

## **HOUSING**

Meeting the future housing needs and desires of residents will require a variety of housing types and densities. For example, the desire for home ownership can be partially met with mobile homes and condominiums in large or small complexes or owner-occupied duplexes. A range of housing prices can be encouraged by providing a greater variety of lot sizes for single family housing. More apartments and other alternative housing forms are needed to house the young, the elderly, and lower income households which are priced out of the single family housing market, or households which may prefer other than single family homes.

## **ISSUES**

The planning process has identified a number of issues. These issues address affordable housing, housing choice and variety, citizen preference, density, neighborhood livability, and compatibility with mass transit. Some of these issues follow:

1. Affordable housing for all the County's households
2. Housing for low and moderate income households, the elderly, and mentally or physically handicapped residents
3. A variety of housing types for all income levels, including single family houses, apartments, duplexes, condominiums, and mobile homes
4. The number and densities of single family and multifamily units, duplexes and mobile homes
5. Locations of multifamily housing in relation to services, employment, transportation and open space
6. Locations of individual mobile homes, mobile home parks and mobile home subdivisions
7. Owner-occupied and renter-occupied housing

## **SUMMARY OF FINDINGS AND CONCLUSIONS**

1. Clackamas County is projected to gain as many as 112,500 people between 1987 and 2010.

2. Projected population growth is expected to be slower than the County experienced in the 1970s, faster than the 1980s. From 1970 to 1978 the average annual growth rate was 3.8% per year, and from 1980 to '87 it was .76%. The forecast for planning purposes is 1.6% per year from 1987 to 2010.
3. The Northwest urban area has the potential of being the most energy efficient and cost effective location for growth in the County.
4. Since 1980, 30% of the new units built in the entire County have been multifamily units, including duplexes. In the northwest urban areas, 41% of new units have been multifamily.
5. It is forecast that 26% of the new units built in the next 20 years in the entire county, and 32% of the new units built in the northwest urban area, will be multifamily.
6. Lack of affordable housing continues to be a problem, especially severe for households headed by the young, elderly, single parents, or handicapped individuals.
7. Clackamas County has a shortage of special living environments for the developmentally disabled and chronically mentally ill, a particularly pressing need as the de-institutionalization movement continues to accelerate and homes must be found in communities for previously institutionalized residents. (Note: The County social services agency does not identify a particular shortage of special housing for their elderly clients at this time (1990).
8. There are few condominiums in unincorporated areas.

## **GOAL**

- Provide opportunities for a variety of housing choices, including low and moderate income housing, to meet the needs, desires, and financial capabilities of all Clackamas County residents to the year 2010.

## **POLICIES**

### **Housing Choice**

- 1.0 Encourage development which will provide a range of choices in housing type, densities and price and rent ranges throughout the urban areas of the County.
  - 1.1 Provide for mobile home park development.
  - 1.2 Encourage new condominiums of all types, densities and price ranges but discourage conversion of existing rental units.

- 1.3 Encourage an adequate number and variety of rental units including those that allow children.
- 1.4 Develop detailed community plans when appropriate to ensure that both housing choice and neighborhood quality and livability goals are obtained.
- 1.5 Encourage a diversity of housing types and densities in Planned Unit Developments.
- 1.6 Encourage a wide range of housing alternatives for the elderly or handicapped.

### **Affordable Housing**

- 2.0 Encourage development of affordable housing (including public subsidized housing) to produce a range of housing prices and rent ranges commensurate with the range of the County's household incomes.
  - 2.1 Encourage low and moderate income housing with good access to employment opportunities.
  - 2.2 Encourage diversified affordable housing opportunities for the elderly or handicapped.
  - 2.3 Support the regional Housing Opportunity Plan (HOP), the County's Community Development Block Grant program, and the County's Public Housing Program as a means to provide more low and moderate income housing.
  - 2.4 Pursue subsidies to provide affordable housing for low and moderate income households including the elderly and the handicapped.
  - 2.5 Encourage more affordable housing by:
    - a. Providing for higher density single family development by including more 7,000 and 8,500 square foot lots;
    - b. Providing for increased capacity for multifamily development at four density levels: Medium, Medium High, High, and Special High;
    - c. Allowing alternative road and improvement standards where appropriate (see roadway policies in Transportation Chapter);
    - d. Allowing reduced utility and roadway costs through flexible lotting patterns in subdivisions and Planned Unit

Developments;

- e. Allowing density transfers from hard-to-develop sites in planned developments;
  - f. Providing an expedient, efficient design review, building permit, zoning and subdivision process;
  - g. Encouraging growth in areas where public services can be economically provided;
  - h. Encouraging common wall construction;
  - i. Encouraging more condominiums and mobile homes;
  - j. Emphasizing planned developments resulting in less expensive lots;
  - k. Continuing to allow single family units to be built on lots of record down to 3,000 square feet; and
  - l. Continuing to allow prefabricated housing that meets the Uniform Building Code on individual lots within the Urban Growth Boundary.
- 2.6 Give priority for relocation into public housing to low income residents displaced by development of property to commercial, industrial or multifamily use.
- 2.7 Encourage continuation of existing mobile home parks.
- 2.8 Give every new subdivision of twenty lots or more a density bonus of one lot for every lot reserved for assisted housing to provide an adequate amount of dispersion of assisted housing (see Policy 8.0).

### **Neighborhood Quality**

- 3.0 Provide for a variety of housing opportunities that are complimentary or compatible with existing neighborhoods.
- 3.1 Encourage the maintenance or upgrading of existing neighborhoods.
  - 3.2 Protect the quality, life-style and values of existing neighborhoods.
  - 3.3 Discourage the demolition of housing which can be economically renovated in residential areas.

## **Urban Infill Policy**

- 4.0 Make use of existing urban service capacities without damaging the character of existing low-density neighborhoods. This policy will be achieved by the following:
  - 4.1 Providing higher density residential Plan designations.
  - 4.2 Locating higher density Plan designations at locations that have minimum impact on existing low-density neighborhoods.
  - 4.3 Encouraging development within Immediate Urban Areas where services are available (see Immediate Urban policies in Land Use Chapter).
  - 4.4 Allowing greater flexibility for duplexes and triplexes (see Policy 6.0).
  - 4.5 Establishing a transportation policy that encourages investments to improve the existing system prior to making investments in new roads (see Roadway Policies in Transportation Chapter).
  - 4.6 Protecting existing neighborhoods by designating compatible land uses in existing low-density neighborhoods (see Low Density Residential policies in Land Use Chapter).
  - 4.7 Allowing residences on lots without required road frontage through variance procedure on a case-by-case basis. Shared access shall be encouraged when developing flag lots.
  - 4.8 Facilitating development on hillsides within the limits of public safety and land suitability. (see Natural Resources and Energy chapter, Natural Hazards section; and Land Use chapter, Low Density Residential and Open Space sections.)
  - 4.9 Allowing density transfers from hazard areas to more suitable sites.
  - 4.10 Allowing the use of half-street or private common access drives where appropriate but not exceeding access to more than seven lots.
  - 4.11 Allowing waivers of residential setback requirements pursuant to adopted criteria.
  - 4.12 Allowing waivers of sidewalk and curb requirements along existing road frontage where not in conflict with Policies 3.0 and 4.0 of the Transportation Chapter, Pedestrian and Bikeways Section.
  - 4.13 Protecting the privacy of existing residences by buffer requirements

where appropriate.

### **Multifamily Residential**

5.0 Encourage multifamily residential development consistent with the needs and desire of County residents. (Multifamily residential refers to all development in Medium, Medium High, High, and Special High Density residential land use designations.)

5.1 Require design review approval for all multiple-family development.

5.2 Design review will address the following:

- a. Energy efficiency and conservation
- b. Access to transit
- c. Crime prevention including natural surveillance of public areas by residents
- d. Open space including recreation areas and children's play areas
- e. Privacy considerations, including private entries, patios, and fencing
- f. Noise abatement
- g. Shared parking to reduce paved areas
- h. Accessibility of parking to units
- i. Pedestrian/bicycle facilities on and off site
- j. Minimization of impervious ground cover
- k. Retention of natural areas and features such as major trees
- l. Landscaping
- m. Screened parking areas

5.3 Allow density bonuses for provision of units for low income residents either through a government subsidized program or the private sector, and for parks dedication.

### **Common Wall Units**

6.0 Encourage "common wall" units. (Common wall refers to all attached units allowed in Low Density residential land use designations.)

- 6.1 Allow as an outright permitted use in all new subdivisions except PUDs up to 20 percent of the units to be common wall construction.
- 6.2 Allow as an outright permitted use, all units to be common wall units in Planned Unit Developments (PUDs).
- 6.3 Allow as a conditional use a duplex or triplex on individual lots with a lot area per unit equal to approximately two-thirds the average lot area of the base zone.
- 6.4 Allow as a conditional use the conversion of existing single family units to duplexes. The lot area per unit must be approximately two-thirds the average lot area of the base zone.

**Mobile Homes**

- 7.0 Support the provision of needed mobile home sites throughout the County.
  - 7.1 Allow mobile home subdivisions of three acres or more in all single family zones subject to standards including skirting of units, minimum unit size, pitched roofs and visual buffering of the subdivision.
  - 7.2 Allow outright new mobile home parks in Medium Density districts, but not in designated commercial, industrial, or higher density multifamily areas.

- 7.3 Allow mobile homes outright on individual properties consistent with the requirements of rural and natural resources Plan designations in all areas outside Urban Growth Boundaries.
- 7.4 Allow mobile homes and manufactured housing within Urban Growth Boundaries on individual lots subject to size, construction and design standards. (6-2-94)
- 7.5 All existing mobile home parks shall not redevelop unless a plan for relocation of the existing tenants is submitted and approved prior to redevelopment.

**Density Bonuses**

- 8.0 Allow density bonuses in Low, Medium, Medium High, and High density Plan designations where special performance criteria have been met.

# TABLE

Table VI-1 Density Bonus Chart