

# City of Milwaukie Draft Comprehensive Plan Housing Policies

Incorporates comments from April 29 CPAC Meeting

**EQUITY GOAL:** *Provide housing options and reduce housing barriers for people of all ages and abilities, with a special focus on people of color, aging populations, and those with low incomes.*

1. Provide the opportunity for a range of middle housing types in residential neighborhoods of the City by allowing a variety of rental (accessory dwelling, duplex and small apartment) and ownership (cottage cluster, tiny home, and rowhouse) options in low and medium density zones.
2. Establish development standards that are less reliant on density distinctions and more reliant on regulating size, shape, form, and design details compared to what has been historically permitted in city neighborhoods.
3. Ensure zoning and code requirements do not create barriers to home ownership and rental opportunities for vulnerable populations such as people of color, aging populations and people with low incomes.
4. Leverage resources and programs to help ensure that housing (including existing housing) remains affordable and available to residents in all residential neighborhoods of Milwaukie.
5. Encourage development of homes that can accommodate people of all ages and abilities through use of universal design.
6. Consider cultural differences and values when implementing development and design standards, including the need to accommodate extended family members and provide opportunities for multi-generational housing.
7. Support the Fair Housing Act and programs and policies that aim to affirmatively further fair housing.
8. 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.
9. 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.

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

1. Continue to develop and update housing affordability strategies that meet the needs of individuals and reflect market changes and conditions.
2. Allow and encourage development of additional middle housing types with lower construction costs and sales prices that can help meet the needs of low or moderate-income households. Examples include accessory dwelling units (ADUs), duplexes, triplexes, fourplexes, cottage cluster housing, and small apartment complexes.
3. Allow for a reduction in required off-street parking for new development within walking distance of light rail stations and frequent bus service corridors in an effort to lower development costs and better meet the housing needs of low and moderate-income residents.
4. Provide opportunities for home owners to generate long-term rental income or house family members by through a simple, straightforward, and cost-effective permitting process for the development of accessory dwelling units (ADUs) or conversion of single-family homes into duplexes or other “middle housing” types.
5. Continue to seek and maintain partnerships with non-profit housing developers and other affordable housing providers and agencies to create the opportunity to provide low to moderate income -housing and rehabilitation activities within Milwaukee.
6. Support the continued use and preservation of manufactured homes, both on individual lots and within manufactured home parks as an affordable housing choice.
7. Support the use of tiny homes, including those on wheels, as an affordable housing choice, while addressing adequate maintenance of these and other housing types through the City’s code enforcement program.
8. Clearly define and implement development code provisions to permit homeless shelters and transitional housing in Milwaukee.
9. Monitor and regulate the location and quantity of vacation rentals to reduce their impact on availability and long-term affordability of housing.

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

1. Ensure that the scale and location of new housing is consistent with city goals to preserve open spaces, achieve a 40% citywide tree canopy; and protect wetland, floodplains, and other natural resource or hazard areas.
2. Use incentives to encourage, and where appropriate require, new housing development, redevelopment, or rehabilitation projects to include features that increase energy efficiency, produce energy or use renewable energy, conserve water, use sustainably produced materials, manage stormwater naturally, or employ other environmentally sustainable practices.
3. Promote the use of active transportation modes, reduce driving by neighborhood residents and workers, and increase economic opportunities for locally owned and operate businesses by encouraging development of more housing located close to transit, shopping, other commercial services, parks, and schools.
4. Encourage the adaptive reuse of existing buildings in residential and mixed-use areas that can help meet Milwaukie's housing needs.
5. Prepare, regularly monitor and periodically update an inventory of the buildable supply of residential land that can help meet the City's future housing needs in an efficient and sustainable manner.

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

1. 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.
2. Require that new housing projects contribute to the creation of a walkable and bike-friendly environment by providing infrastructure and connections that make it easier for people to walk or bike to destinations such as parks, schools, commercial services, and neighborhood gathering places.
3. Administer development code standards that require the design and/or siting of new housing such that units have access to adequate light and air and that multi-family units have access to open space either on-site or adjacent to the site.

4. Regulate the size, shape, and/or position of new housing to ensure that it is similar in form to the housing that is permitted in the surrounding neighborhood, while meeting the intent of equity and affordability related housing policies.
5. Implement development or design requirements to help create transitions between lower and higher density residential development areas where the mass, size or scale of the developments differ substantially. Requirements could include massing, buffering, screening, height, or setback provisions.

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