

## City of Milwaukie Draft Comprehensive Plan Housing Policies

**EQUITY GOAL:** *Provide housing options and reduce housing barriers for all people with special attention paid to people of color and those with low incomes.*

Provide a range of housing types allowed in all neighborhoods of the City by allowing a variety of rental (duplex and small apartment) and ownership (cottage cluster, tiny home, and rowhouse) options in low and medium density zones.

Maintain a system of zoning that is less reliant on density distinctions and more reliant on regulating bulk, form, and coverage.

Zoning and code requirements should be written so that they do not create barriers that may limit vulnerable populations from finding housing in Milwaukie.

Use city housing funding and other resources to help ensure that existing housing remains affordable and available to residents in all Milwaukie neighborhoods.

Encourage development of homes that can accommodate people of all ages and abilities through use of accessible design features.

Consider cultural differences and values when developing code requirements related to housing development and design.

Employ strategies that support the Fair Housing Act and affirmatively further fair housing.

**AFFORDABILITY GOAL:** *Provide opportunities to develop housing that is affordable at a range of income levels.*

Continue to implement strategies identified in the Milwaukie Housing Affordability Strategy and update the strategy to reflect market changes and conditions.

Allow for and encourage development of housing types that can be built and sold or rented at a lower cost, by permitting triplexes, fourplexes, and cottage cluster development in all residential zones.

To lower development costs, allow a reduction in parking standards for new development in close proximity to transit.

Provide opportunities for residential home owners to generate rental income or house family members by allowing for simple and straightforward processes to develop accessory dwelling units or convert units into duplexes.

Seek and maintain partnerships with non-profit housing developers and other affordable housing providers and agencies to create the opportunity to provide moderate-and low-income housing and rehabilitation activities within Milwaukee.

Support the use of manufactured homes as an affordable housing choice.

Support tiny homes (on wheels) as an affordable housing choice.

Support code changes to how shelters and transitional housing options are defined.

**SUSTAINABILITY GOAL:** *Promote environmental, economic, and socially sustainable practices associated with housing development and construction.*

Encourage development of new housing to be sited to preserve open spaces, trees, and natural areas and when trees must be removed require trees to be planted to help achieve City-wide tree canopy targets.

Provide and market existing incentives for new housing or improvements to existing housing to include features that increase energy efficiency, reduce water usage, use sustainably produced materials, manage stormwater, or other environmentally sustainable practices.

Encourage development of more housing located close to transit, shopping, other commercial services, parks, and schools to maximize access and use, reduce impacts of driving, and promote economic opportunities for local businesses.

**LIVABILITY GOAL:** *Enhance the ability of Milwaukee's neighborhoods to meet community members' economic, social, and cultural needs, and promote their health and well-being.*

Develop and implement land use and public investment decisions and standards that foster creation of denser development in centers, corridors, and neighborhood hubs to support community gathering places, commercial uses, and other amenities that give people opportunities to socialize, shop, and recreate together.

Require that new housing development includes and provides access to pedestrian connections that make it easier for people to walk to destinations such as parks, schools, and neighborhood gathering places.

Establish and administer development code standards that require or encourage the design and/or siting of new housing development to have access to light, air, and open space either on-site or in close proximity.

Regulate the size, shape, and/or position of new housing to ensure that it is similar in form to the housing in the surrounding neighborhood, while meeting the intent of equity and affordability related housing policies.

Implement development or design requirements to help create transitions between lower and higher density residential development where the mass, size or scale of the developments differ substantially. Requirements could include massing, buffering, screening, height, or setback provisions.

As necessary, monitor and regulate the location and amount of vacation rentals to reduce their impact on availability and long-term affordability of housing.

## OTHER POLICIES

Continue to maintain a supply of land that can be developed for housing. Prepare, regularly monitor and periodically update an inventory of buildable residential land.

Prevent displacement of tenants of rental housing through tenant protection policies such as required notice for no-cause evictions, tenant relocation considerations, and/or educational programs or other initiatives.

Support a continuum of programs led by community partners that address the needs of homeless persons and families, including through the provision of temporary shelter, long-term housing, and supportive services.

High Density Residential areas shall be located either adjacent to or within close proximity to the downtown or district shopping centers, employment concentrations and/or major transit centers or transfer areas. *(Existing Comp Plan policy that is still probably relevant.)*

Make quick local policy updates to reflect state housing legislation that impacts land-use???