

## **COUNCIL RESOLUTION No. 33-2025**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, IN SUPPORT OF A HOUSING GRANT APPLICATION TO THE OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT (DLCD) TO STUDY THE HIGH DENSITY RESIDENTIAL ZONE IN MILWAUKIE.**

**WHEREAS** the City Council adopted a Housing Capacity Analysis (HCA) on June 6, 2023, which includes an assessment of current and future demand for housing units across a range of prices, rent levels, locations, housing types and densities; and

**WHEREAS** the adopted HCA identifies a capacity deficit in Milwaukie's Residential High-Density (R-HD) zone, primarily because most of the land in this designation has developed at low densities—approximately 7.8 dwelling units per net acre—despite zoning that allows 25 to 32 units per net acre; and

**WHEREAS** the City Council adopted a Housing Production Strategy (HPS) on June 6, 2023, which outlines the specific tools, actions and policies that the city plans to take to address the housing needs identified in the HCA and the city's plan and timeline for adopting and implementing each strategy; and

**WHEREAS** the HPS identifies ten actions intended to encourage the development of more affordable and diverse housing types; grow partnerships with housing providers, developers and agencies involved in housing issues; and increase housing stability for Milwaukie residents; and

**WHEREAS** the strategy D in the HPS recommends increasing capacity in the (R-HD) zone by raising allowed densities, identifying opportunities to rezone land into the R-HD designation, supporting redevelopment of underutilized parcels, and allowing a floor area ratio (FAR) bonus for family-sized units. The strategy also calls for a pro forma analysis to determine the density levels necessary to make redevelopment feasible in the R-HD zone; and

**WHEREAS** the Oregon Department of Land Conservation and Development (DLCD) has funds available to help Oregon communities to update plans and implement ordinances that respond to identified housing needs; and therefore, the city will submit a grant application for planning assistance to implement a strategy identified in its adopted HPS.

**Now, Therefore, be it Resolved** by the City Council of the City of Milwaukie, Oregon, that the Council supports the city application to the DLCD seeking a grant to for planning assistance to implement the strategy identified in its adopted HPS to increase zoning capacity in the city's R-HD.

Introduced and adopted by the City Council on **July 15, 2025**.

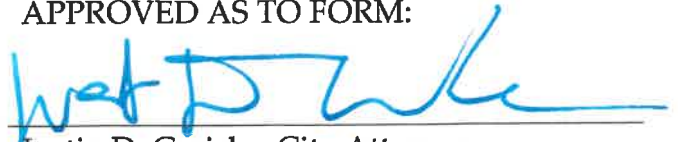
This resolution is effective immediately.

  
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Lisa Batey, Mayor

ATTEST:

APPROVED AS TO FORM:

  
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Nicole Madigan, Deputy City Recorder

  
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Justin D. Gericke, City Attorney