

Questions to Consider through our Identified Filters/Lenses

Housing-Related Goals and Actions from Community Vision

	Equity	Affordability	Sustainability	Livability
	<ul style="list-style-type: none"> Who is impacted? Is it fair? Does it help those most in need? 	<ul style="list-style-type: none"> Who and how (many) does it help? What is the cost (savings)? Does it reflect City priorities? 	<ul style="list-style-type: none"> Are environmental impacts reduced? Will climate resiliency be improved? What are the trade-offs? 	<ul style="list-style-type: none"> Will people want to live there? How will new housing fit in? Does it reflect City priorities?
Place Goal Statement 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.	<ul style="list-style-type: none"> How do we incentivize quality development and good design for low income housing? Who defines what “good design” means? How can we ensure that it is inclusive to all members of the community? 	<ul style="list-style-type: none"> How do we balance the need for quality infrastructure and design while maintaining affordability? 	<ul style="list-style-type: none"> Will new housing opportunities take advantage of active/public transportation or require car ownership? 	<ul style="list-style-type: none"> Are these new housing options close to services and amenities (parks, schools, restaurants, groceries)?
Place 2.1: Aim to provide improved housing affordability and stability for all City residents, with a variety of housing types, price ranges, and subsidized units available in all neighborhoods	<ul style="list-style-type: none"> Is it equitable to allow for middle housing types in all residential areas if they don’t have good access to transit, etc. or account for the costs of necessities like food, healthcare, and childcare? 	<ul style="list-style-type: none"> Beyond allowing for lower cost housing forms, how can the City address or promote housing affordable to people in all income ranges in every neighborhood? 	<ul style="list-style-type: none"> How do we improve transit, pedestrian, and bicycle connections that reduce the need for automobiles? 	<ul style="list-style-type: none"> How do we make sure that we have enough open space in residential areas? How much variety is needed and what are the implications for our zoning?
Place 2.2: Streamline permitting and examine ways to adjust SDC’s to encourage creative uses of space such as ADUs, Tiny Homes, and Cottage Clusters.	<ul style="list-style-type: none"> Does this disproportionately benefit existing homeowners and developers? How do we help low income homeowners that don’t have capital? 	<ul style="list-style-type: none"> How do we ensure that we are increasing affordability to renters and homeowners, and not just increasing profits? Should SDC’s be waived for ADU’s that provide affordable housing? 	<ul style="list-style-type: none"> Should housing with sustainable features (solar panels, electric vehicle charging, etc) have lower SDC’s as an incentive? 	<ul style="list-style-type: none"> Is there a point where a neighborhood has “too many” detached ADU’s or middle housing types? Can form and design adequately mitigate this?
Place 2.3: Create city programs that encourage more affordable housing and continuously evaluate their impacts on housing costs.	<ul style="list-style-type: none"> Should the City be subsidizing housing development for its lowest income residents? 	<ul style="list-style-type: none"> What affordability threshold should City resources be focused on? Very low? Moderate? 	<ul style="list-style-type: none"> Are there potential conflicts between sustainability and affordability goals? 	<ul style="list-style-type: none"> Does increased affordability have to mean increased density?
Place 2.5: Create neighborhood plans that define neighborhood character, identify community needs and priorities, and develop strategies for better integrating infill housing into neighborhoods.	<ul style="list-style-type: none"> How do we decide what constitutes “neighborhood character”, and ensure that multiple stakeholders are involved in defining it? What “neighborhood patterns” are actually inclusive for people with disabilities? 	<ul style="list-style-type: none"> How can we support the creation of housing that helps build wealth for low-income residents? 	<ul style="list-style-type: none"> Is sustainability one lens we can use in promoting certain types of neighborhood character? 	<ul style="list-style-type: none"> How can we ensure that we improve or retain physical, financial, and culturally appropriate access to community necessities and amenities?
Place 2.6: Ensure quality housing design standards that include energy efficiency, shared greenspace and community garden development.	<ul style="list-style-type: none"> How do we achieve increased efficiency and improved design while considering the impacts of cost? 	<ul style="list-style-type: none"> Emerging technologies such as solar are decreasing in cost but can still be expensive. How can this policy be aligned with people’s ability to pay? 	<ul style="list-style-type: none"> How can we design housing in a way that adapts to and mitigates for a changing climate? 	<ul style="list-style-type: none"> Should we be requiring minimal amounts of private open space, or using in-lieu of fees to fund more public open space?
Place 2.7: Update the Development Code to allow more “missing middle” housing types (duplexes, triplexes, cottage clusters, tiny houses) in established neighborhoods, and permit mixed-use buildings in neighborhood hubs.	<ul style="list-style-type: none"> Is it truly equitable to allow for middle housing types in all residential areas if they don’t have good access to transit, etc.? 	<ul style="list-style-type: none"> Will these middle housing types actually be affordable everywhere in the city? 	<ul style="list-style-type: none"> Should these housing types be focused in areas with close proximity to transit? How do we maintain our tree canopy with increased density? 	<ul style="list-style-type: none"> Should we also be permitting mixed-use buildings along all transit corridors and arterials, not just in the hubs?
Place 2.9: Support the development of more senior, veterans and special needs housing, including Aging in Place Villages and transitional and safe-house communities.	<ul style="list-style-type: none"> Should these groups receive preference for City funding, such as from our Construction Excise Tax? 	<ul style="list-style-type: none"> Are these a good opportunity to partner with agencies/developers on mixed-income communities? 	<ul style="list-style-type: none"> Are these communities a good opportunity for City-funded pilot projects and community solar? 	<ul style="list-style-type: none"> Are there unique recreational and commercial needs for these communities?

	Equity <ul style="list-style-type: none"> Who is impacted? Is it fair? Does it help those most in need? 	Affordability <ul style="list-style-type: none"> Who and how (many) does it help? What is the cost (savings)? Does it reflect City priorities? 	Sustainability <ul style="list-style-type: none"> Are environmental impacts reduced? Will climate resiliency be improved? What are the trade-offs? 	Livability <ul style="list-style-type: none"> Will people want to live there? How will new housing fit in? Does it reflect City priorities?
<i>Planet 1.1:</i> Implement city programs, incentives, and development code amendments that promote sustainable development and help to better integrate the built environment and natural environment.	<ul style="list-style-type: none"> What are the benefits and burdens that communities may experience from sustainable development regulations? 	<ul style="list-style-type: none"> How do we make sure that sustainability does not conflict with affordability? 	<ul style="list-style-type: none"> How strict should we be in limiting development in high hazard areas? How can we improve the success of programs within an infill development environment? 	<ul style="list-style-type: none"> How can sustainable development accommodate increased open space and recreational opportunities?
Prosperity Goal Statement 2: Milwaukie 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.	<ul style="list-style-type: none"> Should this strategy be targeted to areas with higher concentrations of people of color? Are there other ways to address equity with this strategy? 	<ul style="list-style-type: none"> Will increased development and property values result in displacement or gentrification? If so, how do we combat it? 	<ul style="list-style-type: none"> How do we improve active transportation connections between hubs? Should we tie allowed levels of development to sustainability measures such as alternative energy and tree canopy preservation? 	<ul style="list-style-type: none"> Should there be additional density in areas round neighborhood hubs? Should public amenities be required in neighborhood hubs? If so, will they be subsidized?
What's Missing from the Vision?				