

# HOUSING IN MILWAUKIE



## COTTAGE CLUSTER FEASIBILITY STUDY



### PROJECT PURPOSE & GOALS

Cottage cluster housing is a **“missing middle”** housing form that can accommodate many residents' identified preference for detached single family housing at higher densities and lower prices than traditional lower density detached single family housing products. In Milwaukie, cottage cluster housing is permitted within the city's medium and high density residential zones (R-1, R-2, R-2.5 and R-3). These areas provide a buffer between the City's Downtown/Central Milwaukie mixed-use zones and the surrounding low density residential neighborhoods, and are located **within proximity to transit, employment opportunities, services, and amenities.**

The project goal includes implementation of a successful analysis process to understand what code changes might make cottage cluster development more feasible in Milwaukie. The expected outcome is to study up to four sites for **economic feasibility** with conceptual site plans and massing including:

- Building upon previous cottage cluster work within the region;
- Addressing funding challenges and financial feasibility gaps associated with cottage cluster development;
- Establishing a model for cottage cluster development that can be used throughout the region.

### SCOPE OF WORK & DELIVERABLES

- Zoning Code Audit
- Engagement Strategy & Public Outreach
- Residential Summary Market Analysis
- Pro forma Analysis
- Final Memorandum with Code Recommendations before Planning Commission and City Council
- Conceptual Site Design

**Study completed by Summer of 2019**





## FREQUENTLY ASKED QUESTIONS (FAQS)

**Why now?** On the surface, the cottage cluster concept appears to be an excellent model to provide equitable housing opportunities in Milwaukie, which according to July 2017 RMLS data saw median housing prices increase by 83% in the past five years, spurring the City Council to declare a housing emergency in April 2016. However, while many cities across the region, including the City of Milwaukie, have amended their Development Code in recent years to permit cottage cluster housing, there are few recent examples of successful cottage cluster developments.

Using Buildable Lands Inventory (BLI) data from its 2016 Housing Needs Analysis (HNA), the City has identified several vacant and infill sites with the potential to accommodate a 5 to 15-unit cottage cluster development. Now, the City must further review and conduct outreach to these sites and select up to four to analyze in detail, assessing barriers and impediments to development.

The City has met with Clackamas County, Northwest Housing Alternatives, and Providence Milwaukie Hospital, who have expressed interest in the cottage cluster model's potential to provide regulated affordable housing, senior housing, workforce housing, and housing for individuals with long-term physical and mental health needs.

**What funds are being used?** The City of Milwaukie received \$65,000 through Metro's Equitable Housing Strategies grant program to complete this work.

**How was the project team chosen?** City staff issued a Request for Qualifications (RFQ) in January 2018, opening the opportunity to work on this project to the public and asking for submissions from qualified teams. The staff reviewed and scored all submitted Statements of Qualifications before selecting the project consultant to enter into contract to complete the Cottage Cluster Feasibility Study.

**What will happen next?** The consultant team will work closely with City staff and the community to address the project goals and complete the deliverables. Starting in 2020, staff will work to draft updated code language that will create a code that will allow for this type of development in more of Milwaukie. The updated code language will go through a public hearing process before being adopted.

**Where can I go for more information?** Please visit the Cottage Cluster project page at [www.milwaukieoregon.gov/cottage-cluster-housing](http://www.milwaukieoregon.gov/cottage-cluster-housing) for project updates, materials, presentations, and additional resources.

