

Equitable Housing Goal

“Diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities.”

Broad definition includes choices for homes:

- To buy or rent
- Accessible to all ages, abilities and incomes
- Convenient to meet everyday needs, such as transit, schools, childcare, food and parks

+ add language around barriers to housing

Need a housing needs analysis now - not later

Unless there are incentives (\$\$) we will get the same stuff that is being built now

What Amendments are Proposed?

Equitable Housing

A majority of the recommended changes are from our equitable housing project which identified opportunities to support and incentivize a diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities as well as the removal of barriers.

Other Changes

Amendments identified by staff including general clarification, reformatting, and amendments to address concerns identified over the years.

Why are we Proposing Amendments?



2017 - 2019
GOALS AND
PRIORITIES

City Commission

OREGON CITY



GOAL 3: Enhance the Livability of the Community

Review local regulations and processes to remove barriers and provide incentives to additional housing opportunities. ●●●●●●

Identify partnerships/programs and funding to address houseless community members. ●●●●●●●●


GOAL 1: Cultivate an Environment for Successful Economic Development ●●●●

Complete site-readiness efforts, which can be accomplished through either physical site improvements or process and permitting refinement.



some w/ off street parking

1



5+

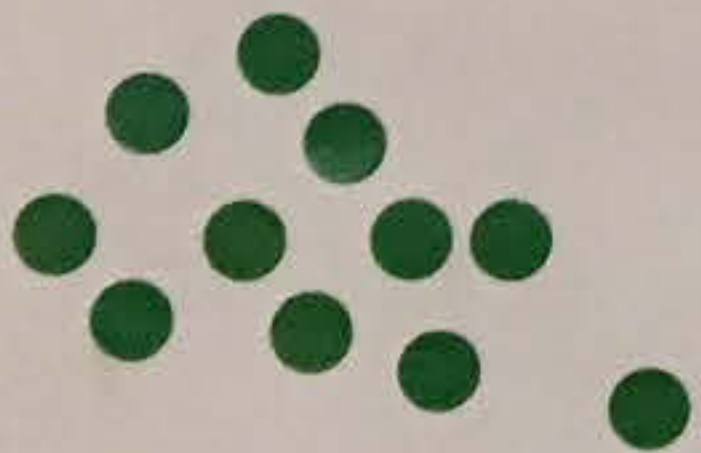
We need more family-sized units for intergenerational stability.

Housing Prices Unaffordable

Households Paying More than 35% of Income to Housing

Homeowners (w/mortgage)	23.9%, 1,629 households
Homeowners (w/out mortgage)	10%, 171 households
Renters●	40.1%, 1,633 households ●●●
Combined city-wide	27%, 3,433 households

Missing Middle

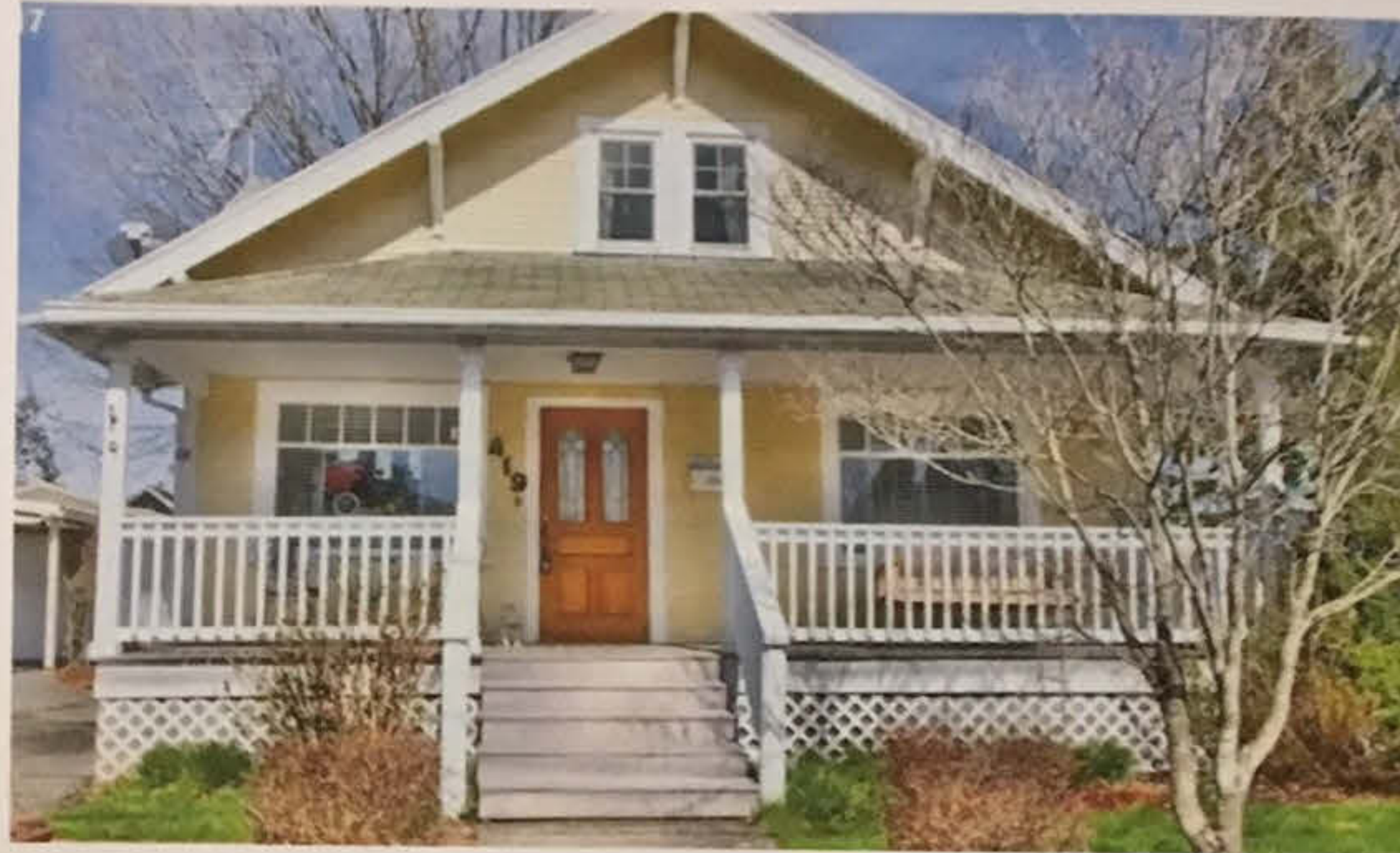


Opportunities to Expand Housing Options: Missing Middle



Auto park - garage

Single-Family Detached Homes



Proposed	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density
Existing	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density

Red = not permitted

Accessory Dwelling Unit (ADU)



Attached ●



Detached ●●●

Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Red = not permitted

Internal Conversion



Proposed	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density
Existing	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density

not allowed

why not?

Red = not permitted

Townhouse (Single-Family Attached)



R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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Red = not permitted

Duplexes



Proposed	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density
Existing	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density

Red
= not
permitted

Not
this
design
right

Corner Duplex



Proposed	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density
Existing	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density

Red =
not permitted

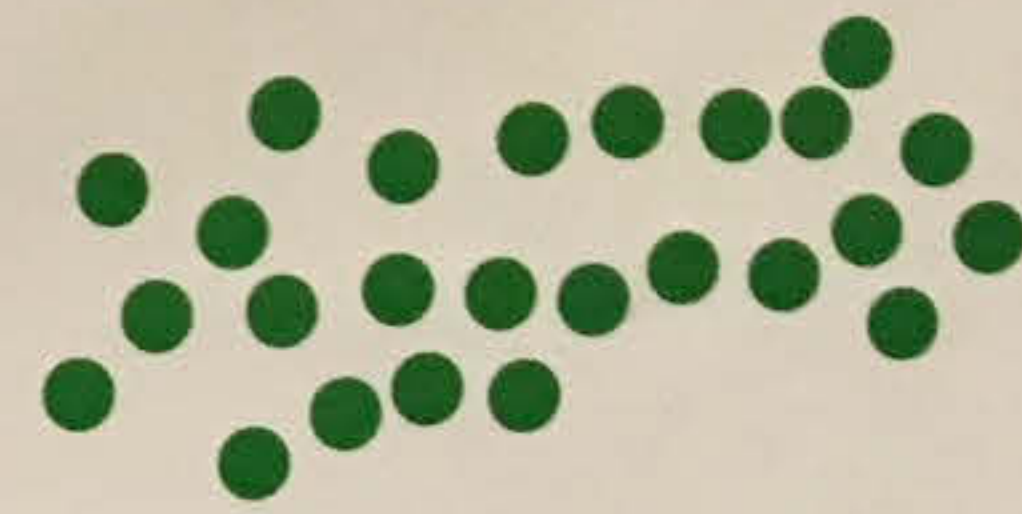
3-4 Plexes



Proposed	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density
Existing	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density

Red =
not
permitted

Cluster Housing



Proposed	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density
Existing	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density

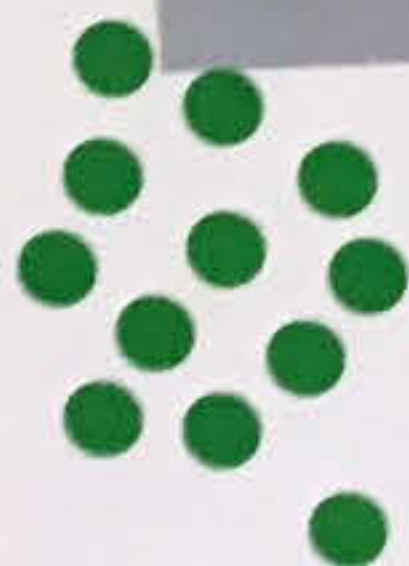
Red =
not
permitted

Manufactured Home Parks



	R-10	R-8	R-6	R-5	R-3.5	R-2
Proposed	Low Density	Low Density	Low Density	Medium Density	Medium Density	High Density
Existing	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density

Red =
not
permitted



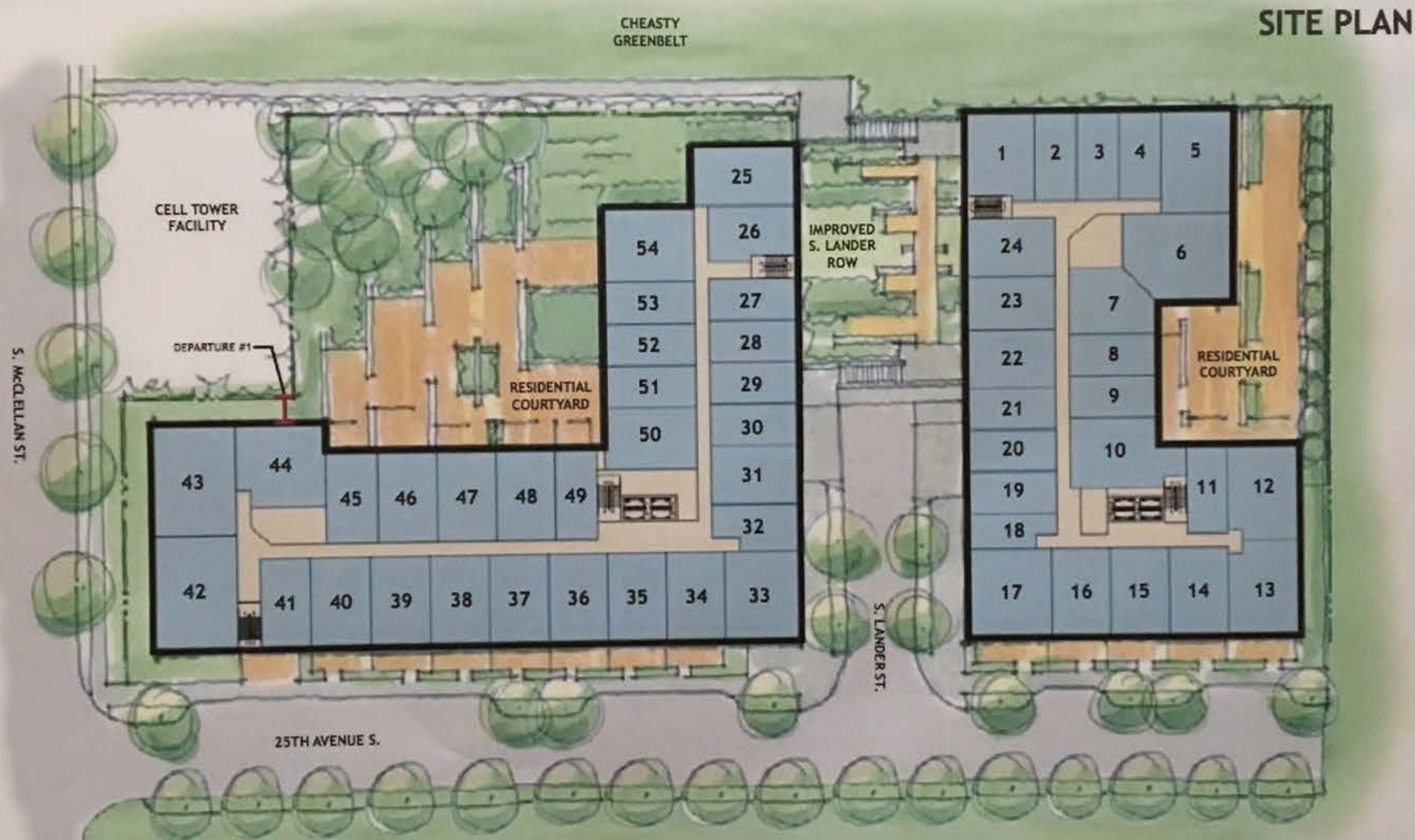
Multifamily Design Standards

MULTIFAMILY & MIXED USE
ARTICULATION STANDARDS



Parking
Design standards
Window requirements
Roofing standards
Other requirements

Site Plan & Design Review



- Remove requirement to be complementary design to surrounding area ●●●●●●●●●●
- Incorporate residential density standards into mixed use/commercial districts (17.4 units per acre) ●●●●●●●●●●
- Amend landscaping standards ● *What does this mean; ie. amended how?* ●●●●
- Amend lighting standards ●●●●

*The site plan
off street
parking
needed*

Affordable Housing Density Bonus

POSSIBLE UNDER CURRENT ZONING

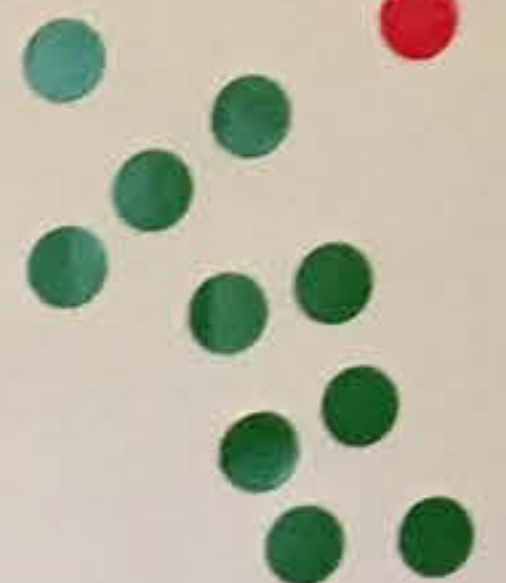


POSSIBLE UNDER AHBP



Up to 20% in R-2 Multi-Family Dwelling District

unless
Set-Back



Other Changes

- Allow posting of hearings on City website rather than in paper
- Allow applicants to contact CIC & Neighborhood Associations via email rather than certified mail
- Incorporate standards to process affordable housing projects quickly
- Remove 1 year waiting period for similar applications
- Remove reconsideration of a final decision
- Update definitions
 - Change height to be measured at floodplain
 - Height measured in feet in residential districts
 - Remove height reduction in MUD for properties near residences and by Main/McLoughlin/11th/16th
between Washington and bluff/railroad area. Do not limit view of river from bluff.
 - Remove live/work from R-2
 - reword fence/hedge/wall/retaining wall requirements and remove height limitations in right-of-way
 - Add standards for mobile food carts in WFDD
 - Expand options for Type I Site Plan and Design Review
 - Change alley requirement for concept plan areas only
 - Amend submittal requirements

B&B / Accommodations <30 Days

*That needs to be
accommodated
specifically*

- Conditional use in all residential zones

R-10	R-8	R-6	R-5	R-3.5	R-2
Low Density	Low Density	Low Density	Medium Density	Medium Density	High Density

permits needed

Transitional Shelter

- Not specifically identified in the code
 - Conditional Use in residential zones for ≤ 10 beds
 - Permitted in MUC-1, MUC-2, and MUD
- Should be a CUP in MUC-1/MUC-2 not permitted outright
No preexisting uses - should go through CUP!*



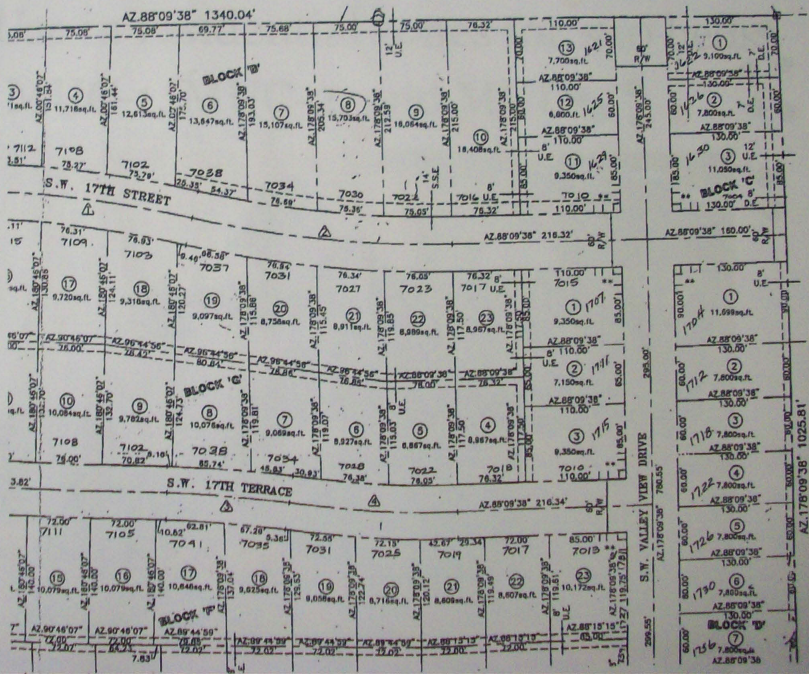
Subdivision Lot Averaging

→ Only if land is dedicated to city as park/open space

As per PC recommendations

should be a restriction on the size of oversized lots

No changes proposed



Master Plan

Strengthen residential standards
Remove requirement for institutional development over 10 acres
Expand requirements for voluntary master plan
Changes to amendment procedures



Zoning Designation

Comprehensive Plan Designation

Use	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density
Single-Family Detached	Y	Y	Y	Y	Y	
ADU	Y	Y	Y	Y	Y	Y
Cluster Housing	Y	Y	Y	Y	Y	Y
Internal Conversion	Y	Y	Y	Y	Y	Y
Corner Duplex	Y	Y	Y			
Duplex				Y	Y	Y
Single-Family Attached (Townhouses)				Y	Y	Y
Live/work units					Conditional	
3-4 plex				Y	Y	Y
Multifamily (5+ Units)						Y
Manufactured Home Park					Y	

Y = Permitted

Y = Proposed Permitted (Currently Prohibited)