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Chapter 4 – Land Use and Housing Element Element Goal: To provide for the maintenance of existing housing, the rehabilitation of older housing and the development of sound, adequate new housing to meet the housing needs of local residents and the larger metropolitan housing market, while preserving and enhancing local neighborhood quality and identity.	Still relevant but does not explicitly mention housing affordability, diversity of housing types, or equity.	Add language around affordability, diversity or housing types, and equity.	*Goal Statement People 2:* Milwaukie is a diverse community that provides opportunities and support for all of its residents through a variety of resources and enriching activities. We encourage and support a vibrant local economy that contributes to a high quality of life where residents can live, work, learn, and play. *Goal Statement Place 2:* Milwaukie invests in housing options that provide affordability, high quality development and good design, promoting quality living environments. It maintains the small neighborhood feel through creative use of space with housing options that embrace community inclusion and promote stability.	Portland Goal 5.A: Portlanders have access to high-quality affordable housing that accommodates their needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations. Hillsboro Goal 1: Provide opportunities for the development of a variety of current and future households.
Objective 1 – Buildable Lands: To utilize lands in the City according to their relative measure of buildability, based on the following land type classifications. [Discusses lands with Special Policies Classifications, including those having issues related to drainage/flooding, geology, slope, wildlife habitat and significant natural features, and soils.]	Still relevant, but language needs to be modified and policy can probably be moved to chapter introduction. Map of buildable lands needs to be updated.	Clearly tie in the Goal 10 requirements. Look at incorporating language addressing the anticipated impacts of climate change as it relates to natural hazards and buildable lands. Also note that BLI factors in infrastructure such as water, sewer, wastewater, etc.	*MHAS 1.14:* Seek to adopt or modify existing land use policies to meet developer and community needs.	*Portland Policy Intro:* Oregon's Statewide Planning Goal 10 — Housing and the Metropolitan Housing Rule require that cities provide adequate land and plan for a range of housing types that can meet the diverse housing needs of various types of households. Portland Policy 5.1: Housing supply. Maintain sufficient residential development capacity to accommodate Portland's projected share of regional household growth.
Policy 1: Policies and standards found in the Historic Resources, Natural Hazard and Open Spaces, Scenic Areas, and Natural Resources Elements of the Environmental and Natural Resources Chapter apply, where applicable, throughout the City. Through its regular zoning, building and safety enforcement process, the City will implement those policies in Special Policies Classification areas and direct urban development toward more suitable areas through density transfer.	Still relevant, but largely a given and very awkward language ("apply, where applicable…").	Look at incorporating language addressing the anticipated impacts of climate change as it relates to natural hazards and buildable lands.	The Natural Hazards policies talked about limiting development in high risk hazard areas.	Hillsboro Policy H 6.4: Impact mitigation through density modification. Allow density reductions or transfers within residential development projects that seek to minimize impacts to environmentally-sensitive areas such as Significant Natural Resource Overlay zones and floodplains.
Policy 2: Prior to the approval of any building permit or other development approval, the developer of any vacant land within special policies classification areas must submit a report indicating how the applicable policies in the Environmental and Natural Resources Chapter are to be met. The report will describe the proposed type of site preparation and building techniques, how these	Still relevant, but better suited for Development Code.			Other cities generally didn't address natural hazard or environmental impacts in housing chapter.

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techniques meet the applicable policies, and the mitigative measures, if any, proposed to lessen impacts during construction.				
Objective 2 – Residential Land Use: Density and Location: To locate higher density residential uses so that the concentration of people will help to support public transportation services and major commercial centers and foster implementation of the Town Center Master Plan, Downtown and Riverfront Land Use Framework Plan, and Central Milwaukie Land Use and Transportation Plan.	Concept generally still relevant but needs to be updated with newer supporting plans and Neighborhood Hubs concepts. Big ticket question: Do we still need as many levels of housing and density ranges?	Encouraging densities that support public transportation services are compatible with newer and more sustainable growth patterns. However, focusing on major commercial centers is becoming outdated due to the decline of big-box retail, the rise of online shopping, and the movement toward focusing on local amenities with pedestrian access instead of larger places to drive to (including the Neighborhood Hubs concept). Needs to add main streets, neighborhood hubs, commercial corridors, and not just the major commercial centers.	*Goal Statement Prosperity 2:* Milwaukie's neighborhoods are the center of daily life, with amenities and community-minded local businesses that meet the daily needs of residents. They form a network of unique, interconnected local hubs that together make Milwaukie the livable, equitable, and sustainable community that it is.	Hillsboro Policy H 3.5: Density to support transit. Foster the development of housing at densities that support transit and in areas near existing or planned transit. Portland Policy 5.23: Higher-density housing. Locate higher-density housing, including units that are affordable and accessible, in and around centers to take advantage of the access to active transportation, jobs, open spaces, schools, and various services and amenities. Minneapolis Policy 1: Access to Housing: Increase the supply of housing and its diversity of location and types. • Allow housing to be built in all areas of the city, except in Production and Distribution areas. Minneapolis Policy 38: Housing near Transit and Job Centers: Create more affordable housing near transit and job centers.
Policy 1: Residential densities will be based on the following net density ranges: Low Density (Zones R-10, R-7) - up to 6.2 units per net acre Moderate Density (Zone R-5) - 6.3 to 8.7 units per net acre Medium Density (Zones R-3, R-2.5, R-2) - 8.8 to 21.1 units per net acre High Density (Zones R-1, R-1-B) - 21.2 to 24.0 units per net acre Town Center: Downtown Mixed Use Zone (Zone DMU) - 10 to 40+ units per net acre Town Center: Outside of Downtown (Zone GMU) - 25 to 50 units per net acre Commercial (Zone GMU) - 25 to 50 units per net acre	Relevant in so far as it is implemented via the current Development Code. However, the current Comp Plan work will help shape any changes to permitted uses and/or densities in our residential zones. The cottage cluster work is highlighting the need to have increased densities in certain zones. Also, is 10-40 units per acre still all that we aspire to in the DMU? Axletree development is over 100 units per acre.	Discuss how the existing densities and land use pattern impact affordability and equity. Residential densities should reflect what the market will support. Add ADUs, mobile homes, townhomes, condos, triplex, SROs. Be prepared for HB 2001 (Kotek bill).		Portland Policy 5.4: Encourage new and innovative housing types that meet the evolving needs of Portland households, and expand housing choices in all neighborhoods. These housing types include but are not limited to single dwelling units; multi-dwelling units; accessory dwelling units; small units; pre-fabricated homes such as manufactured, modular, and mobile homes; co-housing; and clustered housing/clustered services.
Policy 2: Areas may be designated Low Density residential if any of the following criteria are met: a. The predominant housing type will be single family detached. b. Low Density areas are residential areas which are developed at Low Density and little need for redevelopment exists.	Same comments as above regarding consistency with existing Development Code. However, best to revise so not prescribing dominant housing types, especially if HB 2001 or a local equivalent is implemented.	The predominant housing type in this area is likely to remain single family detached SFR in the short term. However, this could change dramatically with Speaker Kotek's bill or any changes that the Council chooses to make at the local	In general, the Vision calls for compact and walkable neighborhoods, which are difficult to achieve with low density, exclusionary detached SFR neighborhoods.	Portland Policy 5.39: Compact single-family options. Encourage development and preservation of small resource - efficient and affordable single-family homes in all areas of the city.

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c. Within Low Density areas, transportation routes are limited primarily to collectors and local streets. d. Low Density areas may include sites where sensitivity to the natural environment or natural hazards necessitate a reduced density.	ADUs are allowed in all SFR zones, so should be included.	level. The Council has shown preliminary support for allowing more missing middle housing types in detached SFR areas.		We will provide additional examples from Portland's Residential Infill Program as well as Minneapolis and Seattle work.
Policy 3: Areas may be designated Moderate Density Residential based on the following policies: a. The predominant housing types will be single family detached on moderate to small lots, and duplex units. b. Moderate Density areas are residential areas which are currently developed at Moderate Density and little need for redevelopment exists. c. Within Moderate Density areas, convenient walking distance to a transit stop or close proximity to major trip generators shall be considered.	Relevant but outdated, as described above. ADUs are allowed in all SFR zones, so should be included.	Does it make sense to have a separate land use that only differs from low density in the number of duplexes envisioned, considering that duplexes are an allowed use in all SFR zones and medium density envisions mostly duplexes? Should "moderate" densities more closely align with lower-density missing middle housing types?	The HNA, Housing Strategies Report, and MHAS all have items that can be rolled up to policy language.	
Policy 4: Areas may be designated Medium Density residential based on the following policies: a. The predominant housing types will be duplexes. b. Medium Density areas are residential areas with access primarily to major or minor arterials. Siting should not result in increased traffic through Low Density Residential areas. c. Medium Density areas are to be located near or adjacent to commercial areas, employment concentrations or transit stops. d. Medium Density areas may include areas of deteriorating dwellings or structures in neighborhoods in order to stimulate private investment, infilling and redevelopment, provided one or more of the preceding policies apply.	Relevant but outdated, as described above.	Similar to above, should the "medium" density residential designation be primarily for all missing middle housing types, not just duplexes? Add equitable housing verbiage, missing middle options, ADUs, etc.		Portland Policy 5.6: Middle housing. Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed-use center and surrounding single family areas. Minneapolis Policy 80: Development Near METRO Stations: Support development and public realm improvements near existing and planned METRO stations that result in walkable districts for living, working, shopping, and recreating.
Policy 5: Areas may be designated High Density Residential based on the following policies: a. The predominant housing types will be multifamily units. b. 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. c. Access to High Density areas should be primarily by major or minor arterials.	Relevant but outdated as described above.	Add equitable housing verbiage.		Hillsboro Policy H 4.5: High-rise housing. Provide for development of high-rise housing (three to six stories) within the area designated in the Downtown Framework Plan, in Transit Station Communities, and in other areas designated for mixed-use or multifamily residential use. Hillsboro Policy H 3.5: Density to support transit. Foster the development of housing at densities that support transit and in areas near existing or planned transit.

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Policy 6: High Density in Mixed-Use Areas will be based on the following policies: a. Within the Mixed-Use Area designated on Map 8, a range of different uses including residential, commercial and office are allowed and encouraged. It is expected that redevelopment will be required to implement these policies, and that single structures containing different uses will be the predominant building type. b. Commercial uses will be allowed at the ground floor level, and will be located relative to the downtown area so that pedestrian access between areas is convenient and continuous. c. Office uses will be allowed at the ground and first floor levels. d. High Density residential uses will be allowed on all levels. e. All parking must be contained within a project.	Relevant but outdated, as Comp Plans don't tend to have this much detail.			
Policy 7: Town Center Areas will be designated based on the following policies: a. Town Center areas are those sites identified within the subareas depicted on the Subareas Map in the Town Center Master Plan as suitable for redevelopment. Within the Town Center areas designated on Map 8, mixed-use development combining residential high density housing with retail, service commercial, and/or offices is encouraged. For a very limited area within Central Milwaukie, as identified in the Central Milwaukie Land Use and Transportation Plan, some employee-intensive uses are also appropriate. This is intended to foster a Town Center environment in accordance with the Town Center Master Plan and Central Milwaukie Land Use and Transportation Plan. For properties in Central Milwaukie, the vision and policies in the Central Milwaukie Land Use and Transportation Plan supersede any specific site design schematics in the Town Center Master Plan. b. The Downtown and Riverfront Land Use Framework Plan and the Downtown Mixed Use Zone shall implement Subarea 1 of the Town Center Master Plan. c. The Town Center Area shall be served by multimodal transportation options; therefore, on-street parking, shared parking, and enclosed parking are the most appropriate parking options in the Town Center Area. d. A variety of higher density housing is desired in a designated Town Center Area, and the City shall work cooperatively with the private sector to provide a diverse range of affordable housing.	Outdated – the Town Center Master Plan has been superseded, and the general housing policies don't need this much detail.			
Objective 3 – Residential Land Use Design: To encourage a desirable living environment by allowing flexibility in design, minimizing the impact of new construction on existing	Outdated, given language is exclusive in nature and ignores our need to focus on infill development.	This policy language should be compatible with the language in the Urban Design chapter (Block 3).	Goal Statement Place 1: Milwaukie has a complete, clean and attractive network of sidewalks, bike lanes and paths that enable accessibility,	Hillsboro Policy H 5.2: Innovative site design. Foster flexibility in the division of land and the siting of buildings and other improvements to allow for innovation.

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development, and assuring that natural open spaces and developed recreational areas are provided whenever feasible.			mobility, and safety for all. Streets are tree-lined, well-lit and designed to promote a healthy and active lifestyle. There is a seamless transition between walking, biking, and transit to key amenities and neighborhood centers. *Goal Statement Place 2:* Milwaukie invests in housing options that provide affordability, high quality development and good design, promoting quality living environments. It maintains the small neighborhood feel through creative use of space with housing options that embrace community inclusion and promote stability. *Goal Statement Planet 1:* The entire city nurtures a connected canopy of trees planted and stewarded by its residents. Smart and focused development honors and prioritizes life-sustaining natural resources. *MHAS 1.14:* Seek to adopt or modify existing land use policies to meet developer and community needs.	
Policy 1: New multifamily development projects will take measures to reduce potentially negative impacts on existing, adjacent single-family development and adjacent lower-density zones. Such measures may include reduced maximum heights, increased setbacks for large façades, building size limitations, and other design features to maintain privacy of nearby properties.	Outdated and exclusionary, as it frames MFR as having inherently negative impacts.	Revise language regarding negative impacts of multifamily developments to focus more on compatibility between adjacent housing typologies.		Hillsboro Policy H 3.8: Reduce negative impacts. Mitigate the impact of close proximity traffic, noise, odor, lack of privacy, and negative visual aesthetics, through compatible site and building design.
Policy 2: In all Planned Unit Developments, a density bonus up [to] twenty percent (20%) over the allowable density may be granted in exchange for exceptional design quality or special project amenities.	Outdated and too prescriptive. "Exceptional design" clause has been difficult to implement.			Hillsboro Policy H 4.4: Density variation. Allow residential development at densities higher than those designated by the Comprehensive Plan when approved by the City under the Planned Unit Development Process.
Policy 3: All Planned Unit Developments will have area devoted to open space and/or outdoor recreational areas. At least half of the open space and/or recreational areas will be of the same general character as the area containing dwelling units. Open space and/or recreational areas do not include public or private streets.	Still relevant.			Hillsboro Policy H 3.12: Open space provisions. Foster the provision of land for open space and recreation for new and existing residents when developing housing.

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Policy 4: All projects in Medium Density and High Density areas will have area devoted to open space and/or outdoor recreational areas. At least half of the open space and/or recreational areas will be of the same general character as the area containing dwelling units. Open space and/or recreational areas do not include public or private streets and parking areas, but may include private yards.	Obsolete, as medium density and high density areas also allow for single family and duplexes, which don't require devoted open space.			Hillsboro Policy H 3.2: Livability amenities. Integrate amenities such as enhanced open space, community gardens, community gathering spaces, and multi-use paths for connectivity in single-family, multifamily, and mixed-use development.
Policy 5: In all cases, existing tree coverage will be preserved whenever possible, and areas of trees and shrubs will remain connected particularly along natural drainage courses.	Relevant but outdated; update to reflect 40% tree canopy goal.	Ensure compatibility of this policy language with Milwaukie's forthcoming tree code and tree canopy goal.		
Policy 6: Specified trees will be protected during construction, in accordance with conditions attached to building permits.	Never really relevant, as we have never had a tree code for private property.	Ensure compatibility of this policy language with Milwaukie's forthcoming tree code.		Hillsboro Policy H 6.5: Tree preservation. Preserve viable, mature trees within housing developments where possible.
Policy 7: Sites within open space, natural hazard or natural resource areas will be protected according to specifications in the Natural Hazard and Natural Resources Elements.	Still relevant; use Synthesis phase to assess need for additional policies in those other elements.			Other cities generally haven't addressed this within Housing Chapter.
Objective 4 – Neighborhood Conservation: To maximize the opportunities to preserve, enhance and reinforce the identity and pride of existing well-defined neighborhoods in order to encourage the long-term maintenance of the City's housing stock.	Language about "preserving neighborhoods" (i.e. "the identity and pride…") is exclusive in nature and seems to prioritize traditional single-family housing types over newer and more dense/efficient options.	Policy language that allows for more flexibility in neighborhood housing types would help facilitate infill development and the provision of a wider variety of housing types, including ADUs and "missing middle" housing.	Goal Statement Place 2: Milwaukie invests in housing options that provide affordability, high quality development and good design, promoting quality living environments. It maintains the small neighborhood feel through creative use of space with housing options that embrace community inclusion and promote stability. MHAS Goal 2: Prevent Displacement and Keep Affordable Units Affordable.	Minneapolis Policy 34: Cultural Districts. Strengthen neighborhoods by prioritizing and accelerating economic development, public transit, and affordable housing policies, practices, and resources to protect the racial diversity and uplift the cultural identity of the city's areas where a significant portion of the population is comprised of people of color, Indigenous people, and/or immigrant (POCII) communities." Minneapolis Policy 100: Place-based neighborhood engagement: Strengthen the City's robust neighborhood-based community engagement system to ensure that it effectively and equitably builds people's capacity to organize to improve their neighborhoods.
Policy 1: Within High Density areas, clearance and new construction will be allowed, as will construction on currently vacant lands. Identified historic resources will be protected as outlined in the Historic Resources Chapter. The predominant housing type will be multifamily.	Outdated. The use of the word "clearance" is outdated. Many of our high- density areas still have SFR units, and would require redevelopment.	Opportunity to tie in this policy language with adaptive reuse concepts from History, Arts, & Culture and as it appears in other block topics (TBD).		Hillsboro Policy H 3.11: Historic context. Promote housing and site design that supports the conservation, enhancement, and continued vitality of areas with special historic, architectural, or cultural value.
Policy 2: Within Moderate and Medium Density areas, the rehabilitation of older housing is encouraged in lieu of large area clearance and new construction. When projects involve destruction of older housing, it must be shown that rehabilitation is not justified because of structural, health or other important considerations.	Outdated bordering on obsolete. Unless the property is historic in nature, property owners are allowed to demolish structures and redevelop. Also, most of these areas are currently detached SFR,	Opportunity to tie in this policy language with adaptive reuse concepts from History, Arts, & Culture and as it appears in other block topics (TBD).		Minneapolis Policy 47: Housing Quality. Ensure the preservation and maintenance of existing housing." See Hillsboro Policy H 4.7 below.

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	so redevelopment and intensification may require some demolition.			
Policy 3: Within Moderate and Medium Density areas, residential infill which maintains existing building heights, setbacks, yard areas and building mass will be encouraged. Of particular importance is the maintenance of existing residential scale when viewed from the street. The predominant type of new housing in Moderate Density areas will be single family detached on moderate to small lots and duplexes. The predominant type of new housing in Medium Density areas will be duplex units. Multifamily housing may be allowed in Medium Density areas.	Outdated. Is it reasonable to expect historically single family neighborhoods in medium density areas that experience infill development and redevelopment to maintain the same look and feel of detached single-family structures?	Potential opportunity to discuss Transit-Oriented Development (TOD) in relation to these housing types and densities. Moderate density is more closely aligned with detached SFR, so should separate moderate from medium density. Address what an orderly transition from historically SFR to slightly increased densities should look like.	Address what an orderly transition from historically SFR to slightly increased densities should look like.	Hillsboro Policy H 3.8: Existing housing stock maintenance. Support the maintenance and rehabilitation of the existing housing stock, where feasible, in areas designated for residential use.
Policy 4: Within Low Density areas, the rehabilitation of older housing is encouraged in lieu of large area clearance and new construction. The predominant type of new housing in Low Density areas will be single family detached. Duplex units will be allowed based on location criteria in the Zoning Ordinance.	Still relevant but outdated. Depending on Council direction, may need to revise "predominant" single family detached language, which is quite exclusive and prescriptive in nature.	Opportunity to tie in this policy language with adaptive reuse concepts from History, Arts, & Culture and as it appears in other block topics (TBD), as well as to mention ADUs and other missing middle housing options. Make rehab of older housing a separate policy.		Hillsboro Policy H 4.7: Existing housing stock maintenance. Support the maintenance and rehabilitation of the existing housing stock, where feasible, in areas designated for residential use.
Policy 5: Within Low Density areas, new projects will maintain a single- family building bulk, scale and height when abutting existing single-family areas, or when abutting a street where existing single-family houses face the project.	Still relevant, and focuses on form/bulk more than use, in case we pursue allowing additional missing middle types in this zone.	Ensure compatibility of this policy language with the Urban Design policy language in Block 3.		Hillsboro Policy H 3.4: Reasonably increased densities. Leverage development and redevelopment potential to reasonably increase densities with respect to existing or planned neighborhoods and infrastructure.
Objective 5 – Housing Choice: To continue to encourage an adequate and diverse range of housing types and the optimum utilization of housing resources to meet the housing needs of all segments of the population.	Still relevant.	Add more about accessible housing and housing affordability here. Sort of says it, but we should be more specific and direct. Or do we want to split Housing Affordability as its own goal?	Goal Statement Place 2: Milwaukie invests in housing options that provide affordability, high quality development and good design, promoting quality living environments. It maintains the small neighborhood feel through creative use of space with housing options that embrace community inclusion and promote stability. MHAS Goal 3: Connect People to Existing Affordable Housing.	Minneapolis Goal 3. In 2040, all Minneapolis residents will be able to afford and access quality housing throughout the city." Hillsboro Goal H 1: Housing Choice. Provide opportunities for the development of a variety of housing choices that meet the needs and preferences of current and future households. Hillsboro Policy H 1.1: Variety of housing choice. Employ development standards that allow the opportunity for development of housing types such as single-family residences, single-story single-family housing, accessory dwellings, duplexes, apartments, attached single family residences, cottage

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				housing, co-op housing, condominiums, townhouses, government-assisted affordable housing, and manufactured housing. Minneapolis Policy 33: Affordable Housing Production and Preservation: Produce housing units that meet the changing needs of Minneapolis residents in terms of unit sizes, housing types, levels of affordability, and locations while preserving existing housing using targeted, priority-based strategies
Policy 1: The City will encourage the development of infill housing that uses innovative development techniques for the purpose of reducing housing costs as well as creating an attractive living environment. Such techniques may include the reduction of lot size standards in established neighborhoods; allowing duplex housing units in appropriate areas; and encouraging the construction of small housing units. The Milwaukie Zoning Code has development and design standards that help ensure infill development is compatible with its surroundings.	Still relevant, but too detailed for a policy.	May be helpful to change "*small housing units*" to ADUs or use other similar language to reduce confusion with *tiny homes*. Too specific? Do we need to list out all of the techniques to create more infill housing?	*MHAS 1.7:* Partner with architects and builders to create base development plans. *MHAS 1.8:* Explore rightsizing parking requirements for ADUs, cottage clusters, tiny homes, etc. *MHAS 1.9:* Explore incentivizing/encouraging ADU and cottage cluster development. *MHAS 1.10:* Explore lean construction methods to bring down the cost of housing development and market those cost reducing methods to developers.	Minneapolis Policy 1: Access to Housing. Increase the supply of housing and its diversity of location and type." Minneapolis Policy 33: Affordable Housing Production and Preservation. Produce housing units that meet the changing needs of Minneapolis residents in terms of unit size, housing types, levels of affordability, and locations while preserving existing housing using targeted, priority-based strategies." Minneapolis Policy 35: Innovative Housing Types. Pursue innovative housing types and creative housing programs to help meet existing and future housing needs." Minneapolis Policy 36: Innovative Housing Strategies and Data-Driven Decisions. Pursue innovative housing strategies to maximize the creation and preservation of affordable housing; use data and research to guide and evaluate housing priorities, policies, and programs."
Policy 2: The City will encourage the development of larger subdivisions and PUDs that use innovative development techniques for the purpose of reducing housing costs as well as creating an attractive living environment. Such techniques to reduce costs may include providing a variety of housing size, type, and amenities. The City may provide density bonuses, additional building height allowances, or other such incentives for the provision of affordable	Still relevant, but much too long. However, do we need to call this out as a policy, given our limited/constrained land? We don't have many places left for this type of development.	When discussing innovative development and design, work in opportunity to protect/preserve natural resources and tree canopy.	*MHAS 1.7:* Partner with architects and builders to create base development plans. *MHAS 1.10:* Explore lean construction methods to bring down the cost of housing	Hillsboro Policy H 5.2: Innovative site design. Foster flexibility in the division of land and the siting of buildings and other improvements to allow for innovation.

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housing in residential development projects. Overall project density may not exceed the allowable density plus ten (10) percent, which may be added to the Planned Unit Development bonus.		Separate the density bonus discussion, especially for affordable housing, into its own policy.	development and market those cost reducing methods to developers.	
Policy 3: Manufactured housing is encouraged and allowed wherever single-family housing is permitted in the city as long as density standards and other applicable policies are met. The City will encourage the provision of housing at types and densities indicated in the City's housing needs assessments summarized on Table 2.	Still relevant, but do we need to go this specific? Could fall under affordable housing policies versus specifically manufactured housing or mobile home parks.			Minneapolis Policy 37 Mixed Income Housing. Promote mixed-income development throughout the city." Hillsboro Policy H 1.6: Allow manufactured housing. Provide opportunities for development of manufactured housing in well planned and developed manufactured home parks or in areas that permit single-family dwellings.
Policy 4: Mobile home parks will be allowed in Low, Moderate, and Medium Density areas in zones allowing development at 6-12 units per acre, and will be subject to park design and appearance standards and review in a public hearing.	Still relevant, but likely don't need to get this specific as far as development standards.	Focus on protection of mobile home parks as an affordable housing type.		
Policy 5: Although not all higher density and Town Center lands will immediately be zoned for maximum permissible densities, the rezoning of these lands will be approved when it can be demonstrated that adequate public facilities exist or can be provided in accordance with City plans and standards to support increased development.	Concept of phased growth is still relevant, but Town Center references are outdated.	Ensure compatibility of this policy language with the Urban Design policy language in Block 3.		Hillsboro Policy H 4.6: Supportive public facilities and services. Ensure the appropriate type, location, and phasing of public facilities and services, including schools, sufficient to support housing development in areas presently developed or undergoing development or redevelopment.
Objective 6 – Housing Assistance: To assist low and moderate income households in obtaining adequate housing which is consistent with other housing objectives and policies.	Still relevant, but very awkward language.	Should address the preservation of areas having "naturally occurring affordable housing" and discuss potential gentrification/displacement impacts. Expand to other vulnerable populations.	*Goal Statement Place 2:* Milwaukie invests in housing options that provide affordability, high quality development and good design, promoting quality living environments. It maintains the small neighborhood feel through creative use of space with housing options that embrace community inclusion and promote stability. *MHAS Goal 3:* Connect People to Existing Affordable Housing.	Portland Goal 5.B: Equitable access to housing. Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults. Portland Policy 5.15: Gentrification/displacement risk. Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.

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				Minneapolis Policy 37: Create and refine policies, programs, regulations, and other tools to develop mixed-income housing throughout the city for ownership and rental housing.

Minneapolis Policy 43: Housing Displacement: Minimize the involuntary displacement of people of color, indigenous people, and vulnerable populations such as low-income households, the elderly, and people with disabilities, from their communities as the city grows and changes. |
| Policy 1: Through its regular zoning, building and safety enforcement process, the City will identify substandard housing conditions. | Still relevant, but housing quality should be extended to new housing as well. | Extend housing quality discussion to new housing as well. | *MHAS 2.3:* Consider developing an affordable housing trust fund or partnering with the County's efforts. | Minneapolis Policy 46 Healthy Housing. Proactively address health hazards in housing and advance design that improves physical and mental health."

Portland Policy 5.47: Healthy housing. Encourage development and maintenance of all housing, especially multi-dwelling housing, that protects the health and safety of residents and encourages healthy lifestyles and active living.

Portland Policy 5.49: Housing quality. Encourage housing that provides high indoor air quality, access to sunlight and outdoor spaces, and is protected from excessive noise, pests, and hazardous environmental conditions. |
| Policy 2: The City will continue to participate in regional and county programs aimed at identifying housing need, allocating assistance responsibilities, administering state and federal housing assistance funds, and implementing housing assistance programs. The City will continue to participate in the Area-wide Housing Opportunity Plan for allocating assisted housing. | Still relevant but outdated in that it does not mention the City's own work regarding affordable housing within Milwaukie.

The section on administering housing assistance funds is obsolete, as City is not a HUD entitlement community (County administers funds). | Reference and/or incorporate the new Milwaukie Housing Affordability Strategy and its concepts. | *MHAS 3.1:* Partner with nonprofits and employers to provide first-time homebuyer education and support. | Minneapolis Policy 45 Leverage Housing Programs to Benefit Community. Design housing programs in a manner that also benefits the larger community."

Hillsboro Policy H 2.9: Affordable housing partnerships. Partner with nonprofit housing developers and other agencies to create the opportunity to provide moderate- and low-income housing and rehabilitation activities in Hillsboro. |

Current Comprehensive Plan Language	Is the Current Language Obsolete, Outdated, Redundant or still Relevant?	What is Some Potential Language to Improve/Replace Existing Policy?	Are there related Vision Goal Statements or Actions or Other City Plan Policies that Should be Incorporated/Added?	What are Examples of Good Policy Language from Other Cities' Comprehensive Plans?
Policy 3: Through its own, or county coordinated programs, the City will continue to identify and assist qualified individuals and residential areas in obtaining funds for housing rehabilitation and improvement, neighborhood public facilities and parks, improvements, and rental assistance. The primary City role will be to provide staff assistance in matching resident needs with possible programs and in identifying the procedures for residents to use in obtaining assistance.	Still relevant, although can probably be less detailed (provide more details in MHAS Action Plan).	Hillsboro Policy H 4.6: Existing housing stock maintenance. Support the maintenance and rehabilitation of the existing housing stock, where feasible, in areas designated for residential use.	_MHAS 2.4:_ Support and promote programs that provide financial assistance for seniors and low-income homeowners to remain in their homes. _MHAD 2.7:_ Research and market low-cost loans to property owners for maintenance, weatherization, and seismic upgrades.	Minneapolis Policy 40: Homelessness. Eliminate homelessness through safe, stable, and affordable housing opportunities and strategies for homeless youth, singles, and families." Minneapolis Policy 42: Expand Homeownership. Improve access to homeownership, especially among low-income residents, people of color, and indigenous people."
Policy 4: The City will encourage the provision of housing for senior and handicapped citizens, and will work with nonprofit and public organizations to create quality housing opportunities at a reasonable cost. Special characteristics and needs of senior citizens such as income, household size and auto ownership will be considered in reviewing senior housing development proposals.	Outdated in terms of terms used ("handicapped") and failure to acknowledge other vulnerable populations, such as veterans, minorities.	Change "_handicapped citizens_" to "_people with disabilities_". The term "_older adults_" or "aging population" is generally preferred over "_senior citizens_" as it is less hierarchical. Add in "other vulnerable and marginalized communities" to make more inclusive. Also a potential opportunity to identify the need for flexibility in housing for older adults – including ageing in place and the transition from independent to assisted living within the same facility.	_MHAS 2.4:_ Support and promote programs that provide financial assistance for seniors and low-income homeowners to remain in their homes.	Portland Policy 5.8: Physically-accessible housing. Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers, station areas, and other places that are proximate to services and transit. Portland Policy 5.9: Accessible design for all. Encourage new construction and retrofitting to create physically-accessible housing, extending from the individual unit to the community, through the use of Universal Design Principles.
Policy 5: Incentives for permanent senior and handicapped housing will be provided. Within residential areas, such housing will be allowed which meets the conditions of the next highest density range. Applicable residential design policies must met, and a public hearing held.	Still relevant but uses outdated terms.	Update with newer terminology as in Policy 4 above. Also an opportunity to discuss Transit-Oriented Development (TOD) and Neighborhood Hubs in relation to these housing types and populations. Think about incorporating aging in place, adaptable housing, and universal design.	_MHAS 1.1:_ Develop incentives/funding program(s) for affordable housing through the existing construction excise tax. _MHAS 2.2:_ Partner with nonprofit organizations and housing agencies to fund the purchase of existing, affordable multifamily housing to preserve it long term.	Portland Policy 5.19: Aging in place. Encourage a range of housing options and supportive environments to enable older adults to remain in their communities as their needs change. Portland Policy 5.7: Adaptable housing. Encourage adaption of existing housing and the development of new housing that can be adapted in the future to accommodate the changing variety of household types. Hillsboro Policy H 1.5: Aging population and disabled population. Allow and support a diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers and other places which are in close proximity to services and transit.