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6 April 2026

City of Central Point
140 South 3rd Street
Central Point, OR 97502

Re: Residential Design Standard Changes and the Impact to Central Point Housing Production

Dear Mayor Browning and Members of the City Council,

On behalf of the Builders Association Southern Oregon (BASO), thank you for the City's continued efforts to address housing needs in Central Point and for revisiting existing residential design standards. Central Point's December 2025 median home price was \$410,186 (Zillow). The 2026 Oregon Housing Needs Analysis (OHNA) has determined that the City will need 385 housing units over the next 20 years priced for households earning 81%-120% AMI (\$74,844 - \$110,880 for a family of four, according to H.U.D.). Under such realities, BASO and our members commend the City's commitment to housing affordability and availability.

Yet while we understand the intent of proposed code amendments currently under consideration, we remain concerned that several design standards (both existing and proposed) significantly limit homebuilders' ability to deliver housing priced for local families, workforce, and retirees. BASO respectfully requests that the City Council and the Community Development department consider additional code refinements that would meaningfully expand housing options while still achieving City objectives—particularly for entry-level and attainable housing.

We specifically request your attention to the following:

- **Garage Recess Requirements**

Reducing the minimum garage recess from 10 feet to 5 feet is helpful; however, the continued prohibition on flush or dominant garages still limits floorplan options. For many entry-level home designs, this prohibition increases cost and reduces usable living space.

- **Garage Width Limitation**

Increasing allowable garage width from 45% to 50% of the front façade is an improvement but remains restrictive when paired with the above recess

standard. Together, these requirements substantially narrow the range of feasible plans.

- **Front Porch Width Requirement**

The minimum 8 foot porch width further compounds feasibility challenges when combined with the above garage standards, limiting flexibility in layout and affordability.

Collectively, these standards allow for only 1-3 frontloaded home plans from a typical builder's core offerings to be constructed in Central Point. This constraint limits housing supply, reduces consumer choice, reduces housing variety within neighborhoods, and places upward pressure on single-family home prices.

We understand the City's interest in promoting alley loaded development and agree it can play an important role in a diverse housing strategy. However, alley loaded homes are not feasible in all locations or price points. In addition, alley-load construction creates more right-of-way (ROW) installation and maintenance costs, and can create unintended parking issues for HOAs to manage. A balanced approach that accommodates both alley loaded and frontloaded housing is essential to meeting local housing needs.

We respectfully encourage the City to consider additional refinements that would meaningfully expand housing options in Central Point while still achieving design objectives—particularly for entry-level and attainable housing.

BASO and our members remain committed to working collaboratively with the City and appreciate the opportunity to provide input as code revisions move forward.

Sincerely,

Dr. Joey Minear

Chief Executive Officer

Builders Association of Southern Oregon

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cc: Stephanie Powers, Planning Director
Justin Gindlesperger, Community Planner II