

Northwest Housing Alternatives Zoning Map Amendment Application





Site Vicinity

 NHA Property

 Taxlot 6000

 Taxlots

Multifamily Housing

 APARTMENTS

 CONDOMINIUMS

 DUPLEXES

of Units Labeled

View from NHA Office



View from Annie Ross House





NHA CAMPUS CONCEPTUAL SITE PLAN



2316 SE WILLARD, MILWAUKIE, OR 97222
 DECEMBER 9, 2013



PROJECT DATA
 TOTAL SITE AREA: APPROX. 1.73 ACRES / 69,960 sf
 APPROX. LOT COVERAGE: APPROX. 30%

UNIT COUNT:	SHELTER STUDIOS	8
	1 BEDROOM	12
	2 BEDROOM	12
	3 BEDROOM	9
	TOTAL UNITS	41
TOTAL PARKING SPACES		54

NHA Outreach

Group	Date
Lake Road NDA	11/13/13
Land Use Subcommittee of Historic Milwaukie NDA	12/2/13
Historic Milwaukie NDA	1/13/14
Open House for Neighbors within 400 Feet	3/5/14

Key Components of Staff Report

- Comprehensive Plan has designated parcels in application as Mixed Use CH/D since 1979.
- Substantial precedent for applying R-1-B Zone to Mixed Use CH/D areas

Key Effects of Zoning Change

- New office would be permitted use (consistent with Comprehensive Plan)
- Maximum dwelling unit count would increase from current level (27 units) to accommodate the 41 dwelling units envisioned

What Role Do NHA's Affordable Housing Plans Have in This Decision Making Process?

- *“It is outside the scope of power of the zoning ordinance to determine the sales price, rental rates, or residential incomes of residential development in the City.”*
- *“Beyond identifying those areas where multifamily housing is appropriate and permitted, the zoning ordinance does not, and cannot, regulate who builds housing in the city or who lives in it.”*

Source: Staff Report for Application ZA-13-02

Affordable Rental Housing

- What is it?
- Who needs it?
- Milwaukie's Housing Inventory
- Rental Housing Design

Affordable Rental Housing: What Is It?

- Apartments subject to income and rent restrictions
- At the NHA Campus, apartments will be restricted to the 60% AMI level

Affordable Rental Housing: What is It?

Income Limits	
Household Size	Maximum Income
1 person	\$29,160
2 people	\$33,360
3 people	\$37,500
4 people	\$41,640
5 people	\$45,000
6 people	\$48,360

Affordable Rental Housing: What is It?

Rent Limits	
Apartment Size	Maximum Rent
Studio	\$677
1BR	\$708
2BR	\$843
3BR	\$966
4BR	\$1,072

Affordable Rental Housing: Who Needs It?

Current Rents in Milwaukee

Size	Average Rent	Amount Above Max. Affordable Rent
1BR	\$782	+\$80
2BR	\$953	+\$110
3BR	\$1,342	+\$376

Affordable Rental Housing: Who needs it?

- People shouldn't pay more than 30% of their gross income on housing costs
- Renter or owner: If you pay more than 30% of your income towards housing, you're going to struggle to pay for other key things like food, medicine, and transportation.

Who Can Afford to Rent in Milwaukie?

	Average Rent	Monthly Salary Required	Hourly Wage @ 40 hrs a week
1BR	\$782	\$2,607	\$15
2BR	\$953	\$3,177	\$18
3BR	\$1,342	\$4,473	\$26

Affordable Rental Housing: Who Can't Afford the Typical 1BR Apartment in Milwaukie?

Average Hourly Wages in Clackamas County, by Job Description, 2013

Food Servers, Nonrestaurant	\$ 9.88	Janitors and Cleaners	\$13.1
Hotel, Motel, and Resort Desk Clerks	\$ 10.09	Retail Salespersons	\$13.1
Dishwashers	\$ 10.11	Production Worker's Helpers	\$13.1
Service Station Attendants	\$ 10.45	Tellers	\$13.1
Combined Food Preparation	\$ 10.48	Veterinary Assistants and Laboratory Animal Caretakers	\$13.22
Agricultural Workers	\$ 10.49	Telemarketers	\$13.25
Bartenders	\$ 10.55	Maids and Housekeeping Cleaners	\$13.4
Child Care Workers	\$ 10.58	Preschool Teachers, Except Special Education	\$13.42
Floral Designers	\$ 10.61	Cooks, Institution and Cafeteria	\$13.60
Food Preparation Workers	\$ 10.83	Stock Clerks and Order Fillers	\$13.6
Sewing Machine Operators	\$ 11.13	Landscaping and Groundskeeping Workers	\$13.72
Counter Attendants Food Concessions, Coffee Shops Shops	\$ 11.15	Receptionists and Information Clerks	\$14.0
Food Preparation and Serving Workers, All Other	\$ 11.22	Data Entry Keyers	\$14.1
Lifeguards, Ski Patrol, and Rec. Protective Service Workers	\$ 11.25	Library Assistants, Clerical	\$14.1
Locker Room, Coatroom, and Dressing Room Attendants	\$ 11.47	Machine Feeders and Offbearers	\$14.1
Parking Lot Attendants	\$ 11.49	Grinding and Polishing Workers, Hand	\$14.2
Cashiers	\$ 11.57	Supervisors and Managers of Food Preparation and Serving Workers	\$14.35
Cooks, Restaurant	\$ 11.79	Switchboard Operators, Including Answering Service	\$14.3
Home Health Aides	\$ 11.85	Food Mixing and Blending Machine Operators and Tenders	\$14.4
Nonfarm Animal Caretakers	\$ 11.91	Security Guards	\$14.4
Farmworkers, Farm and Ranch Animals	\$ 12.08	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	\$14.4
Hosts in Restaurants, Lounges, and Coffee Shops	\$ 12.14	Laborers and Freight, Stock, and Material Movers, Hand	\$14.60
Counter and Rental Clerks	\$ 12.19	Nursing Aides, Orderlies, and Attendants	\$14.82
Installation, Maintenance, and Repair Worker's Helpers	\$ 12.33	Shipping, Receiving, and Traffic Clerks	\$14.9
Cleaners of Vehicles and Equipment	\$ 12.60		
Personal and Home Care Aides	\$ 12.82		
Physical Therapist Aides	\$ 13.11		

Source: Oregon Dept of Labor, 2013 Data, Clackamas County

Who Can't Afford the Typical 1BR Apartment in Milwaukie?

You need to earn \$15/hr to afford the average 1BR apartment.

Average Hourly Wages in Clackamas County by Job Description, 2013	
Child Care Workers	\$ 10.58
Counter Attendants in Cafeterias, Food, and Coffee Shops	\$ 11.15
Cashiers	\$ 11.57
Cooks, Restaurant	\$ 11.79
Counter and Rental Clerks	\$ 12.19
Personal and Home Care Aides	\$ 12.82
Janitors and Cleaners	\$ 13.11
Retail Salespersons	\$ 13.13
Preschool Teachers, Except Special Education	\$ 13.42
Receptionists and Information Clerks	\$ 14.03

Who Can't Afford the Typical 3BR Rental in Milwaukie?

You need to earn \$26/hr to afford the average 3BR rental.

Average Hourly Wages in Clackamas County by Job Description, 2013	
Office Clerks, General	\$16.13
Cabinetmakers and Bench Carpenters	\$16.14
Carpenters	\$17.85
Painters, Construction and Maintenance	\$17.85
Medical Assistants	\$18.34
Mental Health and Substance Abuse Social Workers	\$18.42
Construction Laborers	\$18.50
Welders, Cutters, Solderers, and Brazers	\$19.56
Emergency Medical Technicians and Paramedics	\$19.61
Truck Drivers, Heavy and Tractor-Trailer	\$20.20
Dental Assistants	\$20.68
Automotive Service Technicians and Mechanics	\$21.59
Postal Service Mail Sorters, Processors	\$22.50

Who Can't Afford the Typical 3BR Rental in Milwaukie?

You need to earn **\$26/hr** to afford the average 3BR rental.

Starting Wages for Various City of Milwaukie Staff

Utility Worker I (Streets):

\$17.37

Police Records Specialist

\$17.87

Accounts Payable Clerk

\$18.82

Who in Milwaukie Needs Affordable Housing?

- Its current residents
- Half of Milwaukie's households earn less than \$50,000/yr (\$24/hour)
- One-quarter earn less than \$25,000/yr (\$12/hr)

Source: Moving Forward Milwaukie Market Study

How Much Rental Housing and Affordable Housing Does Milwaukie Have?

	Total Housing Units	Rentals		Affordable Rentals		
		#	% of total	#	% of total units	% of rentals
Milwaukie	9,138	3,180	35%	321	3.5%	10%
Oregon City	12,900	4,605	36%	668	5.2%	15%
Wilsonville	8,487	4,550	54%	591	7.0%	13%

Affordable Housing or
Market Rate Housing?





23

25

26

24



5804

RESIDENT PARKING
UNAUTHORIZED VEHICLES
WILL BE IMPOUNDED AT
OWNERS RISK AND EXPENSE
MONITORED 24 HOURS BY
SERGEANT TOWING, Inc.
503-281-1944









Market Rate Housing



Affordable Housing



Summary

- We're long-time Milwaukie residents and committed to the community and our neighborhood.
- We're committed to continue working with the NDAs and our immediate neighbors throughout the design and implementation stages.
- Our request is for a modest change consistent with the Comprehensive Plan and local zoning precedent.
- We concur with and support the staff report.

Questions?