

Chapter 6: 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 manufactured dwellings 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 multifamily dwellings 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 dwellings, multifamily dwellings, three-family dwellings, two-family dwellings, condominiums, and manufactured dwellings
4. The number and densities of single-family, two-family, three-family, and multifamily dwelling units and manufactured dwellings
5. Locations of multifamily housing in relation to services, employment, transportation, and open space
6. Locations of individual manufactured dwellings and manufactured home parks
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.

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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 percent per year, and from 1980 to 1987 it was .76 percent. The forecast for planning purposes is 1.6 percent 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 percent of the new dwelling units built in the entire County have been multifamily units, including duplexes. In the northwest urban area, 41 percent of new units have been multifamily.
5. It is forecast that 26 percent of the new dwelling units built in the next 20 years in the entire County, and 32 percent 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.

HOUSING GOALS

- 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.
- Protect the quality, lifestyle, and values of existing neighborhoods.

6.A Housing Choice Policies

- 6.A.1 Encourage development that will provide a range of choices in housing type, density, and price and rent level throughout the urban areas of the County.

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- 6.A.2 Provide for manufactured home park development.
- 6.A.3 Encourage new condominiums of all types, densities, and price ranges but discourage conversion of existing rental units.
- 6.A.4 Encourage an adequate number and variety of rental units including those that allow children.
- 6.A.5 Develop detailed community plans when appropriate to ensure that both housing choice and neighborhood quality and livability goals are attained.
- 6.A.6 Encourage a diversity of housing types and densities in planned unit developments.
- 6.A.7 Encourage a wide range of housing alternatives for the elderly or handicapped.

6.B Affordable Housing Policies

- 6.B.1 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.
- 6.B.2 Encourage the development of low- and moderate-income housing with good access to employment opportunities.
- 6.B.3 Encourage diversified, affordable housing opportunities for the elderly or handicapped.
- 6.B.4 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.
- 6.B.5 Pursue subsidies to provide affordable housing for low- and moderate-income households including the elderly and the handicapped.
- 6.B.6 Encourage more affordable housing by:
 - 6.B.6.1 Providing for higher-density, single-family development by planning for smaller-lot developments, implemented by the R-2.5 to R-8.5, VR-4/5, VR-5/7, and VTH zoning districts;

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- 6.B.6.2 Providing for increased capacity for multifamily development at six density levels: Medium, Medium High, High, Special High, Regional Center High, and Village Apartment;
 - 6.B.6.3 Allowing alternative road and improvement standards where appropriate (see the policies in the Roadways section of Chapter 5, *Transportation System Plan*);
 - 6.B.6.4 Allowing reduced utility and roadway costs through flexible lotting patterns in subdivisions and planned unit developments;
 - 6.B.6.5 Allowing density transfers from hard-to-develop sites in planned developments;
 - 6.B.6.6 Providing expedient, efficient design review, building permit, zoning, and subdivision processes;
 - 6.B.6.7 Encouraging growth in areas where public services can be economically provided;
 - 6.B.6.8 Encouraging common-wall construction;
 - 6.B.6.9 Encouraging more condominiums and manufactured dwellings;
 - 6.B.6.10 Emphasizing planned developments resulting in less expensive lots;
 - 6.B.6.11 Continuing to allow single-family dwellings to be built on lots of record down to 3,000 square feet (or smaller in zoning districts that permit the platting of smaller lots); and
 - 6.B.6.12 Continuing to allow prefabricated housing that meets the Uniform Building Code on individual lots of record within the Portland Metropolitan Urban Growth Boundary.
- 6.B.7 Give priority for relocation into public housing to low-income residents displaced by development of property to commercial, industrial, or multifamily use.
- 6.B.8 Encourage continuation of existing manufactured dwelling parks.
- 6.B.9 Give every new subdivision of 20 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 6.H.1).

6.C Neighborhood Quality Policies

- 6.C.1 Provide for a variety of housing opportunities that are complementary or compatible with existing neighborhoods.
- 6.C.2 Encourage the maintenance or upgrading of existing neighborhoods.
- 6.C.3 Discourage the demolition of housing which can be economically renovated in residential areas.

6.D Urban Infill Policies

- 6.D.1 Make use of existing urban service capacities without damaging the character of existing low-density neighborhoods by:
 - 6.D.1.1 Providing higher-density residential land use plan designations.
 - 6.D.1.2 Locating higher-density land use plan designations at locations that have minimum impact on existing low-density neighborhoods.
 - 6.D.1.3 Encouraging development within Immediate Urban Areas where services are available (see the Immediate Urban Policies section in Chapter 4, *Land Use*).
 - 6.D.1.4 Allowing greater flexibility for two- and three-family dwellings (see Policies 6.F.1 through 6.F.5).
 - 6.D.1.5 Establishing a transportation policy that encourages investments to improve the existing system prior to making investments in new roads (see the policies in the Roadways section of Chapter 5).
 - 6.D.1.6 Protecting existing neighborhoods by designating compatible land uses in existing low-density neighborhoods. (see the Low Density Residential Policies section in Chapter 4).
 - 6.D.1.7 Encouraging shared access when developing flag lots.
 - 6.D.1.8 Facilitating development on hillsides within the limits of public safety and land suitability. (see the Natural Hazards section of Chapter 3, *Natural Resources and Energy*; and the Low Density Residential Policies and Open Space sections of Chapter 4.)

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- 6.D.1.9 Allowing density transfers from hazard areas to more suitable sites.
- 6.D.1.10 Allowing the use of half-street or private common access drives where appropriate but not exceeding access to more than seven lots.
- 6.D.1.11 Allowing waivers of residential setback requirements pursuant to adopted criteria.
- 6.D.1.12 Allowing waivers of sidewalk and curb requirements along existing road frontage where not in conflict with Chapter 5.
- 6.D.1.13 Protecting the privacy of existing residences by buffer requirements where appropriate.

6.E Multifamily Residential Policies

- 6.E.1 Encourage multifamily residential development consistent with the needs and desire of County residents. (Multifamily residential refers to all development in Village Apartment and Medium, Medium High, High, Special High, and Regional Center High Density residential land use designations.)
- 6.E.2 Require design review approval for all multiple-family development.
- 6.E.3 Design review will address the following:
 - 6.E.3.1 Energy efficiency and conservation
 - 6.E.3.2 Access to transit
 - 6.E.3.3 Crime prevention including natural surveillance of public areas by residents
 - 6.E.3.4 Open space, including recreation areas and children's play areas
 - 6.E.3.5 Privacy considerations, including private entries, patios, and fencing
 - 6.E.3.6 Noise abatement
 - 6.E.3.7 Shared parking to reduce paved areas

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- 6.E.3.8 Accessibility of parking to units
 - 6.E.3.9 Pedestrian/bicycle facilities on and off site
 - 6.E.3.10 Minimization of impervious ground cover
 - 6.E.3.11 Retention of natural areas and features such as major trees
 - 6.E.3.12 Landscaping
 - 6.E.3.13 Screened parking areas
- 6.E.4 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.

6.F Common-Wall Units Policies

- 6.F.1 Encourage "common-wall" dwelling units. (Common-wall refers to all attached dwelling units allowed in Low Density Residential land use plan designations.)
- 6.F.2 Allow as an outright permitted use in all new subdivisions except planned unit developments up to 20 percent of the units to be common-wall construction.
- 6.F.3 Allow as an outright permitted use, all units to be common-wall units in planned unit developments.
- 6.F.4 Allow as a conditional use a two- or three-family dwelling on individual lots with a lot area per unit equal to approximately two-thirds the average lot area of the base zone.

6.G Manufactured Dwelling Policies

- 6.G.1 Support the provision of needed manufactured dwelling sites throughout the County.
- 6.G.2 Allow new manufactured home parks as a primary use in Medium Density Residential zoning districts, but not in designated commercial, industrial, or higher-density multifamily areas.
- 6.G.3 Permit a mobile home in lieu of a single-family dwelling in future urban, future urban study, unincorporated community, rural, agriculture, and forest areas and in unincorporated communities, except Government

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Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline, and Zigzag Village.

- 6.G.4 Permit a manufactured home in lieu of a single-family dwelling. Require compliance with design standards for such manufactured homes in immediate urban areas and in the unincorporated communities of Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline, and Zigzag Village.
- 6.G.5 Existing manufactured dwelling parks shall not redevelop unless a plan for relocation of the existing tenants is submitted and approved prior to redevelopment.

6.H Density Bonus Policy

- 6.H.1 Allow density bonuses in Low, Medium, Medium High, and High Density Residential land use plan designations where special performance criteria have been met.]