

THE CITY OF WHEELER, OREGON COMPREHENSIVE PLAN  
Statement of Goals and Policies

GOAL 10: HOUSING

INTRODUCTION:

A major problem for Wheeler and the County continues to be the lack of available long-term rentals, workforce, low income, and affordable housing, and access to financing options to purchase property. In order to sustain a workforce, for the downtown business core, and economic base of the City, housing needs must be addressed. A committee appointed to work on this issue should to be created so the City Council can plan for housing need projections. The City should gather data on local housing information and availability, to assess the extent of those needs.

GOAL: To provide for housing needs with a broad range of housing opportunities.

POLICIES:

1. The City encourages public and private efforts to conserve and rehabilitate existing housing.
2. The City will zone adequate land to meet identified future housing needs for a broad range of housing types including single-family attached and detached homes, manufactured homes, modular homes, duplexes, and multi-family dwellings.
3. The City supports the efficient development of housing and land to minimize environmental impacts and provide public services in a cost effective manner.
4. The City encourages sustainable, resilient, and energy efficient development.
5. The City encourages the use of design principles including balance, proportion, unity, emphasis, and rhythm.
6. Development standards shall provide for open space, access, and connections to the community.
7. The City supports development of housing in conjunction with commercial development to provide housing diversity and security.
8. The City will ensure compliance with federal and state fair housing laws.
9. The City will allow for accessory dwelling units in residential zones in compliance with zoning ordinance standards.

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10. The City should maintain an updated buildable lands inventory.
11. The City shall evaluate opportunities to support workforce, low-income, and affordable housing.