



Milwaukie Housing Affordability Strategy 2018-2023 Action Plan

The **Milwaukie Housing Affordability Strategy (MHAS)** was adopted by the Milwaukie City Council on July 17th, 2018.

This **5-year-long** strategy contains **31 action items** for short, mid-term, and long-term implementation for providing and supporting equitable and affordable housing opportunities.



BACKGROUND

Between April 2012 and April 2018, the median sale price for single-family homes in Milwaukie increased 92 percent. During the same period, the median sale price of small multifamily units increased 24 percent. The most recent Census numbers show that **32 percent of homeowners and 51 percent of renters are spending more than 30 percent of their income on housing.** Seniors, people of color, and people with disabilities are disproportionately impacted by the housing situation.

Being able to afford quality housing close to quality schools, grocery stores, and parks is a struggle for many low-income families. Cost-burdened households often find themselves without sufficient funds for other necessities (ie. food, health care, child care, and transportation). The high cost of housing also leads to housing instability and limits housing choice. Many families end up moving frequently which has a financial, social and emotional impact, on them and their families.

MILWAUKIE HAS 3 MAIN HOUSING GOALS

1. **Develop New Units**
2. **Prevent Displacement and Retain Affordability**
3. **Connect People to Existing Affordable Housing**



GOAL 1: DEVELOP NEW UNITS

- Increase the amount of housing affordability to people across the income spectrum while factoring in supportive housing or resident services. These services will help relieve the pressure on housing costs, including rental costs, and minimizes the threat of homelessness.
 - Increase the number of affordable units and the total amount of housing to better meet market demand through financing and direct development. Changing requirements (ie. building codes and land use) can reduce the cost of building housing, which in turn promotes more housing supply and long-term affordability.
-

GOAL 2: PREVENT DISPLACEMENT AND RETAIN AFFORDABILITY

- Stabilizing housing costs, including rents and property values can prevent displacement when residents are priced out of neighborhoods.
 - Protect renters and homeowners by preserving existing affordable housing and increasing education and access to resources.
-

GOAL 3: CONNECT PEOPLE TO EXISTING AFFORDABLE HOUSING

- Help existing and potential residents find, qualify for, and access housing that is affordable and appropriate for their needs.
 - Households who are ready to move into homeownership will benefit from education and support.
 - Renters who need help overcoming barriers will also benefit from programs that help them overcome rental barriers.
-

ADDITIONAL INFORMATION

To learn more about MHAS action plan, visit www.milwaukieoregon.gov/communitydevelopment/affordable-housing or contact:

Community Development Department
Phone: 503-786-7600
CommunityDevelopment@MilwaukieOregon.gov

