



Oregon

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Mayor Gary Wheeler and
Medford City Council
411 West 8th Street
Medford, Oregon 97501



Subject: Comments on Medford's draft Housing Element

Dear Mayor Wheeler and City Councilors:

After meeting with city management and with the Mayor and Council President on July 1, 2008, and after meeting with city planning staff on July 9, 2008, the Department of Land Conservation and Development has chosen to address the city's urban growth boundary (UGB) review and draft Housing Element in three letters.

One letter will address the city's planning staff with detailed comments and questions regarding the draft Housing Element; this letter addresses the department's general comments regarding the draft Housing Element; and a third letter will address the UGB review process and its relation to the Bear Creek Valley regional planning project.

The Draft Housing Element

The following comments are intended to highlight areas of the proposal that we believe can be improved in order to better plan for the housing needs of the city and to assist the city in preparing a comprehensive plan amendment that complies with relevant statutes and administrative rules.

1. The draft does a good job of documenting Medford's severe housing affordability problem (*e.g.*, 47 percent of the city's residents are cost burdened for housing), and includes policies that are intended to address the problem. These policies are carried over from the previous Housing Element, but few of them appear to be fully or successfully implemented.

At our July 1 meeting, Jim Kuntz indicated that the city has a number of programs to address affordable housing. These programs should be documented in the Housing Element so that the city's efforts to address the problem are apparent. In addition to existing non-regulatory programs, the city can and should use its land use plan as a tool

Medford draft Housing Element

