of single-family attached housing, such as townhouses, and, to the extent possible, lower or reduce these barriers. One barrier is the minimum lot size in the Medium Density Residential, 5,000 square feet, which is too large for most townhouses. Consider allowing smaller lots for townhouses, such as 3,000 to 4,000 square feet.

**Action 2.2d:** Evaluate whether lot size and setback requirements are a barrier to developing a wider range of housing types or increasing densities in the Medium Density Residential and Apartment Residential designations.

**Action 2.2e:** Apply for grants to support revisions to the zoning code, such as a Code Assistance grant from Oregon's Transportation and Growth Management Program (TGM).

**Objective 2.3:** Allow more opportunities for medium and higher density multifamily development by increasing the densities allowed in the Medium Density Residential and Apartment Residential designations..

**Action 2.3a:** Evaluate allowing smaller lot sizes for all housing types the Medium Density Residential designation.

**Action 2.3b:** Evaluate allowing tri-plexes and quad-plexes outright in the Medium Density Residential designation.

**Action 2.3c:** Evaluate opportunities to increase the density of the Apartment Residential zone, which allows housing at a maximum density of 16.7 dwelling units per acre (5,000 square feet for each of the first four dwelling units and 1,000 square feet thereafter). For example, instead of having a minimum lot size, allow

standards for building height, parking requirements, and lot coverage to determine maximum density.

**Action 2.3d:** Setting a minimum density of 10 or 12 dwelling units per acre in the Apartment Residential zone to limit the development of single-family detached and duplex housing in this zone.

**Objective 2.4:** Allow for a wider range of types of housing development within Klamath Falls' existing zones.

**Action 2.4a:** Evaluate development of zoning standards that support cottage housing development, such as cottages clustered on a lot, possibly with the inclusion of park or open space.<sup>3</sup> The zoning code would need to allow sufficient density to support this type of clustered housing, which may be 1.5 or 2 times the density of the zoning district the cluster is located in.

**Action 2.4b:** Evaluate development of zoning standards that support tiny houses, such as tiny houses clustered on a lot, possibly with the inclusion of park or open space.<sup>4</sup> Evaluate whether the city will allow tiny houses on wheels or require a foundation for tiny houses. The zoning code would need to allow sufficient density to support tiny housing, which may be 2 or more times the density of the zoning district the tiny housing cluster is located in.

**Action 2.4c:** Allow manufactured home parks as a permitted use in the Medium Density Residential Plan Designation.<sup>5</sup>

**Action 2.4d:** Develop rules to manage and support development of multifamily dwelling units designed to act as single-room occupancy (SRO) dwellings, with multiple bedrooms and shared common spaces (such as kitchens, bathrooms, and communal spaces).

**Objective 2.5:** Encourage development of multifamily housing in commercial zones.

**Action 2.5a:** Identify and lower barriers to mixed-use development that includes residential development in commercial zones.

**Action 2.5b:** Support rehabilitation of downtown buildings with vacant second floors, especially in cases where the second floor space was previously used for housing. The programs in Objective 2.6 are ways to support this rehabilitation.

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<sup>3</sup> Cottage housing is typically single-family detached units of less than 1,000 square feet.

<sup>4</sup> Tiny houses are typically detached units of less than 500 square feet and may be on wheels or on a foundation.

<sup>5</sup> ORS 197.480(1)(b) requires cities to allow the development of manufactured home parks as an allowed use in areas planned and zoned for a residential density of six to 12 units per acre.

**Action 2.5c:** Evaluate disallowing single-family detached and duplex housing types as an allowed use in commercial zones.

**Objective 2.6** Support rehabilitation of poor condition existing housing within Klamath Falls. The City should develop specific criteria for providing rehabilitation assistance, such as the conditions that qualify for the assistance, qualifying household income, the area where the program applies, whether it applies to rental and/or owner-occupied units, and other criteria.

**Action 2.6a:** Continue to identify and rehabilitate housing that has been abandoned or not occupied.

**Action 2.6b:** Develop and facilitate an expedited building permit process, working in coordination with Klamath County, for substantial redevelopment and renovation of existing housing.

**Action 2.6c:** Evaluate lowering or waiving permitting fees for rehabilitation projects, working in coordination with Klamath County. This program could address issues such as replacing roofs, fixing plumbing or electrical issues, or repairing foundations. Development of this program should include development of criteria for waiving fees, such as condition of the unit and household income.

**Action 2.6d:** Evaluate developing a grant program to support rehabilitation projects, such as roof repairs, connecting to the sewer, electrical system problems, or critical home repairs. These grants could range from \$2,000 for targeted repairs to \$10,000 for larger-scale rehabilitation.

**Action 2.6e:** Evaluate developing a low-interest loan program to support significant rehabilitation projects, such as roof repairs, foundation repairs, connecting the sewer, electrical system problems, or other major rehabilitation. These grants could range from \$10,000 for targeted repairs to \$30,000 (or more) for larger-scale rehabilitation. Some jurisdictions delay payback of the loan until resale of the house.

**Action 2.6f:** Evaluate offering a cash rebate on a portion of property taxes to homeowners who commit to significant rehabilitation projects, such as structure repairs or major remodels of the unit.

**Action 2.6g:** Continue to enforce standards for the health and safety standards for rental housing.

**Policy 3. Housing Affordability:** Develop policies to support housing affordability by lowering the costs of housing development for government-subsidized low-income affordable housing<sup>6</sup>

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<sup>6</sup> Government-subsidized housing is for very-low and extremely-low income households with income of \$26,000 or less in Klamath Falls. About 28% of Klamath Falls households fit into this category and can afford a monthly housing cost of \$660 or less.

and/or market-rate middle-income affordable housing.<sup>7</sup>

**Objective 3.1:** Support development of government-subsidized low-income housing through partnering with non-profit, for-profit, and governmental developers of low-income affordable housing.

**Action 3.1a:** Continue to work with developers of government-subsidized low-income housing to identify barriers to development of this type of housing and identify opportunities to lower or remove these barriers.

**Action 3.1b:** Continue to identify surplus publicly-owned properties that could be used for affordable housing and partner with the developers of low-income government-subsidized housing to develop affordable housing.

**Action 3.1c:** Evaluate opportunities for redevelopment of poor condition manufactured home parks with cottage housing, new manufactured homes, tiny homes, or other housing types. The city may have opportunities to partner with affordable housing providers to complete the project. This housing could be targeted at households with income below 50% of MFI or households with income of 80% or less of MFI.

**Objective 3.2:** Support development of all types of multifamily affordable housing, market rate or government-subsidized affordable housing, through use of tools to lower development or operational costs.

**Action 3.2a:** Evaluate opportunities for a tax abatement program, such as the multiple-unit limited tax exemption program or the tax abatement for new and rehabilitated multifamily rental housing, to promote development of affordable multifamily housing.

**Action 3.2b:** Partner with Oregon Housing and Community Services (OHCS), working with other members of the Regional Solutions Team, to identify resources for developing additional housing affordable for both very low-income households and middle-income households. As part of the Statewide Housing Plan, OHCS' goal is to increase their housing development in rural areas by 75%.

**Objective 3.3:** Develop the “Klamath Falls Housing Program,” which would be a comprehensive housing strategy that supports development of both government-subsidized affordable housing and naturally occurring affordable housing. The Klamath Falls Housing Program will be a program that uses a variety of tools, such as those described in this memorandum, to lower barriers to and encourage affordable housing development.

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<sup>7</sup> Market-rate housing for low- and middle-income households, which have an income of between \$26,000 or \$63,000 in Klamath Falls. About 41% of Klamath Falls households fit into this category and can afford a monthly housing cost of between \$660 and \$1,580.

**Action 3.3a:** Apply for a state grant to develop a comprehensive housing strategy to support development of affordable housing.

**Action 3.3b:** Work with willing land-owners to use the tools in support of new affordable multifamily (or other higher density affordable housing). For example, the City might work with a land owner that wants to develop market-rate affordable housing (i.e., housing affordable at below 80% of the Median Family Income) on a high priority site (Action 4.1a), providing assistance with rezoning land (such as upzoning from low- to high-density), using tools like a multiple unit tax exemption (Action 3.2a), building key off-site infrastructure necessary for the development, and identifying a funding source to pay for these actions (Action 5.1b).

**Policy 4. Infrastructure Planning:** Plan for infrastructure development to support residential development.

**Objective 4.1:** Coordinate land use planning with the Capital Improvement Plan and update to the master plans for each type of infrastructure to ensure that infrastructure is available to support residential development, especially in newly urbanizing areas and areas identified as high priority for development in the housing needs analysis.

**Action 4.1a:** Identify areas of high priority for improving infrastructure to support new residential development. The criteria for these areas might include: (1) areas with five or more acres of vacant unconstrained land, (2) zoning for medium or high-density development, (3) redevelopment opportunity sites with two or more acres of redevelopable area, (4) areas that are relatively flat, (5) proximity to transportation corridors, or (6) proximity to existing infrastructure. Coordinate with developers to provide infrastructure development in tandem with private development of housing and infrastructure.

**Action 4.1b:** Identify opportunities to improve infrastructure in older neighborhoods, especially when infrastructure improvements will support infill development or housing rehabilitation and improvements.

**Action 4.1c:** Ensure that the City's Capital Improvements Plan (CIP) includes funding for improvements and maintenance necessary to support Action 4.1a and Action 4.1b.

**Action 4.1d:** Develop consistent pricing for systems development charges (SDC) for accessory dwelling units (ADUs). The City may consider not charging an SDC for ADUs or charging an SDC based on the size of the ADU (proportionate to a typical single-family detached unit).

**Action 4.1e:** Evaluate revisions to reduce SDCs for small-scale infill development, such as division of a lot with existing housing to allow for development of

additional housing or development of a vacant lot in an area that is generally otherwise developed.

**Action 4.1f:** Identify opportunities to reduce development costs through changes to infrastructure development standards (such as roadway width variations), when appropriate.

**Policy 5. Funding:** Develop funding sources to pay for the costs of implementing the affordable housing programs described in Policy 3 and the infrastructure in Policy 4.

**Objective 5.1:** Identify funding sources to pay for the affordable housing programs and infrastructure development actions in this strategy.

**Action 5.1a:** Evaluate using Urban Renewal funding to support development of infrastructure necessary to support housing development and housing the housing programs in Policy 3, which may require a revision to or update of Klamath Falls' Urban Renewal Plan

**Action 5.1b:** Evaluate other sources of revenues for funding, such as Transient Lodging Taxes, General Obligation Bonds, Bancroft Bonds (for infrastructure projects), marijuana taxes, or other funding sources.

## Existing Comprehensive Plan Policies for Klamath Falls

Klamath Falls' Comprehensive Plan Housing Element begins with a brief history of housing since inception.

### Housing Goal

Klamath Falls' existing comprehensive plan identified its housing goals as:

- To provide for the housing needs of the citizens of Klamath Falls.

### Housing Policies

Klamath Falls' 20 existing comprehensive plan housing policies are broken up into four subsections, as follows. Klamath Falls also has five housing implementation measures, listed after the housing policies.

#### General

1. The interrelationship of transportation, job sites, shopping sites, recreation, open space and scenery, education, and similar activities will be emphasized to provide maximum and efficient use of public facilities and service.
2. Housing Projects will serve a variety of ages, incomes, occupations, and interests while maintaining individuality in design and aesthetic concern. Housing types for single adults and childless couples will be supported.
3. A maximum priority will be given to maintaining and rehabilitating, where possible, existing housing units.
4. The development of smaller, isolated vacant lands already available within the City limits will be encouraged.
5. The continued residential use of existing high-quality residences will be encouraged within the downtown area.
6. The City will encourage the use of innovative site development techniques and the mix of dwelling types in all undeveloped residential areas.
7. Mobile home parks, as alternative housing choices, will be promoted, while minimizing the impacts on adjacent properties through appropriate site location and design criteria.

#### Housing Assistance

8. The construction of multi-family, low-income housing throughout the City will be supported.
9. Excessive concentrations of low-income housing will be avoided.

10. Special emphasis will be given to the monitoring of the needs of the low-income population.
11. Programs and incentives will be developed to provide for better management and maintenance practices relative to rental housing.
12. Housing for the elderly, including low maintenance small units, will be promoted.
13. The City will continue to identify critically substandard housing and seek appropriate removal actions, but only when occupants, if any, can be assured of substitute accommodations.
14. The City will identify housing needs within the community to assist Oregon Institute of Technology and the housing industry in coordinating provision of adequate student housing.

### Density

15. Increased densities will be promoted to reduce energy consumption, facility and service costs, and urban sprawl.
16. The City will preserve and encourage a mix of household and densities use.

### Costs

17. The City will encourage the use of high-density residential development compatible with the area in which it is located to provide for student housing close to the Oregon Institute of Technology campus.
18. The City will review and carefully consider the immediate and long-term effects of fees, charges, regulations and standards on dwelling costs.
19. Efforts to remove tax assessment penalties from home improvement, particularly regular maintenance activities, will be supported.
20. State legislation that allows private developers to provide housing at low prices will be supported.

### Housing Implementation Measures

1. The City will provide avenues for public education and involvement.
2. Zoning will permit maximum flexibility of type and density (condominiums, row houses, etc.).
3. The City will support and cooperate with Klamath Housing Authority, Home Builders Association, and the Board of Realtors, to provide a balance of housing offerings and choices.

4. A buildable land inventory and housing condition tally will be maintained to show actual areas of needs and developments.
5. The City will apply for grants to provide low income housing for senior citizens and other needy people.