

Pilot Project Selection Overview (Summarized for brevity; see OAR 660-039 for precise details)

Issue	Minimum Requirements	Additional Considerations
Basic requirements for project proposal sites <small>(Section 0020 and 0030)</small>	<ol style="list-style-type: none"> 1. Adjacent to UGB 2. No high value farmland 3. Site ≤ 50 acres 4. 7+ dwelling units/acre for affordable housing units 5. 7+ dwelling units/acre for market rate units 6. Project not likely to be developed inside UGB 7. Development partners can complete project 8. Findings of compliance with Goals 5 and 7 9. Findings of compliance with Goal 11 in regard to impact of pilot project 	
Requirements for housing on pilot project site <small>(Section 0070)</small>	<ol style="list-style-type: none"> 1. At least 30% of units must be affordable (see OAR 660-039-010(1)) 2. Cities >25,000: at least 20 affordable units Cities ≤25,000: at least 10 affordable units 3. Phasing plan ensures affordable built along with market rate 4. All common amenities equally accessible to all 5. Ensure all units stay affordable for 50 years 6. Ensure not used for vacation/short term rentals 	<ul style="list-style-type: none"> • Total number and percentage of affordable units • Units for those dedicated to level lower than 80% area median income • Units for those between 80% and 120% area median income
Affordable and needed housing measures inside existing UGB <small>(Section 0060)</small>	<ol style="list-style-type: none"> 1. Three points of affordable housing measures in list 2. Twelve points combined from lists for affordable and needed housing (up to six points for alternate measures) 	<ul style="list-style-type: none"> • Measures adopted beyond the minimums required
Public facilities and services on project site <small>(Section 0040)</small>	<ol style="list-style-type: none"> 1. Public facilities and services can be reasonably provided 2. Cities ≤25,000: Fixed route or demand response transit, or service commitment (at least 4 trips/day) Cities >25,000: Affordable housing have fixed route transit within ¾ mile, or service commitment (at least 8 trips/day) 	<ul style="list-style-type: none"> • Proximity and expense of public facilities/services • Quality of facilities/services for biking, walking, transit
Natural resources and farm and forestland <small>(Section 0050)</small>	<ol style="list-style-type: none"> 1. Project buffered from land in farm, forest zones or alternative method providing greater protection 2. Apply OAR 660-23 requirements for Goal 5 resources 	<ul style="list-style-type: none"> • Quality of buffers and impacts on farm and forest uses