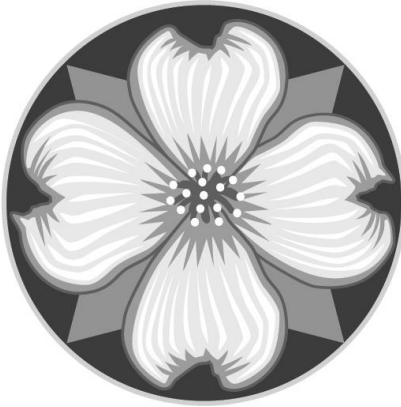




Study Session

SS

Milwaukie City Council

COUNCIL STUDY SESSION

Public Safety Building (PSB) Community Room
3200 SE Harrison Street
www.milwaukieoregon.gov

2nd REVISED AGENDA

AUGUST 14, 2018

(First revised August 10, 2018)

(Second revision August 13, 2018)

			Page #
1.	5:15 p.m.	Public Contracting Rules Phase II Staff: Bonnie Dennis, Acting Finance Director, and Kelli Tucker, Accounting and Contracts Specialist	1
2.	5:45 p.m.	Comprehensive Plan Housing Work Update Staff: David Levitan, Senior Planner	4
3.	6:15 p.m.	Board, Commission, and Committee Roles (removed from the Agenda on August 10, 2018) Staff: Kelly Brooks, Assistant City Manager	
4.	6:15 p.m.	Adjourn	

EXECUTIVE SESSION

Upon adjournment of the Study Session, Council will meet in Executive Session pursuant to Oregon Revised Statute (ORS) 192.660(2)(h) to consult with counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed. (Added to the Agenda August 13, 2018)

Note: upon adjournment of the Executive Session, Council will convene a Special Session. Click on the link below to view the Special Session meeting information:

<https://www.milwaukieoregon.gov/citycouncil/city-council-special-session-19>

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Executive Sessions

The City Council may meet in Executive Session pursuant to ORS 192.660(2); all discussions are confidential and may not be disclosed; news media representatives may attend but may not disclose any information discussed. Executive Sessions may not be held for the purpose of taking final actions or making final decisions and are closed to the public.

Meeting Information

Times listed for each Agenda Item are approximate; actual times for each item may vary. Council may not take formal action in Study or Work Sessions. Please silence mobile devices during the meeting.



COUNCIL STUDY SESSION

Public Safety Building (PSB) Community Room
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MINUTES

AUGUST 14, 2018

Mayor Mark Gamba called the Council meeting to order at 5:16 p.m.

Present: Council President Lisa Batey; Councilors Angel Falconer, Wilda Parks, Shane Abma

Staff:	Accounting and Contracts Specialist Kelli Tucker	City Recorder Scott Stauffer
	Acting Finance Director Bonnie Dennis	Development Manager Leila Aman
	Assistant City Manager Kelly Brooks	Housing and Econ. Dev. Coordinator Valeria Vidal
	Assistant Planner Mary Heberling	Library Director Katie Newell
	City Attorney Tim Ramis	Planning Director Denny Egner
	City Manager Ann Ober	Senior Planner David Levitan

1. Public Contracting Rules Phase II

Ms. Tucker reviewed the Phase I public contracting rule modifications adopted in December 2017. She explained the City's hybrid approach of combining the Attorney General's model contracting rules and the City's own rules. She reported that the City Attorney had recommended that the hybrid approach remain in place or the Attorney General's model rules be adopted. She discussed the process and timelines of the Phase II rules review that would include a staff analysis of the current and model rules.

Ms. Tucker and **Council President Batey** noted that the review would look at adding programs that give preference to minority-, women-, and veteran-owned local businesses.

Ms. Tucker and **Councilor Abma** remarked on what stakeholders would be involved in the review process and how often Council would receive updates. The group agreed that staff would provide updates to Council by memo when any issues come up.

Mayor Gamba and the group noted the contracting rules around engineers, architects, and surveyors that the League of Oregon Cities (LOC) was considering. **Ms. Ober** and **Ms. Tucker** said that if it was passed, the City would quickly adopt them.

Councilor Abma noted that the LOC recently published a contracting manual with best practices guidelines that may be helpful to reference in this process.

2. Comprehensive Plan Housing Work Update

Mr. Levitan reviewed the City's recent housing work and asked for Council feedback on how to structure the housing sections of the Comprehensive Plan review.

Councilor Falconer and **Council President Batey** noted that housing was a Council goal and asked that more time be designated for Council and the public to provide input on the housing sections. **Ms. Ober** noted the November 2019 deadline for Council to adopt the revised Comprehensive Plan and remarked on the potential impact on that deadline if the housing section took longer.

Mr. Egner commented on how Council and staff could approach the housing sections. He and **Councilor Falconer** discussed the need to look at the "missing middle" housing. The group discussed the timeline for reviewing the housing sections.

Mr. Egner, Councilor Falconer, and Ms. Ober discussed form-based municipal codes.

Councilor Abma, Mr. Egner, and Mr. Levitan noted that the City's Comprehensive Plan was structured in a fashion consistent with other cities' plans.

Ms. Ober agreed that housing would require a robust public conversation and observed that such outreach would push the adoption of a revised Comprehensive Plan to March 2020. The group discussed how the City could engage the public.

Ms. Ober suggested that staff come back with a proposal for how to separate housing into its own Comprehensive Plan block for a more robust conversation. She and **Mayor Gamba** remarked on how Council and the Comprehensive Plan Advisory Committee (CPAC) would be engaged in the housing discussion.

Mr. Egner asked if staff should present a discussion on form-based code during a Work Session. **Ms. Ober** said that was a good idea and the group noted individuals who were knowledgeable on form-based code.

Mr. Egner discussed staff work to obtain public input on the proposed neighborhood hubs concept. **Mr. Levitan** suggested that neighborhood hubs were a natural segue to ideas like form-based code. He agreed that there needed to be robust community outreach discussion on housing and asked if the added discussion would be concurrent with the other Comprehensive Plan items. **Ms. Ober** remarked that staff would need to figure out how to build-in more time for Council and the public to discuss housing.

Mr. Egner discussed a hybrid use of form-based code.

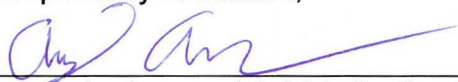
3. Board, Commission, and Committee (BCC) Roles (removed from the agenda)

4. Adjourn

Mayor Gamba announced that upon adjournment of the Study Session Council would convene in Executive Session pursuant to Oregon Revised Statute (ORS) 192.660 (2)(h) to consult with counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed.

Mayor Gamba adjourned the Study Session at 6:04 p.m.

Respectfully submitted,


 Amy Aschenbrenner, Administrative Specialist II

To: Mayor and City Council
Through: Ann Ober, City Manager
Reviewed: Bonnie Dennis, Interim Finance Director
From: Kelli Tucker, Accounting & Contracts Specialist

Date: 8/2/2018 for 8/14/2018

Subject: **Project Plan for Public Contracting Rules Review (Phase II)**

ACTION REQUESTED

Discuss Council's expectations, goals and involvement for the second phase of reviewing the City's Public Contracting Rules.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

On [12/5/2017](#), Staff presented and discussed with Council the proposed modifications to the Public Contracting Rules, including but not limited to, an increased small procurement limit, updated procedures for public improvement contracts, and added federal requirements.

The modifications reflected current state laws and provided ease to internal administrative processes, but did not provide an in-depth analysis of all rules. It was suggested by the City Attorney that staff and Council consider these options for which rules to follow:

- Continue to draft own rules compliant to state law;
- Adopt and follow the Attorney General's Model Rules; or
- Create a hybrid approach by combining elements from Model Rules that are tailored to fit the City's needs.

Staff acknowledged this detailed level of review was warranted and would be addressed in a prospective work plan.

On [12/19/2017](#), Council authorized to adopt the modified Public Contracting Rules through [Resolution 100-2017](#). As a result of the adoption, the City now follows a hybrid approach with components from both Model Rules and those created by the City.

ANALYSIS

During this second phase to review the Public Contracting Rules, staff will conduct a side-by-side comparison of each City rule, Model Rule and corresponding state law to determine if any modifications or enhancements should be considered. Staff will request guidance from key stakeholders through discussions of each compared section and collectively make a recommendation on whether to retain a hybrid approach or move to follow Model Rules.

In addition to comparing rules, staff will begin developing program procedures to provide more opportunities to minority-owned, women-owned, emerging small businesses, service-disabled veteran-owned, and local businesses in the City's solicitation processes. Procedures for federally awarded contracts and grants will also be improved.

Staff requests input from Council on what stages of the project (if any) it prefers to be involved and how frequently Council desires progress updates.

BUDGET IMPACTS

Potential impacts could include outsourced attorney fees until a City Attorney is hired. These impacts will be absorbed into the Finance budget.

WORKLOAD IMPACTS

Accounting & Contracts Specialist will absorb most of the workload impact, with the Finance Director and City Attorney involved at various stages throughout the project.

STAFF RECOMMENDATION

Begin project as outlined with input on what stages of the project (if any) Council prefers to be involved.

ATTACHMENTS

1. Project outline



COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager

Date Written: August 7, 2018

Reviewed: Dennis Egner, Planning Director
Alma Flores, Community Development Director
Valeria Vidal, Housing and Economic Development Coordinator

From: David Levitan, Senior Planner

Subject: **Discussion of Scope of Comprehensive Plan Housing Section**

ACTION REQUESTED

Receive Council's input on topics that they would like to have addressed in the Housing section of the updated Comprehensive Plan. The Comprehensive Plan Advisory Committee (CPAC) is scheduled to begin work on the Housing section in September as part of its Block 2 work.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[December 20, 2016](#): The City Council reviewed the [Housing Strategies Report](#), which was prepared as part of the Goal 10 Housing Needs Analysis work.

[September 5, 2017](#): The City Council adopted the [Community Vision](#), which included numerous action items related to housing.

[July 17, 2018](#): The City Council adopted the [Milwaukie Housing Affordability Strategy](#), which prioritizes increasing the supply of housing of all types, preventing displacement of existing residents, and connecting people to affordable housing resources.

ANALYSIS

The City of Milwaukie is undertaking the first complete update to its Comprehensive Plan in nearly 30 years. The [project work plan](#) breaks the update into three distinct work blocks, each covering four to five topic areas. On August 7, the City Council adopted a resolution "pinning down" the goals and policies for the four Block 1 topic areas: Community Engagement, Urban Growth Management, Economic Development, and History, Arts and Culture.

Block 2 is comprised of five topic areas: Housing, Parks and Recreation, Energy/Climate, Hazards, and Willamette Greenway. Staff and its consultants are currently preparing the background reports for the five Block 2 topic areas, which will be discussed at the September 10 Comprehensive Plan Advisory Committee (CPAC) [meeting](#). The background reports will include a summary of existing Comprehensive goals and policies, relevant actions from the Community Vision's Action Plan, as well as other related City, regional, and statewide documents and programs.

Over the past two years, the City has dedicated significant time and resources on housing-related issues in Milwaukie, including the declaration of a [housing emergency](#) in April 2016 and

the recent adoption of a Housing Affordability Strategy. In advance of the Comprehensive Plan Update, the City completed a Statewide Planning Goal 10 [Housing Needs Analysis](#) (HNA) in late 2016, which found that the City has adequate land supply to accommodate anticipated 20-year residential growth across the three major unit types: single family detached, medium-density attached, and multi-family. However, the HNA also found that the City has an existing deficit of housing units deemed affordable to its lower-income residents, and that deficit is anticipated to expand over the next 20 years if no action is taken. In response, the City developed a [Housing Strategies Report](#) in 2016 and the [Milwaukie Housing Affordability Strategy](#) (MHAS) in 2018, which was adopted by the Council on July 17.

The existing Comprehensive Plan's Residential Land Use and Housing Element (Attachment 1) includes a number of goals and policies that are still relevant today, while the City's recent community visioning effort provided significant community input and priorities that resulted in a number of housing-related Community Vision action items (Attachment 2). Language from the Community Vision does provide a significant departure from the City's existing land use framework, with the Action Plan calling for "a variety of housing types, price ranges, and subsidized units available in all neighborhoods" (Place 2.1) as well as for "allow(ing) more "missing middle" housing types.... in established neighborhoods" (Place 2.7).

The Comprehensive Plan Update provides an opportunity to establish clear and succinct goals and policies that will help shape residential growth and development in the City over the next 20 years. The Council did not provide specific direction on any of the four Block 1 topics. However, given the amount of time the Council has dedicated to housing over the past few years, and its importance in shaping the future of Milwaukie, staff wants to ensure that all councilors (Mayor Gamba and Council President Batey are CPAC members) have an early opportunity to weigh in on the updated housing section.

Questions for Council

1. Are there specific topics that you would like to ensure are covered as we develop goals and policies for the Housing section of the Comprehensive Plan?
2. How would Councilors like to be involved in the Housing section discussion?

BUDGET IMPACTS

None.

WORKLOAD IMPACTS

None anticipated. The Planning Department, with support from Community Development Department staff and its project consultants, has sufficient staffing and resources to develop goals and policies for the Housing section.

COORDINATION, CONCURRENCE, OR DISSENT

This staff report has been reviewed by the City Manager, Community Development Director, and the Housing and Economic Development Coordinator.

STAFF RECOMMENDATION

Staff recommends that the Council provide direction on specific topics that they would like addressed in the Housing section of the updated Comprehensive Plan and indicate how they would like to be involved in the development of the housing policies.

ALTERNATIVES

The City Council can elect to defer on providing direction to the CPAC on housing-related issues.

ATTACHMENTS

1. Existing Comprehensive Plan Goals and Policies
2. Housing-Related Community Vision Action Items

Comprehensive Plan Residential and Housing Element Existing Goals, Objectives and Policies

Goal Statement

To provide for the maintenance of existing housing, the rehabilitation of older housing and the development of sound, adequate new housing to meet the housing needs of local residents and the larger metropolitan housing market, while preserving and enhancing local neighborhood quality and identity.

Objective #1: Buildable Lands

To utilize lands in the City according to their relative measure of buildability, based on the following land type classifications.

Policy 1.1: Policies and standards found in the Historic Resources, Natural Hazard and Open Spaces, Scenic Areas, and Natural Resources Elements of the Environmental and Natural Resources Chapter apply, where applicable, throughout the City. Through its regular zoning, building and safety enforcement process, the City will implement those policies in Special Policies Classification areas and direct urban development toward more suitable areas through density transfer.

Policy 1.2: Prior to the approval of any building permit or other development approval, the developer of any vacant land within special policies classification areas must submit a report indicating how the applicable policies in the Environmental and Natural Resources Chapter are to be met. The report will describe the proposed type of site preparation and building techniques, how these techniques meet the applicable policies, and the mitigative measures, if any, proposed to lessen impacts during construction.

Objective #2: Residential Land Use: Density and Location

To locate higher density residential uses so that the concentration of people will help to support public transportation services and major commercial centers and foster implementation of the Town Center Master Plan, Downtown and Riverfront Land Use Framework Plan, and Central Milwaukie Land Use and Transportation Plan.

Policy 2.1: Residential densities will be based on the following net* density ranges:

Low Density (Zones R-10, R-7): up to 6.2 units per net acre

Moderate Density (Zone R-5): 6.3 to 8.7 units per net acre

Medium Density (Zones R-3, R-2.5, R-2): 8.8 to 21.1 units per net acre

High Density (Zones R-1, R-1-B): 21.2 to 24.0 units per net acre

Town Center: Downtown Mixed-Use Zone (Zone DMU) - 10 to 40+ units per net acre

Town Center: Outside of Downtown (Zone GMU) - 25 to 50 units per net acre

Commercial (Zone GMU) - 25 to 50 units per net acre

Policy 2.2: Areas may be designated Low Density residential if any of the following criteria are met:

- a. The predominant housing type will be single family detached.
- b. Low Density areas are residential areas which are developed at Low Density and little need for redevelopment exists.
- c. Within Low Density areas, transportation routes are limited primarily to collectors and local streets.
- d. Low Density areas may include sites where sensitivity to the natural environment or natural hazards necessitate a reduced density.

Policy 2.3: Areas may be designated Moderate Density Residential based on the following policies:

- a. The predominant housing types will be single family detached on moderate to small lots, and duplex units.
- b. Moderate Density areas are residential areas which are currently developed at Moderate Density and little need for redevelopment exists.
- c. Within Moderate Density areas, convenient walking distance to a transit stop or close proximity to major trip generators shall be considered.

Policy 2.4: Areas may be designated Medium Density residential based on the following policies:

- a. The predominant housing types will be duplexes.
- b. Medium Density areas are residential areas with access primarily to major or minor arterials. Siting should not result in increased traffic through Low Density Residential areas.
- c. Medium Density areas are to be located near or adjacent to commercial areas, employment concentrations or transit stops.
- d. Medium Density areas may include areas of deteriorating dwellings or structures in neighborhoods in order to stimulate private investment, infilling and redevelopment, provided one or more of the preceding policies apply.

Policy 2.5: Areas may be designated High Density Residential based on the following policies:

- a. The predominant housing types will be multifamily units.
- b. High Density Residential areas shall be located either adjacent to or within close proximity to the downtown or district shopping centers, employment concentrations and/or major transit centers or transfer areas.
- c. Access to High Density areas should be primarily by major or minor arterials.

Policy 2.6: High Density in Mixed-Use Areas will be based on the following policies:

- a. Within the Mixed-Use Area designated on Map 8, a range of different uses including residential, commercial and office are allowed and encouraged. It is expected that redevelopment will be required to implement these policies, and that single structures containing different uses will be the predominant building type.
- b. Commercial uses will be allowed at the ground floor level, and will be located relative to the downtown area so that pedestrian access between areas is convenient and continuous.
- c. Office uses will be allowed at the ground and first floor levels.
- d. High Density residential uses will be allowed on all levels.
- e. All parking must be contained within a project.

Policy 2.7: Town Center Areas will be designated based on the following policies:

- a. Town Center areas are those sites identified within the subareas depicted on the Subareas Map in the Town Center Master Plan as suitable for redevelopment. Within the Town Center areas designated on Map 8, mixed-use development combining residential high density housing with retail, service commercial, and/or offices is encouraged. For a very limited area within Central Milwaukie, as identified in the Central Milwaukie Land Use and Transportation Plan, some employee-intensive uses are also appropriate. This is intended to foster a Town Center environment in accordance with the Town Center Master Plan and Central Milwaukie Land Use and Transportation Plan. For properties in Central Milwaukie, the vision and policies in the Central Milwaukie Land Use and Transportation Plan supersede any specific site design schematics in the Town Center Master Plan.

- b. The Downtown and Riverfront Land Use Framework Plan and the Downtown Mixed Use Zone shall implement Subarea 1 of the Town Center Master Plan.
- c. The Town Center Area shall be served by multimodal transportation options; therefore, on-street parking, shared parking, and enclosed parking are the most appropriate parking options in the Town Center Area.
- d. A variety of higher density housing is desired in a designated Town Center Area, and the City shall work cooperatively with the private sector to provide a diverse range of affordable housing.

Objective #3: Residential Land Use: Design

To encourage a desirable living environment by allowing flexibility in design, minimizing the impact of new construction on existing development, and assuring that natural open spaces and developed recreational areas are provided whenever feasible.

Policy 3.1: New multifamily development projects will take measures to reduce potentially negative impacts on existing, adjacent single-family development and adjacent lower-density zones. Such measures may include reduced maximum heights, increased setbacks for large façades, building size limitations, and other design features to maintain privacy of nearby properties.

Policy 3.2: In all Planned Unit Developments, a density bonus up twenty percent (20%) over the allowable density may be granted in exchange for exceptional design quality or special project amenities.

Policy 3.3: All Planned Unit Developments will have area devoted to open space and/or outdoor recreational areas. At least half of the open space and/or recreational areas will be of the same general character as the area containing dwelling units. Open space and/or recreational areas do not include public or private streets.

Policy 3.4: All projects in Medium Density and High Density areas will have area devoted to open space and/or outdoor recreational areas. At least half of the open space and/or recreational areas will be of the same general character as the area containing dwelling units. Open space and/or recreational areas do not include public or private streets and parking areas, but may include private yards.

Policy 3.5: In all cases, existing tree coverage will be preserved whenever possible, and areas of trees and shrubs will remain connected particularly along natural drainage courses.

Policy 3.6: Specified trees will be protected during construction, in accordance with conditions attached to building permits.

Policy 3.7: Sites within open space, natural hazard or natural resource areas will be protected according to specifications in the Natural Hazard and Natural Resources Elements.

Objective #4: Neighborhood Conservation

To maximize the opportunities to preserve, enhance and reinforce the identity and pride of existing well-defined neighborhoods in order to encourage the long-term maintenance of the City's housing stock.

Policy 4.1: Within High Density areas, clearance and new construction will be allowed, as will construction on currently vacant lands. Identified historic resources will be protected as outlined in the Historic Resources Chapter. The predominant housing type will be multifamily.

Policy 4.2: Within Moderate and Medium Density areas, the rehabilitation of older housing is encouraged in lieu of large area clearance and new construction. When projects involve destruction of older housing, it must be shown that rehabilitation is not justified because of structural, health or other important considerations.

Policy 4.3: Within Moderate and Medium Density areas, residential infill which maintains existing building heights, setbacks, yard areas and building mass will be encouraged. Of particular importance is the

maintenance of existing residential scale when viewed from the street. The predominant type of new housing in Moderate Density areas will be single family detached on moderate to small lots and duplexes. The predominant type of new housing in Medium Density areas will be duplex units. Multifamily housing may be allowed in Medium Density areas.

Policy 4.4: Within Low Density areas, the rehabilitation of older housing is encouraged in lieu of large area clearance and new construction. The predominant type of new housing in Low Density areas will be single family detached. Duplex units will be allowed based on location criteria in the Zoning Ordinance.

Policy 4.5: Within Low Density areas, new projects will maintain a single family building bulk, scale and height when abutting existing single family areas, or when abutting a street where existing single family houses face the project.

Objective #5: Housing Choice

To continue to encourage an adequate and diverse range of housing types and the optimum utilization of housing resources to meet the housing needs of all segments of the population.

Policy 5.1: The City will encourage the development of infill housing that uses innovative development techniques for the purpose of reducing housing costs as well as creating an attractive living environment. Such techniques may include the reduction of lot size standards in established neighborhoods; allowing duplex housing units in appropriate areas; and encouraging the construction of small housing units. The Milwaukie Zoning Code has development and design standards that help ensure infill development is compatible with its surroundings.

Policy 5.2: The City will encourage the development of larger subdivisions and PUDs that use innovative development techniques for the purpose of reducing housing costs as well as creating an attractive living environment. Such techniques to reduce costs may include providing a variety of housing size, type, and amenities. The City may provide density bonuses, additional building height allowances, or other such incentives for the provision of affordable housing in residential development projects. Overall project density may not exceed the allowable density plus ten (10) percent, which may be added to the Planned Unit Development bonus.

Policy 5.3: Manufactured housing is encouraged and allowed wherever single-family housing is permitted in the city as long as density standards and other applicable policies are met. The City will encourage the provision of housing at types and densities indicated in the City's housing needs assessments summarized on Table 2.

Policy 5.4: Mobile home parks will be allowed in Low, Moderate, and Medium Density areas in zones allowing development at 6-12 units per acre, and will be subject to park design and appearance standards and review in a public hearing.

Policy 5.5: Although not all higher density and Town Center lands will immediately be zoned for maximum permissible densities, the rezoning of these lands will be approved when it can be demonstrated that adequate public facilities exist or can be provided in accordance with City plans and standards to support increased development.

Objective #6: Housing Assistance

To assist low and moderate-income households in obtaining adequate housing which is consistent with other housing objectives and policies.

Policy 6.1: Through its regular zoning, building and safety enforcement process, the City will identify substandard housing conditions.

Policy 6.2: The City will continue to participate in regional and county programs aimed at identifying housing need, allocating assistance responsibilities, administering state and federal housing assistance funds, and implementing housing assistance programs. The City will continue to participate in the Area-

wide Housing Opportunity Plan for allocating assisted housing.

Policy 6.3: Through its own, or county coordinated programs, the City will continue to identify and assist qualified individuals and residential areas in obtaining funds for housing rehabilitation and improvement, neighborhood public facilities and parks, improvements, and rental assistance. The primary City role will be to provide staff assistance in matching resident needs with possible programs and in identifying the procedures for residents to use in obtaining assistance.

Policy 6.4: The City will encourage the provision of housing for senior and handicapped citizens, and will work with nonprofit and public organizations to create quality housing opportunities at a reasonable cost. Special characteristics and needs of senior citizens such as income, household size and auto ownership will be considered in reviewing senior housing development proposals.

Policy 6.5: Incentives for permanent senior and handicapped housing will be provided. Within residential areas, such housing will be allowed which meets the conditions of the next highest density range. Applicable residential design policies must be met, and a public hearing held.

2017 Community Vision Action Plan Housing-Related Items

Goal Statements

Place 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.

Super Actions

Super Action 3: Create Complete Neighborhoods that Offer a Range of Housing 3 Types and Amenities and Enhance Local Identity and Character

Action Plan Action Items

Place 2.1: 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.

Place 2.2: Streamline permitting and examine ways to adjust system development charges to encourage creative uses of space such as Accessory Dwelling Units, Tiny Homes, and Cottage Clusters.

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.

Place 2.7: Update the Development Code to allow more “missing middle” housing types (duplexes, triplexes and cottage clusters, tiny houses) in established neighborhoods, and permit mixed-use buildings in neighborhood hubs.

Appendix Supplemental Action Items

Place 2.3: Create city programs that encourage more affordable housing, such as land banking and the collection of a construction excise tax, and continuously evaluate their impacts on housing costs

Place 2.4: Annex land within the City’s Urban Growth Management Area land that helps meet the Milwaukie’s housing and employment needs

Place 2.6: Ensure quality housing design standards that include energy efficiency, shared greenspace and community garden development

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