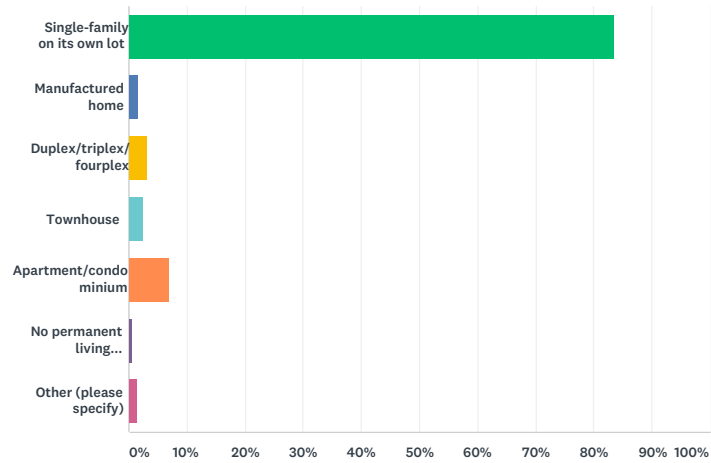


Oregon City Equitable Housing Analysis - Housing Types

Q1 What type of home do you currently live in?

Answered: 346 Skipped: 3



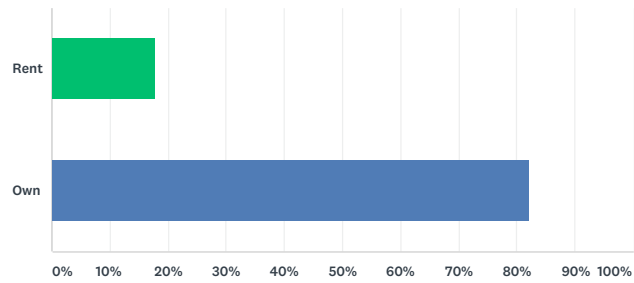
| ANSWER CHOICES | | RESPONSES | |
|---------------------------------|--|-----------|-----|
| Single-family on its own lot | | 83.53% | 289 |
| Manufactured home | | 1.73% | 6 |
| Duplex/triplex/fourplex | | 3.18% | 11 |
| Townhouse | | 2.60% | 9 |
| Apartment/condominium | | 6.94% | 24 |
| No permanent living arrangement | | 0.58% | 2 |
| Other (please specify) | | 1.45% | 5 |
| TOTAL | | | 346 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|--------------------|
| 1 | Live with another family | 2/26/2018 4:01 AM |
| 2 | 1.7 acres, single family home with sports facility and accessory Makers Space building. | 2/25/2018 11:14 PM |
| 3 | Victorian and member of Old Home Forum | 2/22/2018 5:02 PM |
| 4 | Single Family on its own lot with detached ADU | 2/12/2018 4:47 PM |
| 5 | ADU | 2/9/2018 6:24 PM |

Oregon City Equitable Housing Analysis - Housing Types

Q2 Do you rent or own?

Answered: 345 Skipped: 4

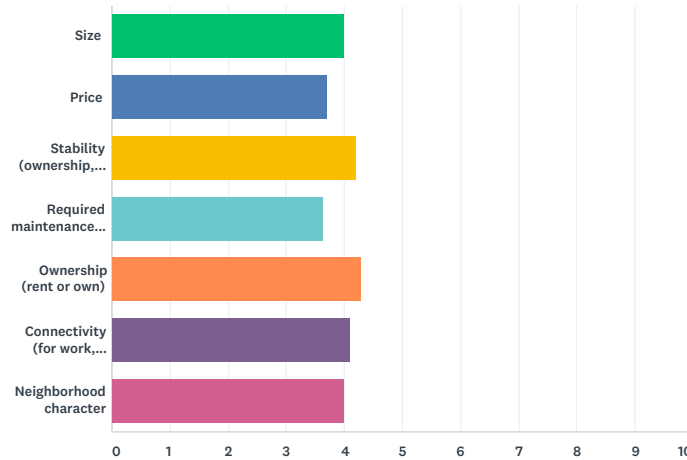


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Rent | 17.68% | 61 |
| Own | 82.32% | 284 |
| TOTAL | | 345 |

Oregon City Equitable Housing Analysis - Housing Types

Q3 Is your current home a good fit for your household? Please rate each feature of your home on a scale of 1 to 5 with 1 being "Very Bad" and 5 being "Very Good".

Answered: 344 Skipped: 5



| | 1 VERY BAD | 2 BAD | 3 NEITHER GOOD NOR BAD | 4 GOOD | 5 VERY GOOD | TOTAL | WEIGHTED AVERAGE |
|--|-------------|--------------|------------------------|---------------|---------------|-------|------------------|
| Size | 2.37% 8 | 6.80% 23 | 15.09% 51 | 40.83% 138 | 34.91% 118 | 338 | 3.99 |
| Price | 4.96% 17 | 10.50% 36 | 18.37% 63 | 40.82% 140 | 25.36% 87 | 343 | 3.71 |
| Stability (ownership, long-term lease) | 3.81% 13 | 5.28% 18 | 10.85% 37 | 26.98% 92 | 53.08% 181 | 341 | 4.20 |
| Required maintenance (home/yard work, remodel, etc.) | 2.63% 9 | 9.36% 32 | 27.49% 94 | 41.52% 142 | 19.01% 65 | 342 | 3.65 |
| Ownership (rent or own) | 1.77% 6 | 4.13% 14 | 13.27% 45 | 25.37% 86 | 55.46% 188 | 339 | 4.29 |
| Connectivity (for work, school, shopping, etc.) | 2.03% 7 | 4.07% 14 | 14.83% 51 | 38.95% 134 | 40.12% 138 | 344 | 4.11 |
| Neighborhood character | 1.16% 4 | 6.69% 23 | 18.31% 63 | 40.12% 138 | 33.72% 116 | 344 | 3.99 |

| # | OTHER/COMMENTS: | DATE |
|----|--|--------------------|
| 1 | Rent prices in Oregon city is ridiculous. They should be approved just like PGE or water rates. | 2/27/2018 3:13 AM |
| 2 | We live in a designated Historical Conservation District with beautiful restored and conserved homes along with a diverse mixture of home or property ownership: Single dwelling, duplexes, apartments. There are also different landuse zones either within the neighborhood or just outlying: Commercial, industrial, and Parks. We also have a non-profit homeless day shelter which is relevantly new and has significantly impacted our immediate "neighborhood". | 2/26/2018 7:32 PM |
| 3 | Our landlord recently raised the rent from \$1200 to \$1800. Can not afford the increase. Forced to move. | 2/26/2018 7:14 PM |
| 4 | if i'd have had a choice i wouldn't be residing in this park | 2/26/2018 7:08 PM |
| 5 | We live in a designated Historical Conservation District with a diverse mixture of home ownership. Single dwelling, duplexes, apartments. There is a mix of different zones: commercial, industrial. We also have a non-profit homeless day shelter which has significantly impacted our immediate "neighborhood". | 2/26/2018 6:52 PM |
| 6 | There is no heat, pipes are constantly clogged, landlord does nothing. | 2/26/2018 6:32 PM |
| 7 | Rent is way too high, we make \$4500 a month and can barely afford to pay rent, bills, feed our kids, and get necessities. Our rent is \$1975 - Nearly half of our income. | 2/26/2018 5:55 PM |
| 8 | I am homeless, housing is bleak in OC | 2/26/2018 3:50 PM |
| 9 | what I have built suits me very well. | 2/25/2018 11:14 PM |
| 10 | Home prices are too high in the metro area overall | 2/25/2018 8:54 PM |
| 11 | Home prices in Oregon City are very high. | 2/25/2018 8:27 PM |
| 12 | On lease. Barely able to afford rent now and it will only go up each year. I have slightly too much income for subsidized rentals, but the market rate rentals are too high. | 2/24/2018 11:49 AM |
| 13 | Barclay Village neighborhood is not that good | 2/23/2018 5:38 PM |
| 14 | Nearby new construction is too dense. | 2/23/2018 5:25 PM |
| 15 | Own home live in park pay rent | 2/22/2018 9:39 PM |
| 16 | Need to enforce more livability codes in neighborhoods | 2/22/2018 8:33 PM |
| 17 | Did not select an apartment that was all that close to work. | 2/22/2018 5:21 PM |
| 18 | looking to downsize some day | 2/22/2018 5:07 PM |

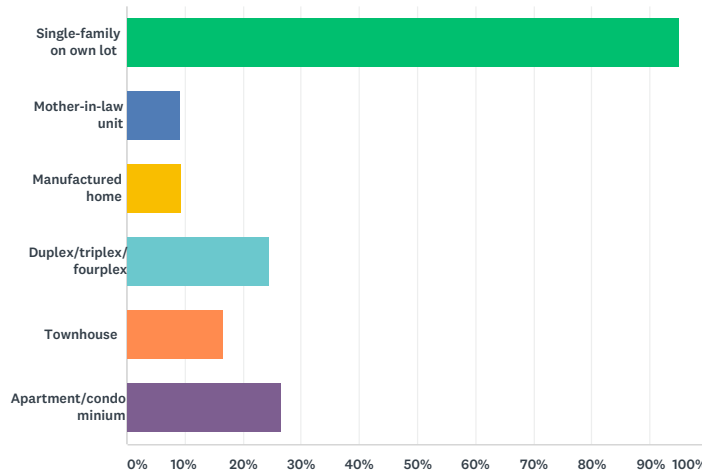
Oregon City Equitable Housing Analysis - Housing Types

| | | |
|----|---|--------------------|
| 19 | home ownership required responsibility and care | 2/22/2018 4:19 PM |
| 20 | We're pretty good by U.S. standards, but would like even more walkability, more *connectivity* between streets (not one or two ways out of neighborhood, less dead-ends etc), slower traffic, more sidewalks... but again, we're starting from a decent place | 2/22/2018 4:03 PM |
| 21 | Our neighborhood is mostly rentals. Both renters and landlords don't seem to care about upkeep. | 2/22/2018 3:54 PM |
| 22 | Try a 2 hour commute because oregon city can't figure out how to bring businesses in that pay a living wage. | 2/22/2018 3:45 PM |
| 23 | Low income housing nearby has cause problems with theft | 2/22/2018 3:23 PM |
| 24 | Not accessible and other things. | 2/22/2018 2:29 PM |
| 25 | Too large | 2/22/2018 2:20 PM |
| 26 | need more space | 2/22/2018 2:15 PM |
| 27 | Was a good deal when I purchased - would not be able to afford the same home with today's prices | 2/22/2018 1:30 PM |
| 28 | a single story would serve us better, but are too expensive | 2/22/2018 1:29 PM |
| 29 | I wish there was more character and affiliation with the neighborhood, but I am pleased that there's pride and everyone takes care of their homes to the best of their abilities. | 2/22/2018 1:12 PM |
| 30 | We are very happy here. | 2/22/2018 1:02 PM |
| 31 | I rent, but due to increases every year, I am barely making it. | 2/17/2018 1:04 PM |
| 32 | I paid \$290k in 1999. Now worth \$550k. Could not afford to buy now. | 2/15/2018 3:39 PM |
| 33 | The character of the neighborhood is degraded by a few hostile, dishonest residents. | 2/13/2018 10:38 AM |
| 34 | large improvement in neighborhood in the time I have lived there | 2/12/2018 11:22 AM |
| 35 | Need painting, and other stuff falling apart | 2/12/2018 5:31 AM |
| 36 | What's wrong is the traffic trying to get any where! | 2/10/2018 5:23 PM |
| 37 | Too small, TOO EXPENSIVE | 2/10/2018 12:30 PM |
| 38 | There is no sound insulation. There is only heat in one room. | 2/10/2018 12:17 PM |
| 39 | We need to downsize | 2/10/2018 10:27 AM |
| 40 | thank you for caring and bringing hope | 2/10/2018 12:45 AM |
| 41 | These last two questions didn't make sense... what was being asked? | 2/9/2018 11:22 PM |
| 42 | Rent on a 1970s "as is" townhouse has gone up \$200 over the last 2 years | 2/9/2018 7:59 PM |
| 43 | Property tax are out of control. Reduce property taxes and you'll have affordable housing | 2/9/2018 7:53 PM |

Oregon City Equitable Housing Analysis - Housing Types

Q4 What housing types are currently available in your neighborhood? Check all that apply.

Answered: 338 Skipped: 11



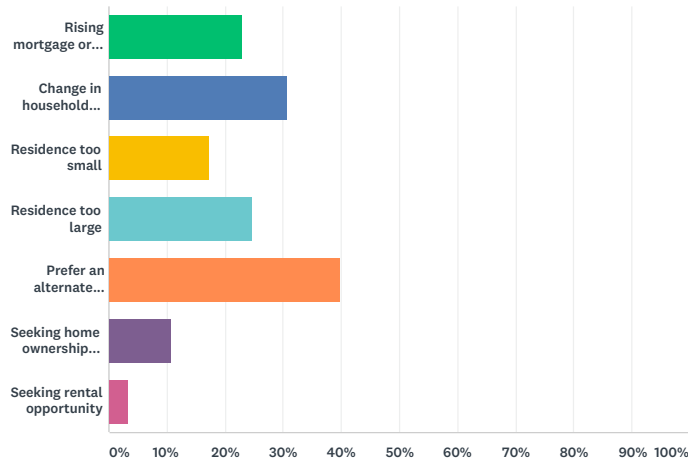
| ANSWER CHOICES | RESPONSES |
|--------------------------|------------|
| Single-family on own lot | 94.97% 321 |
| Mother-in-law unit | 9.17% 31 |
| Manufactured home | 9.47% 32 |
| Duplex/triplex/fourplex | 24.56% 83 |
| Townhouse | 16.57% 56 |
| Apartment/condominium | 26.63% 90 |
| Total Respondents: 338 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|---|--------------------|
| 1 | Don't really know. | 2/27/2018 3:13 AM |
| 2 | Very limited options. Ideal fit homes are priced out of our reach. | 2/26/2018 7:14 PM |
| 3 | the unchecked ones are out of my price range | 2/26/2018 7:08 PM |
| 4 | The Father's Heart | 2/26/2018 4:25 AM |
| 5 | ZOned only for duplex currently, 3 & 4 plexes exist though throughout | 2/23/2018 9:53 AM |
| 6 | Rentals | 2/22/2018 8:33 PM |
| 7 | I think in our neighborhood we should insist on ecological living w comm gardens and previous landscaping and parking. Beautify were you live | 2/22/2018 7:35 PM |
| 8 | consistant neighborhoods are what citizens want | 2/22/2018 4:19 PM |
| 9 | None | 2/22/2018 3:45 PM |
| 10 | acreage | 2/22/2018 1:21 PM |
| 11 | not sure | 2/22/2018 1:11 PM |
| 12 | High School students seem to think its a race track | 2/22/2018 1:01 PM |
| 13 | Section 8 housing | 2/19/2018 9:45 PM |
| 14 | Nice selection of mixed homes | 2/12/2018 11:22 AM |
| 15 | According to the city, sex offenders can change a single family home into a "duplex" and move in 10 unrelated males. So, anyone can live there... | 2/11/2018 9:27 PM |
| 16 | nothing open and long wait list. | 2/10/2018 12:45 AM |
| 17 | Apartments not far away | 2/9/2018 7:27 PM |

Oregon City Equitable Housing Analysis - Housing Types

Q5 What factors might influence your decision to move in the next five or ten years? Please select your top two factors.

Answered: 292 Skipped: 57



| ANSWER CHOICES | RESPONSES |
|------------------------------------|------------|
| Rising mortgage or rent payments | 22.95% 67 |
| Change in household income | 30.82% 90 |
| Residence too small | 17.47% 51 |
| Residence too large | 24.66% 72 |
| Prefer an alternate location | 39.73% 116 |
| Seeking home ownership opportunity | 10.62% 31 |
| Seeking rental opportunity | 3.42% 10 |
| Total Respondents: 292 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|---|--------------------|
| 1 | Cannot age in place, home not in universal design | 2/27/2018 12:34 AM |
| 2 | We have enjoyed living here for 22+ years, and enjoy our community. However, the incredible increase of vehicular traffic (our neighborhood is a conduit to other geographic areas of the city). makes it less pedestrian. If increased Parks and conservation/preservation of natural areas that already exist could be a priority - it may be a significant offset to this problem, for sure. Homelessness also has had an impact on our neighborhood. We support, have supported the local shelter - but there has been definite adverse impacts to us personally and to our property. | 2/26/2018 7:32 PM |
| 3 | Housing is priced way out of being considered affordable. | 2/26/2018 7:14 PM |
| 4 | N/A | 2/26/2018 7:11 PM |
| 5 | Living here for 20 + years, there's an incredible increase of vehicular traffic (our neighborhood is a conduit to other geographic areas of the city). Increased Parks and conservation/preservation of natural areas that exist would be an offset to this problem. Homelessness has had an impact on our neighborhood. We support, have supported the local shelter - but there has been definite adverse impacts to us personally and to our property. | 2/26/2018 6:52 PM |
| 6 | Don't plan on moving | 2/26/2018 5:49 PM |
| 7 | Old age | 2/26/2018 5:34 PM |
| 8 | age | 2/26/2018 5:07 PM |
| 9 | If it gets anymore crowded | 2/26/2018 5:04 PM |
| 10 | School ratings, quality of neighborhood | 2/26/2018 3:02 PM |
| 11 | Increase in crime | 2/26/2018 2:44 PM |
| 12 | Safety concerns like having homeless camps nearby where kids walk | 2/26/2018 2:19 PM |
| 13 | No plans to move. Any immediate decision would be for personal reasons | 2/26/2018 10:58 AM |
| 14 | Taxes getting too high would force me retire from my present activities on my property and move to a lower taxed state. | 2/25/2018 11:14 PM |
| 15 | Development in the area | 2/25/2018 9:41 PM |
| 16 | Rising property taxes - far too high | 2/25/2018 8:54 PM |
| 17 | Seeking single level, about 1200 to 1500 Sq ft. | 2/25/2018 8:52 PM |
| 18 | downsizing | 2/25/2018 8:48 PM |
| 19 | Homeless people living in the forests around us who are routinely burglarizing our cars and garages | 2/25/2018 8:41 PM |
| 20 | Low rent housing | 2/25/2018 8:41 PM |
| 21 | Mom might be moving in... | 2/25/2018 8:25 PM |

Oregon City Equitable Housing Analysis - Housing Types

| | | |
|----|---|--------------------|
| 22 | Retirement/empty nester | 2/25/2018 7:23 PM |
| 23 | None | 2/25/2018 6:51 PM |
| 24 | Move out of state | 2/25/2018 5:58 AM |
| 25 | Health limitations | 2/24/2018 1:55 PM |
| 26 | I am a senior citizen and eventually may be unable to live on my own. Right now I can. | 2/24/2018 11:49 AM |
| 27 | We almost moved to Mt Angel to get away from trashy neighbors & petty theft & vandalism | 2/23/2018 5:38 PM |
| 28 | Avoiding congested city roads. | 2/23/2018 5:25 PM |
| 29 | Moved from Portland to Oregon City due to high rent/housing costs. | 2/23/2018 4:34 PM |
| 30 | Could be getting too old for the stairs in 10 years | 2/23/2018 1:03 PM |
| 31 | getting too old | 2/23/2018 1:02 PM |
| 32 | Traffic/inability to get around the local area with the lack of two way streets as folks Park so many cars along the roads you CANT even drive in the designated lanes...is turning the hill into a disaster!! There was NO planning for the amount of housing that the COUNTY ALLOWED with no plan to make the roads flow in a better way!! the waiting for 2-3 lights do make One left hand turn up by the college is one of the MOST retarded areas...Folks here acting like Fat White ASSHOLES!! is the Reason we are looking to move to KY!! | 2/23/2018 12:34 PM |
| 33 | Too many apartments | 2/23/2018 9:53 AM |
| 34 | The over building and cramming in new houses on every available piece of land, increasing traffic and population, will cause us to move elsewhere. OC will lose the quaint smaller town feel. | 2/23/2018 9:11 AM |
| 35 | None - we cannot afford to move. Ever. | 2/23/2018 8:48 AM |
| 36 | Lot size too small | 2/23/2018 7:48 AM |
| 37 | none | 2/22/2018 9:39 PM |
| 38 | racism | 2/22/2018 8:45 PM |
| 39 | work relocation | 2/22/2018 8:38 PM |
| 40 | A death | 2/22/2018 8:35 PM |
| 41 | Continued decline of neighborhood livability. Broken sidewalks, trees blocking road/sidewalks. Junk cars/debris/properties not being maintained. | 2/22/2018 8:33 PM |
| 42 | Traffic and increase in population in this area. New development is planned nearby. | 2/22/2018 8:02 PM |
| 43 | Poorly planed new building in our hood with no long term beauty and living like its your own residents. I'm speaking to multiliving. Also to many halfway houses would cause me to move. I'm a women and live alone | 2/22/2018 7:35 PM |
| 44 | City Hall Corruption | 2/22/2018 6:52 PM |
| 45 | Housing developments going up around us | 2/22/2018 6:42 PM |
| 46 | Acreage | 2/22/2018 6:38 PM |
| 47 | gettin h too old to keep up property | 2/22/2018 6:36 PM |
| 48 | May get married and move elsewhere. | 2/22/2018 5:02 PM |
| 49 | May get married and move elsewhere. | 2/22/2018 5:01 PM |
| 50 | If the larger neighborhood, Park Place in oregon City, become too dense and too busy without any significant infrastructure updates, we're out! maybe moving to a different county. | 2/22/2018 4:57 PM |
| 51 | none | 2/22/2018 4:33 PM |
| 52 | deterioration of neighborhood | 2/22/2018 4:19 PM |
| 53 | Too many houses being built in the area. | 2/22/2018 4:07 PM |
| 54 | job change is actually the top likely reason | 2/22/2018 4:03 PM |
| 55 | No work | 2/22/2018 3:45 PM |
| 56 | Taxes | 2/22/2018 3:36 PM |
| 57 | move to assisted living | 2/22/2018 3:32 PM |
| 58 | More rising property taxes than mortgage | 2/22/2018 3:23 PM |
| 59 | Inability to upkeep home due to our age and/or disabiliu | 2/22/2018 2:51 PM |
| 60 | Want single story | 2/22/2018 2:46 PM |
| 61 | The traffic in OC has gotten way out of hand | 2/22/2018 2:02 PM |
| 62 | over building in area, traffic issues on Holcomb Rd | 2/22/2018 2:01 PM |
| 63 | Lots for new houses are too small | 2/22/2018 1:48 PM |
| 64 | Age related factors. | 2/22/2018 1:44 PM |
| 65 | Crime and drugs | 2/22/2018 1:39 PM |
| 66 | The City trying to do social engineering rather than providing and maintaining infrastructure services such as Fire, Police, and Public Works. | 2/22/2018 1:37 PM |
| 67 | Too many homes being built in the area. Property across from house also likely will be developed in the next few years and we prefer privacy. | 2/22/2018 1:35 PM |
| 68 | Change in city density | 2/22/2018 1:34 PM |
| 69 | Having bigger yard | 2/22/2018 1:30 PM |
| 70 | change to single story floor plan - daughter has mobility challenges | 2/22/2018 1:29 PM |
| 71 | The apparent rise in crime for my area might prompt me to move | 2/22/2018 1:24 PM |
| 72 | Declining neighborhoods. Run down, unkempt properties, crime. | 2/22/2018 1:23 PM |
| 73 | Home improvement Neighborhood restrictions | 2/22/2018 1:20 PM |
| 74 | To much traffic | 2/22/2018 1:20 PM |

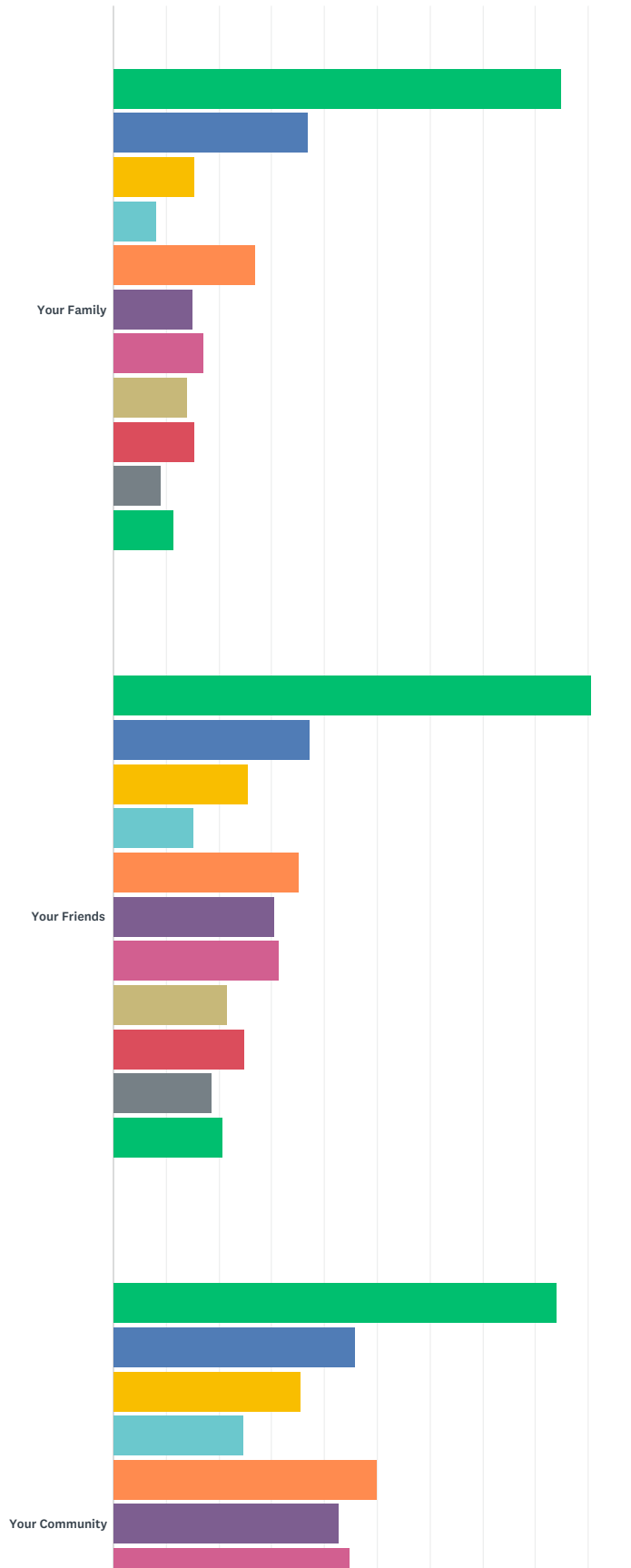
Oregon City Equitable Housing Analysis - Housing Types

| | | |
|-----|--|--------------------|
| 75 | life change | 2/22/2018 1:16 PM |
| 76 | Intruding homeless and county taxes rising | 2/22/2018 1:14 PM |
| 77 | Rise in neighborhood crime due to low-income housing. | 2/22/2018 1:13 PM |
| 78 | Retirement | 2/22/2018 1:13 PM |
| 79 | Retirement. | 2/22/2018 1:02 PM |
| 80 | High property taxes | 2/22/2018 12:57 PM |
| 81 | Death. | 2/13/2018 10:38 AM |
| 82 | Taxes, City Services, and Grocery options- Oregon City seems to be behind in some areas like parks and traffic safety. I would also like to have a grocery store I can safely walk to. | 2/12/2018 4:06 PM |
| 83 | Can I age in my current home. | 2/12/2018 11:22 AM |
| 84 | The fact that Oregon City is protecting sex offenders and felons over growing families and professionals. | 2/11/2018 9:27 PM |
| 85 | Retirement | 2/11/2018 2:09 PM |
| 86 | Property taxes | 2/11/2018 11:00 AM |
| 87 | New nearby development that will impact traffic in my neighborhood | 2/11/2018 9:12 AM |
| 88 | Land | 2/10/2018 6:22 PM |
| 89 | Too much traffic in OC! Same roads and more cars ! | 2/10/2018 5:23 PM |
| 90 | In adequate infrastructure to support the rapid growth | 2/10/2018 2:32 PM |
| 91 | Taxes are too high and will force me to sell and move when I retire. | 2/10/2018 2:23 PM |
| 92 | Way to much growth ! | 2/10/2018 12:57 PM |
| 93 | Too much traffic on street in front of house. Noisy. | 2/10/2018 12:42 PM |
| 94 | I love Oregon City but the one thing I feel like is the city is producing more and more housing developments instead of improving our roads and schools. We need to focus on our current population now instead of cramming more people on our roads and having more kids in our already too crowded schools | 2/10/2018 12:28 PM |
| 95 | Lot too small | 2/10/2018 9:49 AM |
| 96 | At this point nothing | 2/10/2018 12:03 AM |
| 97 | Aging | 2/9/2018 10:15 PM |
| 98 | Senior mobility issues | 2/9/2018 9:41 PM |
| 99 | Very unlikely to move next 5 to 10 years | 2/9/2018 9:24 PM |
| 100 | Poor infrastructure planning for new growth & too many homeless | 2/9/2018 8:39 PM |
| 101 | retirement | 2/9/2018 7:53 PM |
| 102 | Property taxes are too high. That's what makes affordable house unrealistic | 2/9/2018 7:53 PM |
| 103 | Want sense of community, ability to walk to restaurants and stores, go for a run through flat neighborhoods | 2/9/2018 7:48 PM |
| 104 | Looking for vibrant urban community with activity day and night. | 2/9/2018 7:27 PM |
| 105 | Property tax, crime | 2/9/2018 7:14 PM |
| 106 | Na | 2/9/2018 6:39 PM |
| 107 | Business opportunities | 2/9/2018 6:24 PM |
| 108 | will not move | 2/9/2018 5:58 PM |

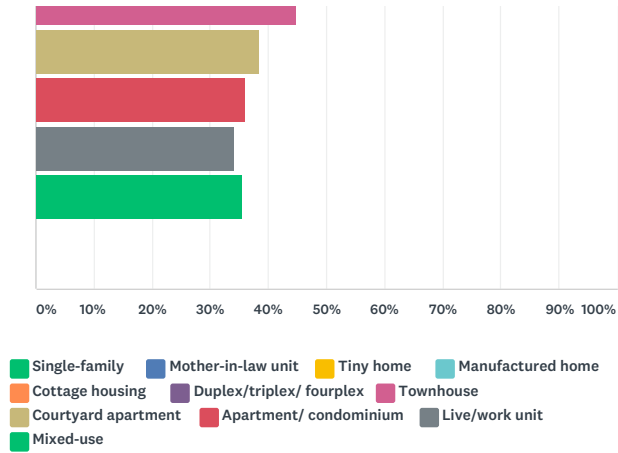
Oregon City Equitable Housing Analysis - Housing Types

Q6 What housing types are needed to meet the needs of your family, friends and community? Check all that apply.

Answered: 246 Skipped: 103



Oregon City Equitable Housing Analysis - Housing Types



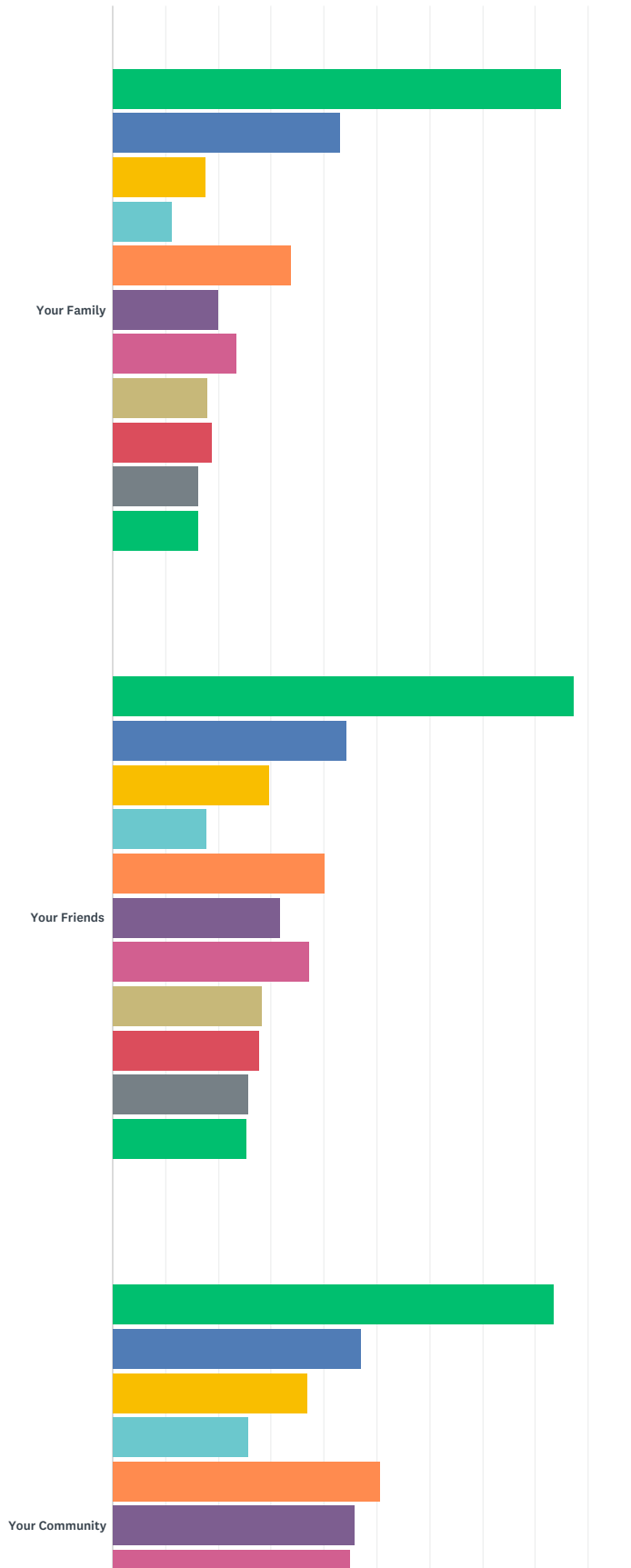
| | SINGLE-FAMILY | MOTHER-IN-LAW UNIT | TINY HOME | MANUFACTURED HOME | COTTAGE HOUSING | DUPLEX/TRIPLEX/ FOURPLEX | TOWNHOUSE | COURTYARD APARTMENT | APARTMENT/ CONDOMINIUM | LIVE/WORK UNIT |
|----------------|---------------|--------------------|--------------|-------------------|-----------------|--------------------------|---------------|---------------------|------------------------|----------------|
| Your Family | 84.84% 207 | 36.89% 90 | 15.57% 38 | 8.20% 20 | 27.05% 66 | 15.16% 37 | 17.21% 42 | 13.93% 34 | 15.57% 38 | 9.00% 22 |
| Your Friends | 90.68% 214 | 37.29% 88 | 25.42% 60 | 15.25% 36 | 35.17% 83 | 30.51% 72 | 31.36% 74 | 21.61% 51 | 25.00% 59 | 18.60% 44 |
| Your Community | 84.19% 197 | 45.73% 107 | 35.47% 83 | 24.79% 58 | 50.00% 117 | 42.74% 100 | 44.87% 105 | 38.46% 90 | 35.90% 84 | 34.10% 81 |

| # | COMMENTS: | DATE |
|----|--|--------------------|
| 1 | There is an influx of young families coming to this area. We need affordable Single-family housing. | 2/26/2018 8:21 PM |
| 2 | They all have unique uses and and pros and cons | 2/26/2018 4:32 PM |
| 3 | We have acreage that requires us to have help, and would like to be able to put another dwelling on the property for family member. | 2/26/2018 4:08 PM |
| 4 | I do not like the Tiny house concept! | 2/25/2018 11:24 PM |
| 5 | Something with centrally located parks, within neighborhoods is needed by all | 2/24/2018 12:01 PM |
| 6 | Just be SMARTER!! its not too hard to just LOOK to see if what someone thinks is a good idea BEFORE they put aeffort into something and MONEY that isn't a logistical nightmare would be a great start!! | 2/23/2018 12:54 PM |
| 7 | Its about the beauty of the place you live that brings the pride and love for your neighborhood | 2/22/2018 7:56 PM |
| 8 | Don't build urban development high density garbage! | 2/22/2018 6:45 PM |
| 9 | Any additional housing types must meet the historic look of the McLoughlin Neighborhood. If Multi-family units can achieve that, they are welcome. If too contemporary, they should be located in other parts of town--but welcome in Oregon City. | 2/22/2018 5:42 PM |
| 10 | We don't need high density or low income housing. | 2/22/2018 4:15 PM |
| 11 | just guessing here... | 2/22/2018 4:14 PM |
| 12 | Would like to see single level apts or condos suitable for aging population, where stairs are a problem | 2/22/2018 3:09 PM |
| 13 | All new housing must have at least one off street parking spot per unit | 2/22/2018 2:49 PM |
| 14 | I need a place with a yard, no ants & accessible. | 2/22/2018 2:35 PM |
| 15 | more double deck for more bedrooms using one for a play room | 2/22/2018 2:27 PM |
| 16 | Need increased density generally. | 2/22/2018 1:41 PM |
| 17 | senior housing is needed | 2/22/2018 1:10 PM |
| 18 | needs to be some affordable housing | 2/22/2018 1:08 PM |
| 19 | Not sure of community needs. | 2/12/2018 4:31 PM |
| 20 | No apartments or condos too much traffic | 2/10/2018 5:26 PM |
| 21 | Mother in law units are a must. | 2/10/2018 12:35 PM |
| 22 | More retail options so we don't have to travel. | 2/9/2018 8:53 PM |
| 23 | Senior Housing is also needed | 2/9/2018 7:39 PM |
| 24 | seems like all would be good | 2/9/2018 5:49 PM |

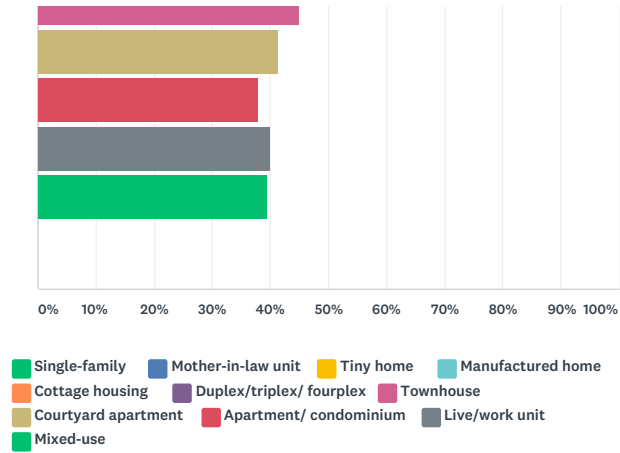
Oregon City Equitable Housing Analysis - Housing Types

Q7 What housing types will be needed in 10 years to meet the needs of your family, friends and community? Check all that apply.

Answered: 241 Skipped: 108



Oregon City Equitable Housing Analysis - Housing Types



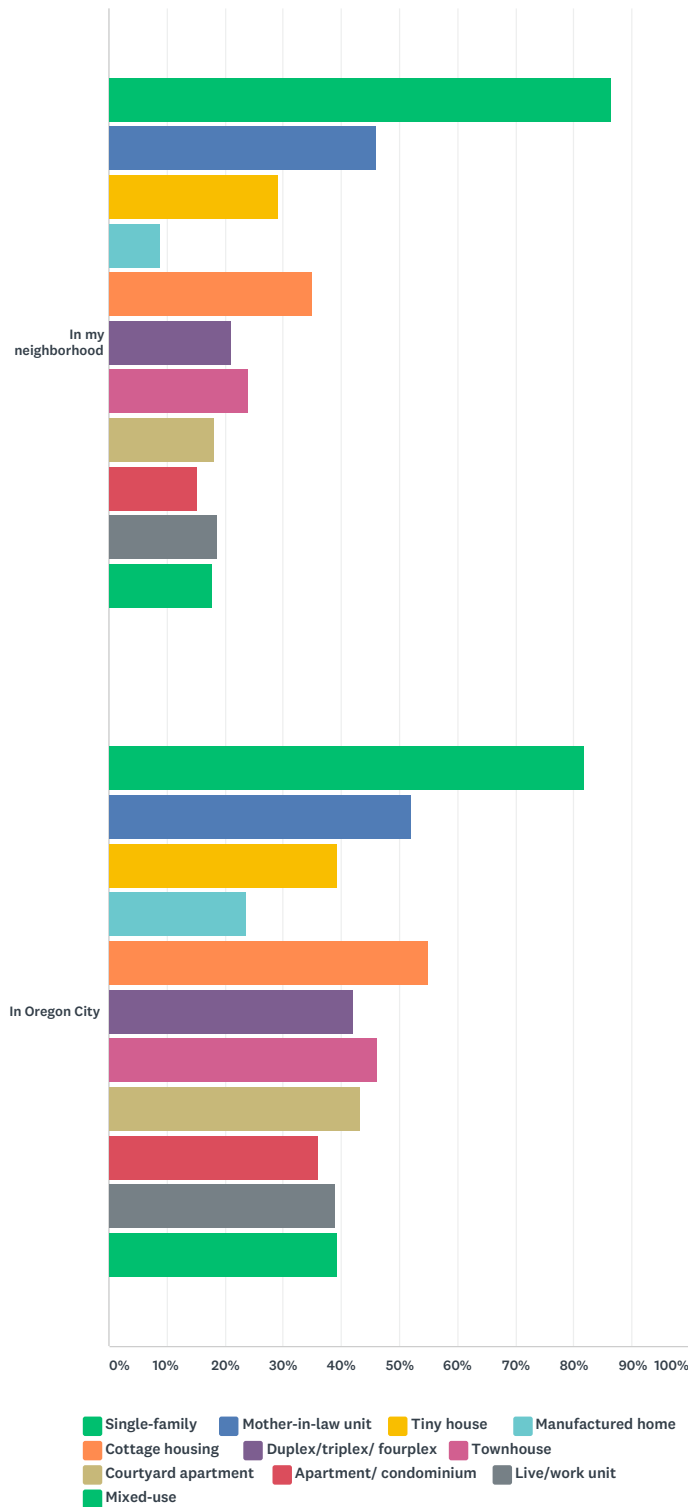
| | SINGLE-FAMILY | MOTHER-IN-LAW UNIT | TINY HOME | MANUFACTURED HOME | COTTAGE HOUSING | DUPLEX/TRIPLEX/ FOURPLEX | TOWNHOUSE | COURTYARD APARTMENT | APARTMENT/ CONDOMINIUM | LIVE/WO UNIT |
|----------------|---------------|--------------------|--------------|-------------------|-----------------|--------------------------|---------------|---------------------|------------------------|--------------|
| Your Family | 84.94% 203 | 43.10% 103 | 17.57% 42 | 11.30% 27 | 33.89% 81 | 20.08% 48 | 23.43% 56 | 17.99% 43 | 18.83% 45 | 16.3 |
| Your Friends | 87.17% 197 | 44.25% 100 | 29.65% 67 | 17.70% 40 | 40.27% 91 | 31.86% 72 | 37.17% 84 | 28.32% 64 | 27.88% 63 | 25.6 |
| Your Community | 83.56% 188 | 47.11% 106 | 36.89% 83 | 25.78% 58 | 50.67% 114 | 45.78% 103 | 44.89% 101 | 41.33% 93 | 37.78% 85 | 40.0 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|--|--------------------|
| 1 | I do not like the Tiny house concept! This should be the Mother-in- Law as part of the main property if the lot is large enough to match the accessory building rules. | 2/25/2018 11:24 PM |
| 2 | ADU's best way to add density to exisiting residences | 2/25/2018 11:16 PM |
| 3 | Our family may need accessibility/no stairs eventually | 2/25/2018 8:46 PM |
| 4 | With so many older buildings the county and city need to be more specific about the groups of folks they put in neighborhoods!! ...for instance...NOT thinking that Vetran's with Families will WANT tolive next to BOTH a dispensary and smoko shop with NOTHING else for services or groceries!!STUPID! I would NOT be moving into an area that is as full of the Rif Raf that your trying to what make THEM Patrol?? not ok!! | 2/23/2018 12:54 PM |
| 5 | 10 years?? How about immediately?!?! There IS VERY LITTLE housing available in Oregon City now..... | 2/23/2018 9:00 AM |
| 6 | Plenty of apartments and plexes. Townhomes lead to parking congestion. | 2/22/2018 8:41 PM |
| 7 | Personally may need a retirement community | 2/22/2018 6:45 PM |
| 8 | ADUs in or above garages, backyards, especially in historic districts. | 2/22/2018 5:42 PM |
| 9 | cohousing specifically, shared-ownership | 2/22/2018 4:17 PM |
| 10 | still guessing... | 2/22/2018 4:14 PM |
| 11 | All new housing must have at least one off street parking spot per unit | 2/22/2018 2:49 PM |
| 12 | I need a place with a yard. | 2/22/2018 2:35 PM |
| 13 | don't need anymore houses getting to crowded | 2/22/2018 2:27 PM |
| 14 | single story no stairs for aging population | 2/22/2018 1:10 PM |
| 15 | affordable housing | 2/22/2018 1:08 PM |
| 16 | I am not sure what the community needs well be in 10 years as dynamics change | 2/12/2018 4:31 PM |
| 17 | No new housing development until roads & intersections are improved | 2/9/2018 8:53 PM |
| 18 | Senior Housing | 2/9/2018 7:39 PM |

Oregon City Equitable Housing Analysis - Housing Types

Q8 Which of the following types of housing would you like to see in your neighborhood or Oregon City? Check all that apply.

Answered: 245 Skipped: 104

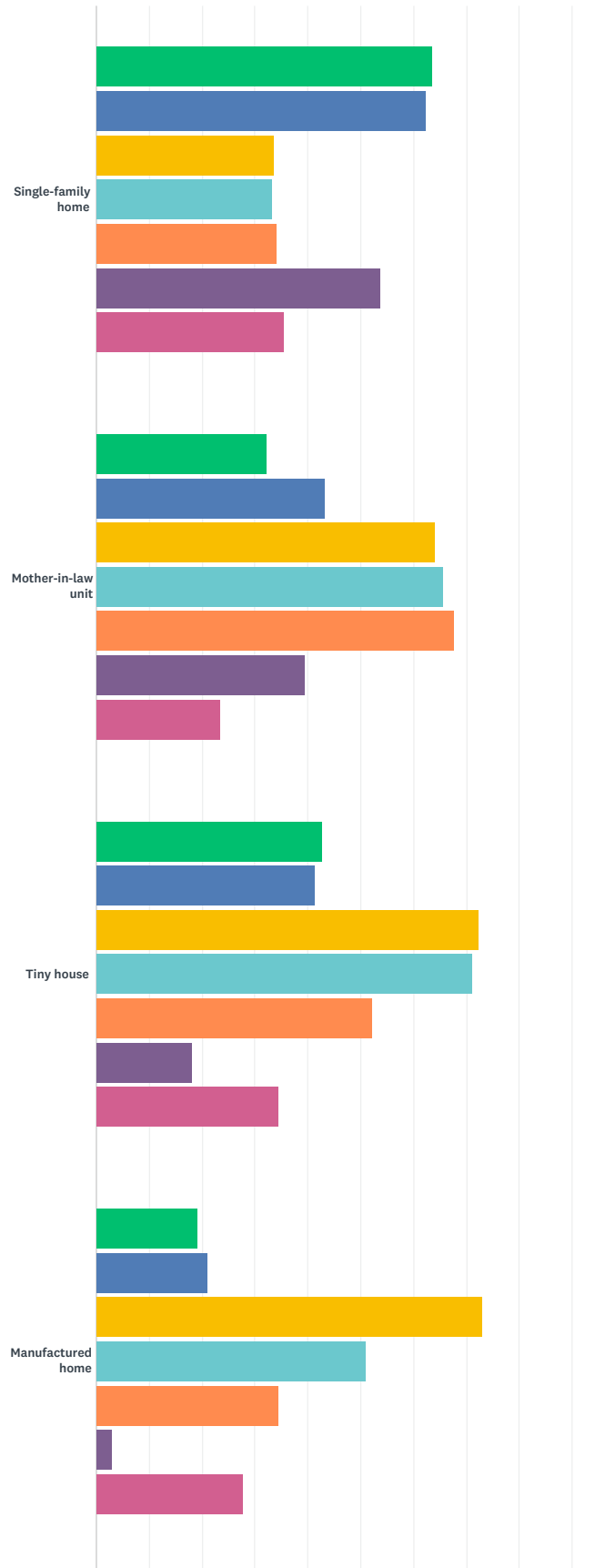


| | SINGLE-FAMILY | MOTHER-IN-LAW UNIT | TINY HOUSE | MANUFACTURED HOME | COTTAGE HOUSING | DUPLEX/TRIPLEX/FOURPLEX | TOWNHOUSE | COURTYARD APARTMENT | APARTMENT/CONDOMINIUM | LIVE/WORK UNIT |
|--------------------|---------------|--------------------|--------------|-------------------|-----------------|-------------------------|---------------|---------------------|-----------------------|----------------|
| In my neighborhood | 86.31% 208 | 46.06% 111 | 29.05% 70 | 8.71% 21 | 34.85% 84 | 21.16% 51 | 24.07% 58 | 18.26% 44 | 15.35% 37 | 11.80% 29 |
| In Oregon City | 81.82% 198 | 52.07% 126 | 39.26% 95 | 23.55% 57 | 54.96% 133 | 42.15% 102 | 46.28% 112 | 43.39% 105 | 35.95% 87 | 39.59% 96 |

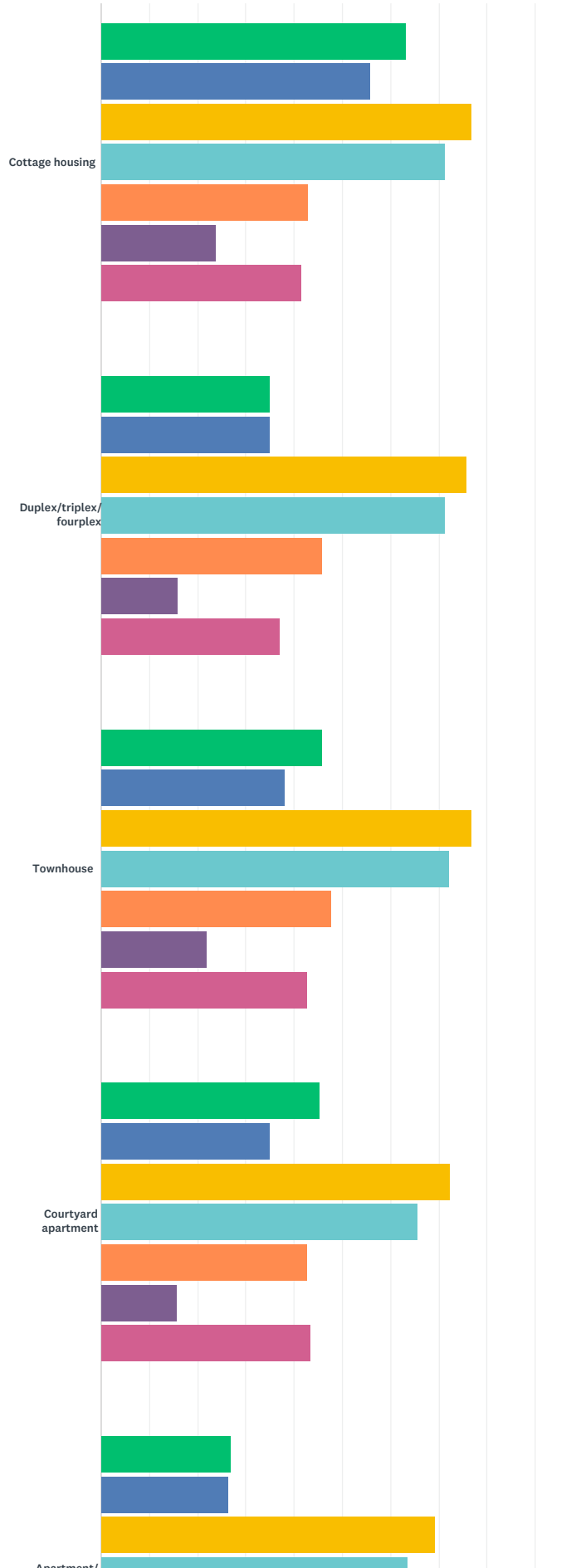
Oregon City Equitable Housing Analysis - Housing Types

Q9 What benefits do you think the following housing types would provide?

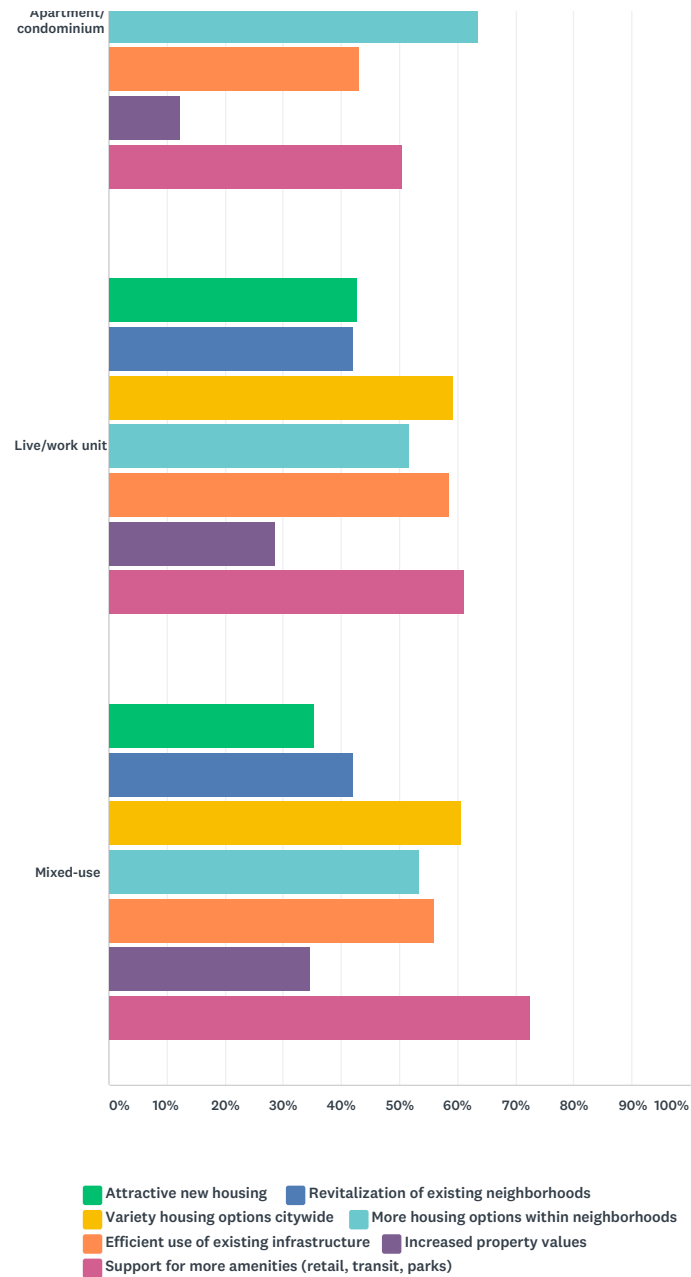
Answered: 242 Skipped: 107



Oregon City Equitable Housing Analysis - Housing Types



Oregon City Equitable Housing Analysis - Housing Types



| | ATTRACTIVE NEW HOUSING | REVITALIZATION OF EXISTING NEIGHBORHOODS | VARIETY HOUSING OPTIONS CITYWIDE | MORE HOUSING OPTIONS WITHIN NEIGHBORHOODS | EFFICIENT USE OF EXISTING INFRASTRUCTURE | INCREASED PROPERTY VALUES | SUPPORT FOR MORE AMENITIES (RETAIL, TRANSIT, PARKS) | TOTAL RESPONDENTS |
|-------------------------|------------------------|--|----------------------------------|---|--|---------------------------|---|-------------------|
| Single-family home | 63.64% 147 | 62.34% 144 | 33.77% 78 | 33.33% 77 | 34.20% 79 | 53.68% 124 | 35.50% 82 | 231 |
| Mother-in-law unit | 32.29% 62 | 43.23% 83 | 64.06% 123 | 65.63% 126 | 67.71% 130 | 39.58% 76 | 23.44% 45 | 192 |
| Tiny house | 42.77% 68 | 41.51% 66 | 72.33% 115 | 71.07% 113 | 52.20% 83 | 18.24% 29 | 34.59% 55 | 159 |
| Manufactured home | 19.23% 20 | 21.15% 22 | 73.08% 76 | 50.96% 53 | 34.62% 36 | 2.88% 3 | 27.88% 29 | 104 |
| Cottage housing | 63.10% 106 | 55.95% 94 | 76.79% 129 | 71.43% 120 | 42.86% 72 | 23.81% 40 | 41.67% 70 | 168 |
| Duplex/triplex/fourplex | 35.03% 55 | 35.03% 55 | 75.80% 119 | 71.34% 112 | 45.86% 72 | 15.92% 25 | 36.94% 58 | 157 |
| Townhouse | 45.81% 71 | 38.06% 59 | 76.77% 119 | 72.26% 112 | 47.74% 74 | 21.94% 34 | 42.58% 66 | 155 |
| Courtyard apartment | 45.39% 69 | 34.87% 53 | 72.37% 110 | 65.79% 100 | 42.76% 65 | 15.79% 24 | 43.42% 66 | 152 |
| Apartment/condominium | 27.01% 37 | 26.28% 36 | 69.34% 95 | 63.50% 87 | 43.07% 59 | 12.41% 17 | 50.36% 69 | 137 |

Oregon City Equitable Housing Analysis - Housing Types

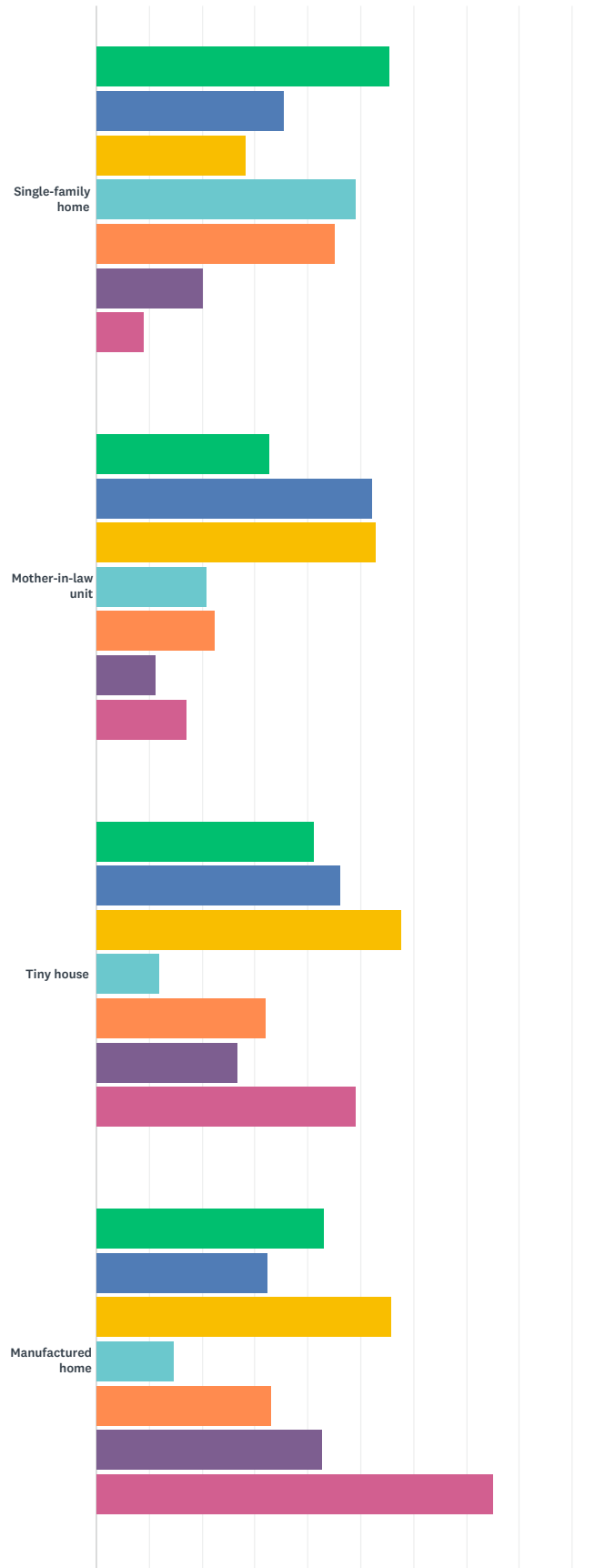
| | | | | | | | | |
|----------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|-----|
| Live/work unit | 42.68% 67 | 42.04% 66 | 59.24% 93 | 51.59% 81 | 58.60% 92 | 28.66% 45 | 61.15% 96 | 157 |
| Mixed-use | 35.33% 53 | 42.00% 63 | 60.67% 91 | 53.33% 80 | 56.00% 84 | 34.67% 52 | 72.67% 109 | 150 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|--|--------------------|
| 1 | The categories of Duplex/triplex;fourplex and Apartment/condo condominium exist already in this neighborhood. For the most part, they are very well maintained and we don't need more of this new construction in an established neighborhood. | 2/26/2018 8:21 PM |
| 2 | The choice of housing options should be on the property owner. Functionality is the prime motivator. | 2/25/2018 11:24 PM |
| 3 | Land-use diversity and walkable destinations are very desirable | 2/25/2018 11:16 PM |
| 4 | absolutely opposed to increased density in OC - if we wanted that, we've move to Portland. | 2/25/2018 8:59 PM |
| 5 | How about manufactured homes on lots that people can buy, otherwise space rents rise and displace people. | 2/24/2018 11:59 AM |
| 6 | Lot SIZE and location to pertinent services for the designed use would be a good thing | 2/23/2018 12:54 PM |
| 7 | Dont turn OC into portland | 2/23/2018 9:58 AM |
| 8 | Restored historic and existing houses | 2/22/2018 5:42 PM |
| 9 | none of the others add value to the community | 2/22/2018 4:24 PM |
| 10 | I'm most concerned about efficient and sustainable developing within the current city and reducing the expansion of new infrastructure liabilities like new roads and developments on the edge of town | 2/22/2018 4:17 PM |
| 11 | The only structures I would support would be single family. And I don't want those either. | 2/22/2018 4:15 PM |
| 12 | More housing suitable for aging population that is still active and not needing assist | 2/22/2018 3:09 PM |
| 13 | All new housing must have at least one off street parking spot per unit | 2/22/2018 2:49 PM |
| 14 | we don't need anymore housing traffic is so bad now | 2/22/2018 2:27 PM |
| 15 | senior house over business for walkability, shopping etc. | 2/22/2018 1:10 PM |
| 16 | I don't even want to hear about more housing until our existing roads & intersections are improved | 2/9/2018 8:53 PM |
| 17 | A diversity of housing types will be good for the city. the city should allow the market to determine types of housing that are needed. | 2/9/2018 7:39 PM |

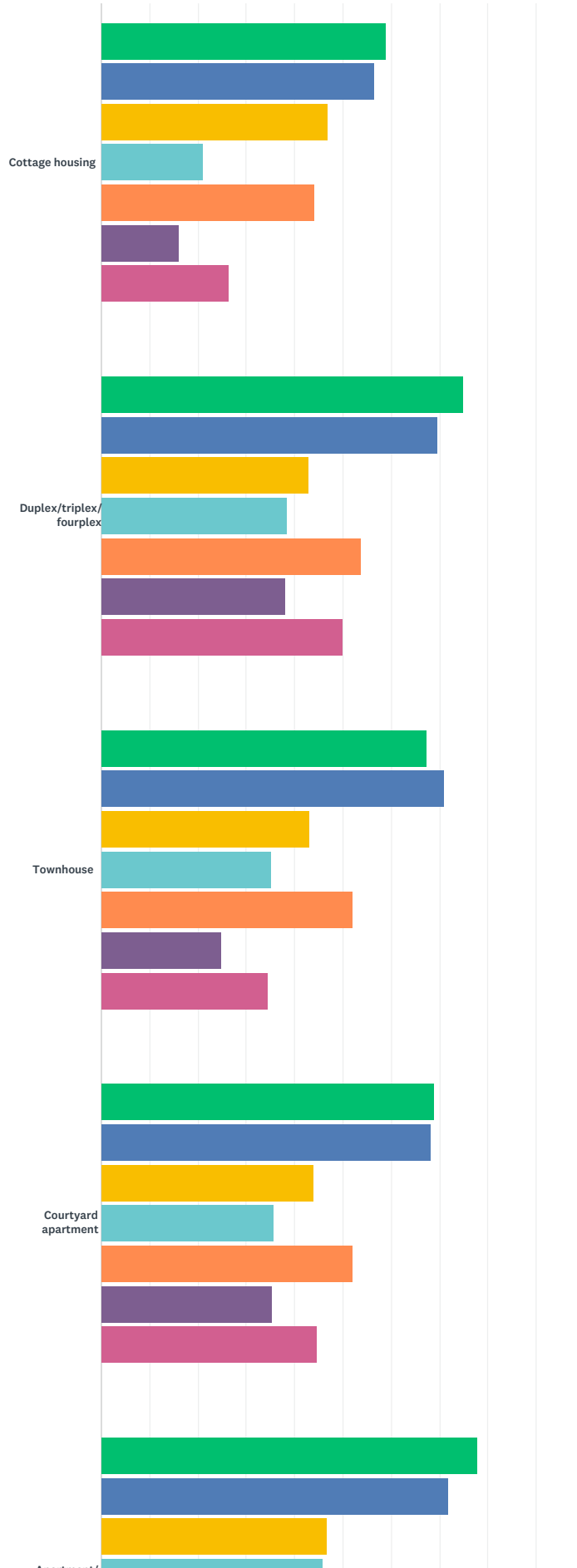
Oregon City Equitable Housing Analysis - Housing Types

Q10 What concerns might you have about the following housing types in your neighborhood? Check all that apply.

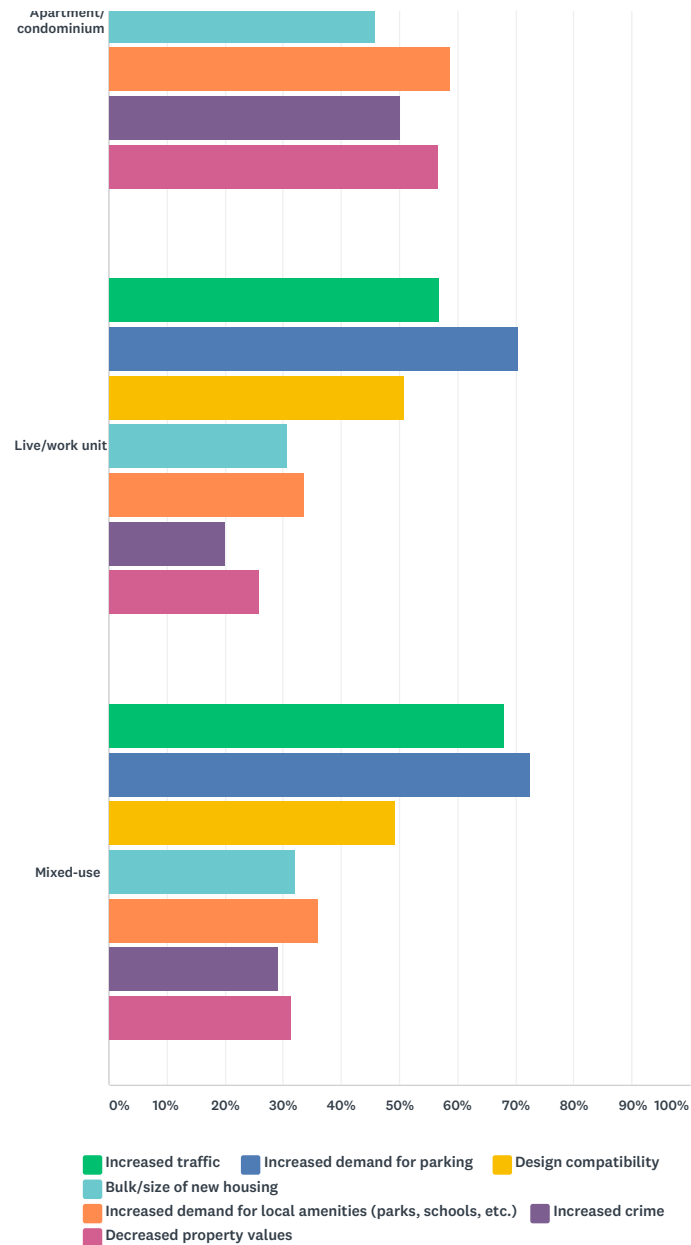
Answered: 231 Skipped: 118



Oregon City Equitable Housing Analysis - Housing Types



Oregon City Equitable Housing Analysis - Housing Types



| | INCREASED TRAFFIC | INCREASED DEMAND FOR PARKING | DESIGN COMPATIBILITY | BULK/SIZE OF NEW HOUSING | INCREASED DEMAND FOR LOCAL AMENITIES (PARKS, SCHOOLS, ETC.) | INCREASED CRIME | DECREASED PROPERTY VALUES | TOTAL RESPONDENTS |
|-------------------------|-------------------|------------------------------|----------------------|--------------------------|---|-----------------|---------------------------|-------------------|
| Single-family home | 55.37% 98 | 35.59% 63 | 28.25% 50 | 49.15% 87 | 45.20% 80 | 20.34% 36 | 9.04% 16 | 177 |
| Mother-in-law unit | 32.84% 44 | 52.24% 70 | 52.99% 71 | 20.90% 28 | 22.39% 30 | 11.19% 15 | 17.16% 23 | 134 |
| Tiny house | 41.14% 72 | 46.29% 81 | 57.71% 101 | 12.00% 21 | 32.00% 56 | 26.86% 47 | 49.14% 86 | 175 |
| Manufactured home | 43.15% 85 | 32.49% 64 | 55.84% 110 | 14.72% 29 | 32.99% 65 | 42.64% 84 | 75.13% 148 | 197 |
| Cottage housing | 58.97% 92 | 56.41% 88 | 46.79% 73 | 21.15% 33 | 44.23% 69 | 16.03% 25 | 26.28% 41 | 156 |
| Duplex/triplex/fourplex | 75.00% 138 | 69.57% 128 | 42.93% 79 | 38.59% 71 | 53.80% 99 | 38.04% 70 | 50.00% 92 | 184 |
| Townhouse | 67.27% 111 | 70.91% 117 | 43.03% 71 | 35.15% 58 | 52.12% 86 | 24.85% 41 | 34.55% 57 | 165 |
| Courtyard apartment | 68.79% 119 | 68.21% 118 | 43.93% 76 | 35.84% 62 | 52.02% 90 | 35.26% 61 | 44.51% 77 | 173 |
| Apartment/condominium | 77.89% 155 | 71.86% 143 | 46.73% 93 | 45.73% 91 | 58.79% 117 | 50.25% 100 | 56.78% 113 | 199 |

Oregon City Equitable Housing Analysis - Housing Types

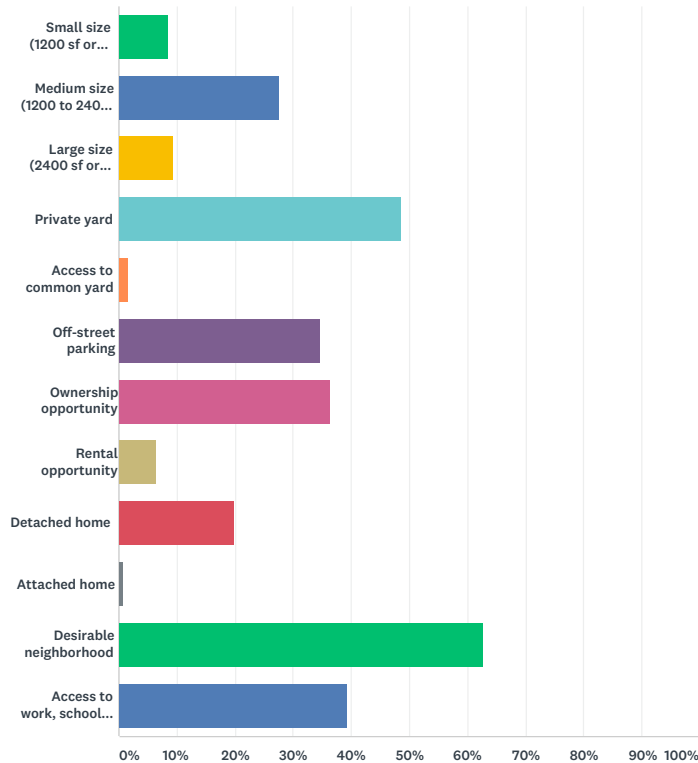
| | | | | | | | | |
|----------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|-----|
| Live/work unit | 56.80% 96 | 70.41% 119 | 50.89% 86 | 30.77% 52 | 33.73% 57 | 20.12% 34 | 26.04% 44 | 169 |
| Mixed-use | 68.02% 117 | 72.67% 125 | 49.42% 85 | 31.98% 55 | 36.05% 62 | 29.07% 50 | 31.40% 54 | 172 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|--|--------------------|
| 1 | Apartment complexes are by far the least attractive option | 2/25/2018 11:16 PM |
| 2 | We don't need more housing in Oregon City | 2/23/2018 7:51 PM |
| 3 | Under ground water is a huge issue and water run off as KNOWN issues...No building but connecting these as ONE PARK!! Unite the walking areas so traffic and those traveling otherly can NOT cross paths..as much as they are on top of each other causing SO many to be hurt!! | 2/23/2018 12:54 PM |
| 4 | There's no room to build anything "new" in my existing neighborhood so this is a mute point..... | 2/23/2018 9:00 AM |
| 5 | Keep your portland high density OUT of OC. This is one of the last normal communities around. Don't bring the crime and drugs. | 2/22/2018 6:45 PM |
| 6 | Architectural design must augment historic nature of McLoughlin Neighborhood. | 2/22/2018 5:42 PM |
| 7 | the more walkable we have things, the less driving we'll see. Increased demand for parking and increased traffic "can" result in lower speeds and better walking conditions: on-street parking makes sidewalks safer and slows traffic. I'm most concerned about all the tons of negatives if we build for increased parking and traffic "capacity". I want to see the elimination of mandatory parking minimums for developments. | 2/22/2018 4:17 PM |
| 8 | All new housing must have at least one off street parking spot per unit | 2/22/2018 2:49 PM |
| 9 | don't need anymore houses | 2/22/2018 2:27 PM |
| 10 | tiny houses and live/work units elicit the least amount of concern for me | 2/22/2018 1:23 PM |
| 11 | due to the homeless population. I have seen what it has done to Portland and now it is happening in OC | 2/22/2018 12:58 PM |
| 12 | Too much traffic | 2/10/2018 5:26 PM |
| 13 | Stop building high density housing without adequate parking! Assume each unit requires 2 parking spaces. | 2/9/2018 8:53 PM |
| 14 | allow the market to determine what types of housing are needed and where they should be located. | 2/9/2018 7:39 PM |

Oregon City Equitable Housing Analysis - Housing Types

Q11 What characteristics are important to you in a home? Select your top three characteristics.

Answered: 247 Skipped: 102



| ANSWER CHOICES | RESPONSES |
|---|------------|
| Small size (1200 sf or smaller) | 8.50% 21 |
| Medium size (1200 to 2400 sf) | 27.53% 68 |
| Large size (2400 sf or larger) | 9.31% 23 |
| Private yard | 48.58% 120 |
| Access to common yard | 1.62% 4 |
| Off-street parking | 34.82% 86 |
| Ownership opportunity | 36.44% 90 |
| Rental opportunity | 6.48% 16 |
| Detached home | 19.84% 49 |
| Attached home | 0.81% 2 |
| Desirable neighborhood | 62.75% 155 |
| Access to work, school, shopping and play opportunities | 39.27% 97 |
| Total Respondents: 247 | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|---|--------------------|
| 1 | wanted to select more than 3 | 2/26/2018 11:11 AM |
| 2 | Size of the lot. Ability to design to my needs. | 2/25/2018 11:24 PM |
| 3 | Diversity in terms of income, politics, age and race | 2/25/2018 11:16 PM |
| 4 | Private large yard | 2/25/2018 11:08 PM |
| 5 | Near greenspace or openspace. | 2/25/2018 9:10 PM |
| 6 | One level house | 2/25/2018 8:47 PM |
| 7 | Mixed housing types with attached granny flat, walkable neighborhood to services | 2/25/2018 7:34 PM |
| 8 | You didn't list my number one: AFFORDABILITY | 2/24/2018 11:59 AM |
| 9 | Desirable neighborhood & off-street parking are most imp to me | 2/23/2018 5:46 PM |
| 10 | Code enforcement that takes action | 2/22/2018 8:15 PM |
| 11 | Mixes demographics. Old people and kids multi-racial | 2/22/2018 6:45 PM |
| 12 | walkability, access to transit, and low-noise are core values to me that are missing here | 2/22/2018 4:17 PM |

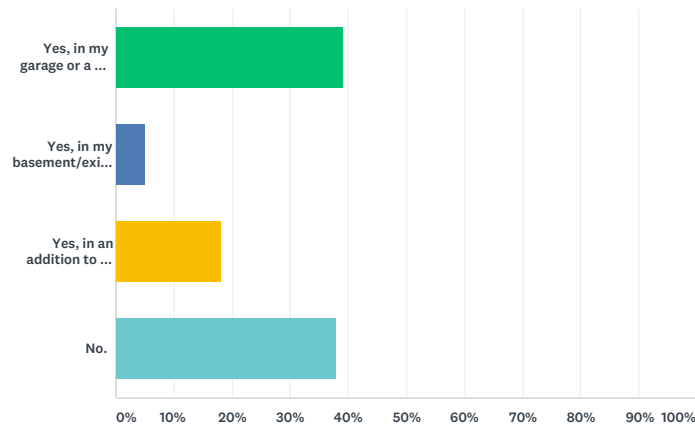
Oregon City Equitable Housing Analysis - Housing Types

| | | |
|----|---|--------------------|
| 13 | shop | 2/22/2018 3:02 PM |
| 14 | larger homes should be upstairs for more bed room and bathroom and playroom | 2/22/2018 2:27 PM |
| 15 | sidewalks | 2/22/2018 1:45 PM |
| 16 | Safe | 2/22/2018 1:44 PM |
| 17 | Architectural Design | 2/22/2018 1:23 PM |
| 18 | low crime green living | 2/22/2018 1:10 PM |
| 19 | LOW CRIME | 2/11/2018 9:35 PM |
| 20 | Elbo Room | 2/11/2018 11:04 AM |
| 21 | Larger yards/lots | 2/10/2018 6:30 PM |

Oregon City Equitable Housing Analysis - Housing Types

Q12 If you owned a single-family detached home, would you consider developing a mother-in-law unit?

Answered: 243 Skipped: 106



| ANSWER CHOICES | | RESPONSES | |
|--|--|-----------|-----|
| Yes, in my garage or a new detached structure. | | 39.09% | 95 |
| Yes, in my basement/existing home. | | 4.94% | 12 |
| Yes, in an addition to my current house. | | 18.11% | 44 |
| No. | | 37.86% | 92 |
| TOTAL | | | 243 |

| # | WHAT QUESTIONS WOULD YOU HAVE BEFORE DECIDING? | DATE |
|----|--|--------------------|
| 1 | we did consider it not as a mother-in-law unit but it could be a studio. | 2/26/2018 8:25 PM |
| 2 | Is it permitted | 2/26/2018 8:07 PM |
| 3 | I'm not married | 2/26/2018 7:25 PM |
| 4 | Ease of permitting Overall cost | 2/26/2018 4:13 PM |
| 5 | is there space for one? would it be useful for my family or good friend? | 2/26/2018 11:20 AM |
| 6 | What is the % of the lot that can be occupied by structures? Size of the accessory building that could be added. | 2/25/2018 11:28 PM |
| 7 | -Profitability -Where can it be placed? -Can it be permitted? With what restrictions? | 2/25/2018 11:21 PM |
| 8 | Who's mom?and privacy | 2/25/2018 9:15 PM |
| 9 | Privacy for both units. Parking. | 2/25/2018 9:14 PM |
| 10 | Na | 2/25/2018 9:06 PM |
| 11 | Not sure if there's room in our current space? | 2/25/2018 8:48 PM |
| 12 | What permitting costs are, and/or tax breaks incentives are available. | 2/25/2018 7:58 PM |
| 13 | are there any credits available to offset sdc fees is there a streamlined application process Are all city staff working and communicating together to facilitate a pleasurable and expeditious experience | 2/25/2018 7:42 PM |
| 14 | Can it be occupied by other family members? | 2/24/2018 2:12 PM |
| 15 | What zoning might be like and if I have room to add an additional structure | 2/24/2018 12:02 PM |
| 16 | Since I don't have a home this is pure fiction. But: how affordable to do this and who will live there and how much rent will they pay. | 2/24/2018 12:02 PM |
| 17 | No need for one | 2/23/2018 7:51 PM |
| 18 | parking options & if permit would be allowed | 2/23/2018 5:47 PM |
| 19 | just How much will it cost me?? Can I rent it as a business office?? | 2/23/2018 1:00 PM |
| 20 | Code enforcement issues will arise... | 2/23/2018 11:22 AM |
| 21 | cost | 2/23/2018 9:01 AM |
| 22 | I don't knw | 2/23/2018 12:04 AM |
| 23 | How do I start? Where can I find information on the process? | 2/22/2018 9:00 PM |
| 24 | How would it impact my taxes | 2/22/2018 8:22 PM |
| 25 | Control of my owner rights if they miss behave or squat | 2/22/2018 8:01 PM |
| 26 | Lot is too small for another unit of any discription | 2/22/2018 6:48 PM |
| 27 | What would new taxes be? Portland went through quite a kerfuffle during their process. | 2/22/2018 5:47 PM |
| 28 | access to outside. noise. access to bathrooms. | 2/22/2018 5:25 PM |
| 29 | Would there be space to build on the lot and is there available parking space for new additional occupants | 2/22/2018 5:24 PM |

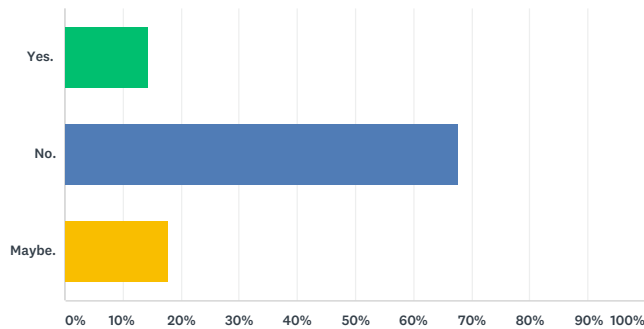
Oregon City Equitable Housing Analysis - Housing Types

| | | |
|----|--|--------------------|
| 30 | construction costs, permit costs, length of construction. | 2/22/2018 5:09 PM |
| 31 | How much would permits cost? How much would I pay in additional property tax? | 2/22/2018 4:50 PM |
| 32 | reduces neighborhood values | 2/22/2018 4:25 PM |
| 33 | Long list, but I have no questions about overall liking the concept, just about all the practical matters of doing it and managing it. | 2/22/2018 4:22 PM |
| 34 | perhaps a second story to my detached garage, but the building codes for the McLoughlin Neighborhood would be a problem, and I've heard the permit costs are exorbitant so it's probably not worth it. | 2/22/2018 4:20 PM |
| 35 | Price-too expensive right now | 2/22/2018 2:53 PM |
| 36 | When will I have income that will support this hypothetical? | 2/22/2018 2:36 PM |
| 37 | plumbing and electrical requirements | 2/22/2018 1:47 PM |
| 38 | How it would look with the existing neighborhood?How would it incroach on neighbors? Would it be used as a rental property? Would it be used as a commercial property? | 2/22/2018 1:39 PM |
| 39 | Permitted dimensional standards and setbacks within the jurisdiction, whether SDCs apply, permitting process complexity, whether it is cost-prohibitive, and so on. | 2/22/2018 1:28 PM |
| 40 | Either detached or addition. Questions would be permitting costs, rules and regulations, and how it would impact house value. | 2/22/2018 1:17 PM |
| 41 | Cost in. construction and taxes. | 2/22/2018 1:06 PM |
| 42 | Yes, if I could get help financially to build it. | 2/17/2018 1:15 PM |
| 43 | Privacy for all. | 2/12/2018 4:14 PM |
| 44 | no additional SDC's | 2/12/2018 10:12 AM |
| 45 | Size restrictions, distance from property line limits | 2/11/2018 9:24 PM |
| 46 | What do building codes allow? Will it harm resale? | 2/11/2018 6:13 PM |
| 47 | Or new structure detached | 2/10/2018 6:31 PM |
| 48 | Could the process for building be streamlined for less confusion with City Planning? | 2/10/2018 2:44 PM |
| 49 | None, it's a given that the City needs to allow this. | 2/10/2018 1:06 PM |
| 50 | How expensive are the permits? | 2/10/2018 10:55 AM |
| 51 | Will zoning allow this? This would not be for mother-in-laws but more likely for grandchildren. | 2/9/2018 11:47 PM |
| 52 | Red tape free permits and approval | 2/9/2018 9:56 PM |
| 53 | What types of city/zoning/permit barriers might I face in an historic district? | 2/9/2018 7:58 PM |
| 54 | what are the regulatory and approval challenges? | 2/9/2018 7:45 PM |
| 55 | Cost of permit. Rental rules | 2/9/2018 7:00 PM |
| 56 | The ADU is a powerful option for density. | 2/9/2018 6:31 PM |
| 57 | cost and fees | 2/9/2018 5:51 PM |

Oregon City Equitable Housing Analysis - Housing Types

Q13 If you owned a single-family detached home built before 1990, would you consider dividing it into two or more smaller units?

Answered: 236 Skipped: 113



| ANSWER CHOICES | RESPONSES |
|----------------|------------|
| Yes. | 14.41% 34 |
| No. | 67.80% 160 |
| Maybe. | 17.80% 42 |
| TOTAL | 236 |

| # | WHAT QUESTIONS WOULD YOU HAVE BEFORE DECIDING? | DATE |
|----|--|--------------------|
| 1 | if i needed more money | 2/26/2018 7:25 PM |
| 2 | If adequate room allowed for my personal space | 2/26/2018 5:47 PM |
| 3 | Financial assistance for remodel Overall out of pocket costs | 2/26/2018 4:13 PM |
| 4 | Our house was built in 1920 it's small, and we love it. The yard is narrow and long and no room for another | 2/26/2018 11:20 AM |
| 5 | Why am I asking questions of the city, if it is my decision? | 2/25/2018 11:28 PM |
| 6 | What is the permitting process | 2/25/2018 11:21 PM |
| 7 | Would depend on the style and ease of dividing it. | 2/25/2018 9:14 PM |
| 8 | Absolutely not - these destroy neighborhoods and conflict with their character. Again, move to Portland if that's what you want, with increased density, crime, and lack of parking. | 2/25/2018 9:01 PM |
| 9 | Do I live on a lot large enough to support the number of people living in the space? | 2/24/2018 7:32 AM |
| 10 | How to!! and could I basically Re work what I have or would I have to tear down mostly and start over?? | 2/23/2018 1:00 PM |
| 11 | HELL NO | 2/23/2018 9:01 AM |
| 12 | Can I nock it down and rebuild this 1930's place needs to go. | 2/22/2018 9:00 PM |
| 13 | What are my renter rights if they live in my addition with shared utilities and what rights do I have for dispute or eviction in case of a miss match in personalities or life style | 2/22/2018 8:01 PM |
| 14 | None. If I wanted to live in a duplex I'd buy a duplex, in a different town. | 2/22/2018 6:52 PM |
| 15 | Current house was built in 1911. It was divided at one time, but converted back to single family. Division into multi-family not really feasible. | 2/22/2018 6:48 PM |
| 16 | How would the design/use impact my neighborhood? Could it be done in a low key, unnoticeable way? | 2/22/2018 5:47 PM |
| 17 | would it fit into the existing feeling of the neighborhood. | 2/22/2018 5:25 PM |
| 18 | Is there Room to have some yard for each, are the driveways accessible and is there ample parking space off street. | 2/22/2018 5:24 PM |
| 19 | they are a negative to a community | 2/22/2018 4:25 PM |
| 20 | Mostly just questions about the investment value and if the house is amenable to such a transition. | 2/22/2018 4:22 PM |
| 21 | rentals are almost always a problem for neighborhood integrity...especially her in the McLoughlin Neighborhood...too many slum landlords!!! | 2/22/2018 4:20 PM |
| 22 | The size of the original structure | 2/22/2018 3:10 PM |
| 23 | I have seen very few examples of this that have pulled it off well | 2/22/2018 2:45 PM |
| 24 | Is it efficient. | 2/22/2018 2:36 PM |
| 25 | What is the present square footage? My current home isn't big enough to split (1000 sq feet) | 2/22/2018 1:47 PM |
| 26 | Impact on the existing neighborhood. Parking. Upkeep. Schools. | 2/22/2018 1:39 PM |
| 27 | Cost, complexity of process, the anticipated increase in value, zoning restrictions, setback and dimensional standard requirements, demand for smaller units within the area, etc. | 2/22/2018 1:28 PM |
| 28 | taxation changes, usage permits, building permits, | 2/22/2018 1:19 PM |
| 29 | Please no, we don't need a bunch of parking nightmares in neighborhoods. Our single family neighborhood is already a parking nightmare. | 2/22/2018 1:17 PM |
| 30 | How much space will it cover in my land and where will the driveway go to get to them , that doesn't disrupt the look of single family home.. | 2/17/2018 1:19 AM |

Oregon City Equitable Housing Analysis - Housing Types

| | | |
|----|------------------------|-------------------|
| 31 | Cost. | 2/12/2018 9:44 PM |
| 32 | Parking, Privacy | 2/12/2018 4:14 PM |
| 33 | Would not | 2/10/2018 5:27 PM |
| 34 | applicable regulations | 2/9/2018 7:45 PM |
| 35 | Yes, absolutely | 2/9/2018 6:31 PM |
| 36 | cost and fees | 2/9/2018 5:51 PM |

Oregon City Equitable Housing Analysis - Housing Types

Q14 Is there anything else you would like to tell us about equitable housing types?

Answered: 88 Skipped: 261

| # | RESPONSES | DATE |
|----|---|--------------------|
| 1 | RENT PRICES HAVE BECOME ABSURDLY HIGH. | 2/27/2018 3:17 AM |
| 2 | Planners need to require that a certain number of units be low income/affordable in large apartment developments. | 2/27/2018 12:46 AM |
| 3 | Keep established neighborhoods intact and not replace older single family homes with larger units. Do not allow incompatible uses, such as homeless shelters, in established neighborhoods. | 2/26/2018 8:29 PM |
| 4 | What exactly is equitable housing types and how can we receive feedback from this survey. | 2/26/2018 8:25 PM |
| 5 | We have lived in OC for over a decade. In my opinion, it's the best area to live in the 'Portland' area. You can see what happens by example when you look at what the other communities have done by creating to much 'affordable' housing. | 2/26/2018 7:25 PM |
| 6 | i.d like to look into buying a foreclosed home as that may be the only thing affordable i want to break away from these trailer parks | 2/26/2018 7:25 PM |
| 7 | There are no equitable housing types in Oregon City. They are all ridiculous and only the rich can afford to live here. | 2/26/2018 6:03 PM |
| 8 | Leaving breathing spaces in between homes | 2/26/2018 5:12 PM |
| 9 | Though I don't want to see agricultural and timber lands turned in to subdivisions, I think there should be an opportunity to build more than one residence on large parcels, especially for family members. | 2/26/2018 4:13 PM |
| 10 | Just make sure there is plenty of parking. They build huge apartment complex across from my brother in portland with minimal parking It's a nightmare | 2/26/2018 11:20 AM |
| 11 | Need small homes (600 - 900 SF) with ownership opportunity or other tax advantage for single people with good income. Cottage arrangement would be perfect, allowing sharing of maintenance responsibilities if lit could allow tax benefit over renting. See Gresham's proposed 5th Street Cottages by Ross Chapin. | 2/26/2018 9:29 AM |
| 12 | Rent prices are outrageous right now. | 2/26/2018 9:21 AM |
| 13 | Level of noise, pollution created by more traffic, and unlawful speed violations from individuals | 2/26/2018 5:04 AM |
| 14 | Traffic and schools a real concern with growth. Avoid high density. | 2/25/2018 11:33 PM |
| 15 | People should have the right to build whatever they want as long as there are utilities capable of sustaining the owners decisions and the owners activities do not invade the neighbors rights to peaceful existence. | 2/25/2018 11:28 PM |
| 16 | I hope for options that add density AND diversity. Mixed-use, mid-rise bldgs. preferred for new construction and ADU's for existing residences. It would be nice to know that the process for adding ADUs is reasonably facilitated by the city. | 2/25/2018 11:21 PM |
| 17 | All neighborhoods should have a variety of housing sizes. Makes it a community fit for multiple generations. Enough of the developments filled with overly large homes. | 2/25/2018 9:14 PM |
| 18 | Need 2-3 bedrooms | 2/25/2018 9:06 PM |
| 19 | First and most important step is let citizens of local cities plan for themselves and get out of Metro. | 2/25/2018 9:01 PM |
| 20 | Affordability begets diversity. I like OCs economic diversity, would hate to see that go away. Would like more people of color. | 2/25/2018 8:48 PM |
| 21 | There are many definitions for equitable housing - quality and types of building materials such as energy efficiencies result in affordability and should be a part of the conversation. Credits could be considered if developers build with efficiencies that equal or result in cost savings to the occupant. Affordability and Equity from another perspective. | 2/25/2018 7:42 PM |
| 22 | transit opportunities. I wish we had a safer way to cross Beavercreek/213 (to get to Fred Meyer/Newell Creek Canyon area) | 2/24/2018 12:02 PM |
| 23 | I would love to live in any privacy designed "mother-in-law" residence. But usually these are reserved for family and I have no family in area. | 2/24/2018 12:02 PM |
| 24 | Build in parking to the locations adequate to the property type. Increase infrastructure into the process to account for the increased population. Don't build beyond the means of the area! | 2/24/2018 7:32 AM |
| 25 | Just dont put too many on tese too small rads PLEASE!! its already a PARADE!! there needs to be a way to the OUTER areas like Molalla!! as that is the direction of most of the Newer housing...New Bi pass freeway like the 213 at the bottom of the hill!! | 2/23/2018 1:00 PM |
| 26 | Don't ruin the bedroom community that we have w/these homes. The City should stick w/the real issues, not trying to make density housing. The infrastructure is already maxing out along w/traffic congestion all over town. | 2/23/2018 11:22 AM |
| 27 | There is too much traffic in Oregon city as is... we need to putting in so many new developments, it just doesn't work for the city | 2/23/2018 12:04 AM |
| 28 | how do I find out about all the options that are available to me now? | 2/22/2018 9:00 PM |
| 29 | It needs immediate access to transit, schools and CCC would be great. Not is established neighborhoods. Best where planned new neighborhoods can be developed. | 2/22/2018 8:49 PM |
| 30 | Thanks for asking and please consider the responses. Thank you! | 2/22/2018 8:42 PM |
| 31 | Keep the traffic problems in mind. Beavercreek rd and HWY 213 are already a nightmare. OCHS is over crowded. Water bill is a joke. Property taxes are higher than Milwaukie or Gladstone. It's getting less livable here all the time. | 2/22/2018 8:22 PM |
| 32 | They can help a home owner and retired person make a small income and help someone or family member get a new advantage or leg up | 2/22/2018 8:01 PM |
| 33 | Tony Konkel and his planning crew really don't care about the livability of this city. | 2/22/2018 7:44 PM |

Oregon City Equitable Housing Analysis - Housing Types

| | | |
|----|--|-------------------|
| 34 | Don't over crowd OC PDX should be a guide of what not to do. Make sure there is enough parking and infrastructure | 2/22/2018 7:01 PM |
| 35 | Stop trying to force affordable housing in a community that doesn't want it. We don't want the max line. We don't want more apartments. We in Oregon City don't want anything to do with portland problems, so leave them there. My families vote would be to lower density, bring in a .25 acre per house new lot size. Our community works hard to afford the extra things in life, the rest can move to section 8 in Portland if they don't want to work for it. This survey scares the crap out of me and the ideas our electrd officials have. | 2/22/2018 6:52 PM |
| 36 | High to medium density housing is not desirable or wanted in Oregon city. Would prefer more single family housing with space. | 2/22/2018 6:45 PM |
| 37 | What incentives would the City/County offer homeowners to work creatively with them to meet the housing needs of a growing community? I am pleased to see existing single family and multi-family homes being restored. | 2/22/2018 5:47 PM |
| 38 | Would like to see more town house/duplex/triplex etc housing available with parking space that is off street. Housing by high school is beautiful but the parking situation is a MESS!!! Effective use of space needs to include parking in the equation. Not maximize units and leave no space to park or drive down streets. Also look at lowering housing price and sizes as not everyone can do \$400,000+ especially for a first home. Permit more mother-in- law projects to help with housing needs for single individuals. Just think about parking before you do so. | 2/22/2018 5:24 PM |
| 39 | if more housing will lead to light rail (Max) coming to Oregon City, it WILL bring more crime to the area. Look at Clackamas Town Center...shoplifting went up 100 - 200%. If you give criminals access to other neighborhoods, they'll travel...so please step up police/security presence wherever more housing and the MAX lands. | 2/22/2018 5:09 PM |
| 40 | There is a need for mother-in-law suites. | 2/22/2018 4:50 PM |
| 41 | is you can't afford it, you shouldn't buy it or be there | 2/22/2018 4:25 PM |
| 42 | I think development is best done iteratively. Instead of a big developer (who generally doesn't live here) coming in and having a massive impact on a neighborhood, things go better when the people who live (or plan to live) here make the decisions on their own. That said, the incentives need to encourage people to build efficient, modest-sized homes and do all they can to maintain our natural environment (trees and green space etc. Overall I URGE everyone involved in this to get involved in / read about / learn from the Strong Towns movement which is "key" to the long-term health of Oregon City. See https://www.strongtowns.org/ | 2/22/2018 4:22 PM |
| 43 | Somehow the equity issues need to be addressed. Poor people get stigmatized and encouraged to apathy because their living conditions are so poor. Renters generally don't care to join in neighborhood activities. There are people who know about how to address these concerns...is this city interested in learning? Our new housing developments are awful...awful!!! Icon Development should be banned from building here. | 2/22/2018 4:20 PM |
| 44 | The city is over building itself as is. More housing is not needed. The influx of traffic on the existing roadways is going to be too much to handle, not to mention how it will effect schools. If you continue to build without fixing the traffic issues then you're going to drive people out. Quit thinking with your pocket books and start using common sense. | 2/22/2018 4:19 PM |
| 45 | We need more smaller housing options that are affordable! | 2/22/2018 3:14 PM |
| 46 | All new housing must have at least one off street parking spot per unit | 2/22/2018 2:50 PM |
| 47 | a house, mini-house, mobile home, apartment, or a unit in a plex are not equal and I doubt equitable to each other unless you are just using equitable as a buzzword | 2/22/2018 2:45 PM |
| 48 | I'm a transplant here for a temporary period of time (1 year) and on an AmeriCorps stipend I have found it exceedingly difficult to find housing and make ends meet. 2/3 of my take home pay goes to rent a place I don't enjoy all that much and I'd truly value cheaper, better located housing options in Oregon City. | 2/22/2018 2:36 PM |
| 49 | I think we need more affordable/low rent housing in Oregon City. Young people starting out working minimum wage can't afford to pay rent. | 2/22/2018 2:35 PM |
| 50 | I feel there are no reasonable ways to own. A serious attempt to get family's to buy vs rent. And rather than tax breaks to developers to build give tax breaks to family's who buy. I would even like to explore the idea that a family could buy land and contract a home to be built vs a developer buying and building large sections. | 2/22/2018 2:20 PM |
| 51 | Assisted living and freebees are destroying the Oregon I came to live in over 40yrs ago. I am seriously looking to relocate out of such a liberal area. | 2/22/2018 2:07 PM |
| 52 | We moved to Oregon City after 35 years in NE Portland. The aspect we like best of Oregon City is the small-town feel. We do not want to see Oregon City developed into one of high dentist housing. | 2/22/2018 2:00 PM |
| 53 | Still not clear on what equitable housing is. Do we currently have housing that is not equitable and discriminates against folks? The role of government is to provide equal opportunity not equal outcomes. I see this as a frivolous waste of taxpayer dollars that could be better spent providing the basic services that the city is supposed to provide. | 2/22/2018 1:48 PM |
| 54 | Accessibility is really important. Wheelchair size doorways and hallways are necessary, as are considerations for accessible bathrooms and kitchens. | 2/22/2018 1:47 PM |
| 55 | Housing is not affordable. My husband and I both have good jobs and are struggling to find an affordable single family home for our family. | 2/22/2018 1:46 PM |
| 56 | Keep Portland weird, NOT Oregon City | 2/22/2018 1:44 PM |
| 57 | Less car-centric, closer to anenities, many options of all suzes and configurations. | 2/22/2018 1:42 PM |
| 58 | I have noticed in nearby areas where large apartments have gone in, schools are overburdened, places quickly become rundown, and crime takes a jump. We need affordable housing, but we need to solve the problems it brings before green lighting all these alternatives. It would be harmful to existing neighborhoods to start allowing, mother in law suites, or dividing the property into units. Homeowners purchased single family homes for that reason. I looked at your pictures and they are the nicest of the nice Portland has. You should go into the areas where it isn't so nice and there are a lot of them. My son is a builder that specializes in ADUs but he works hard to preserve the look of the neighborhood as well. | 2/22/2018 1:39 PM |
| 59 | I would also like options/policies regarding short term rentals if we are looking to increase housing opportunists, like tiny houses and ADUs. | 2/22/2018 1:32 PM |
| 60 | I think tiny homes, live/work units, and mixed-use buildings are the future of land development. | 2/22/2018 1:28 PM |

Oregon City Equitable Housing Analysis - Housing Types

| | | |
|----|---|--------------------|
| 61 | Would love to see a beautiful low income senior development with access to transit and shopping. We need to prepare for our aging population thoughtfully. I likely won't be low income but my mom is and I can't find her housing. The wait list is 2 years or more in most places. We will need a variety of senior living scenarios. | 2/22/2018 1:17 PM |
| 62 | What do you mean by equitable? | 2/22/2018 1:13 PM |
| 63 | Do not build apartments or town homes. It does nothing but detract from neighborhoods and brings in crime and increased traffic. | 2/22/2018 1:03 PM |
| 64 | We need more affordable housing, prices are to high for small families to get started. | 2/22/2018 12:59 PM |
| 65 | There needs to be more variety in housing types. Standard housing developments, by and large, only provide one type of housing. 2 story, 2500+ sq ft, postage stamp lot, \$35000+. Many people want something different, but because of all the regulations, builders cannot afford to build anything different. Reducing the regulations, especially on infill lots, would give rise to some different housing options. I own an acre in the city, on which I tried to locate 5 low cost duplexes, but the city wanted me to do \$500,000 of improvements to the city infrastructure. My property has been in the city limits for over 100 years, so the property has already paid it's share of taxes and should not be expected to pay such an outrageous amount to just infill. I gave up on the project because I do not have an extra half a million to give to the city. I have moved on to more cost effective projects in easier to work with jurisdictions. You will be more successful in your quest to have more diverse housing when you reduce the regulations, especially on existing city properties. | 2/20/2018 1:29 PM |
| 66 | It's important that a housing assessment be completed in Oregon City to determine needs of residents, and that all neighborhoods be required by code to include a variety of affordable housing types for all income levels. | 2/19/2018 10:10 PM |
| 67 | Rent control is important. I am a single parent and make ok money. My rent increases \$100 every year. It now takes 2 paychecks to pay. I am blessed to have a roof over our heads, but I work hard and sometimes I don't have enough for food or gas. | 2/17/2018 1:15 PM |
| 68 | Wish there were more rent to own homes available..... | 2/17/2018 1:19 AM |
| 69 | We need a variety to serve all housing needs, affordable to the growing demographic of millennials who will soon be raising families and to our workforce able to buy in the communities in which they work. We also need single level detached housing affordable to the aging Baby Boomers near their children and grandchildren. | 2/15/2018 3:58 PM |
| 70 | Variety is a good thing, tract home R-8 developments do not make attractive neighborhoods. | 2/12/2018 4:14 PM |
| 71 | Build single family homes only, no apartments, town homes or trailer parks. | 2/12/2018 10:48 AM |
| 72 | Tax abatement and or FAR increases | 2/12/2018 10:12 AM |
| 73 | They need to be thought out. Not just short term, but where growth will happen. Who can afford which areas and what kind of people you want to attract. OC could be an amazing town if laws were passed to clean up (literally) the streets and neighborhoods and to minimize crime and felons and sex offenders. | 2/11/2018 9:37 PM |
| 74 | The survey failed to offer a not applicable option to many of the housing options I found undesirable. I didn't check any options... but one or two negatives alongside the positives would be nice. | 2/11/2018 11:06 AM |
| 75 | No | 2/10/2018 5:27 PM |
| 76 | I would love to build a tiny house or mother-in-law unit but the process through the city is daunting. | 2/10/2018 2:44 PM |
| 77 | My home is multi generational home. Built in 1966, great construction and a big home. Not a single family home but still a great place. | 2/10/2018 2:33 PM |
| 78 | The City needs to start thinking outside the box and begin to allow and encourage denser housing, and not let the City footprint just sprawl with boring cookie cutter single home developments, far from amenities . Family homes and those with land around them need to be able to divide structures, develop tiny homes, ADUs, mother-in-law apartments and the like to help younger and older people live in smaller and more affordable housing. | 2/10/2018 1:06 PM |
| 79 | We just need units available under \$1000/mo. Single families can hardly afford to live. People are being forced to share apartments and houses not meant to be shared just to afford rent. | 2/10/2018 12:39 PM |
| 80 | I don't want our neighborhood to have tall buildings that block our view of the sky. | 2/10/2018 10:55 AM |
| 81 | With the increase in large house value, and declining income for the bulk of Americans, cottage and tiny housing will be the only affordable housing for many. | 2/9/2018 11:47 PM |
| 82 | We must build affordable rental housing and do it yesterday! | 2/9/2018 9:56 PM |
| 83 | I do not support allowing dividing single family homes or building small living structures in backyards for rental purposes. It will change the quality of a neighborhood. | 2/9/2018 8:57 PM |
| 84 | The city should use a light hand when it comes to regulations. Let the market determine what types of housing are needed in which locations. Encouraging a high enough density to help create a vibrant urban walkable character in specific areas of town. This higher density of housing and commercial uses could allow the city to be self sufficient and eliminate the need to travel outside the immediate neighborhood for shopping work or services, reducing reliance on automobiles and transit. | 2/9/2018 7:45 PM |
| 85 | Annexation needs to be approved by the voters. Construction restrictions, required permits are ridiculous. Needs to be realistic. | 2/9/2018 7:24 PM |
| 86 | Make ADU's easier to implement | 2/9/2018 6:31 PM |
| 87 | housing needs to be design compatible with neighborhood | 2/9/2018 6:03 PM |
| 88 | O.C. should promote granny flats by getting rid of the fees foe a few years like Portland did. | 2/9/2018 5:51 PM |