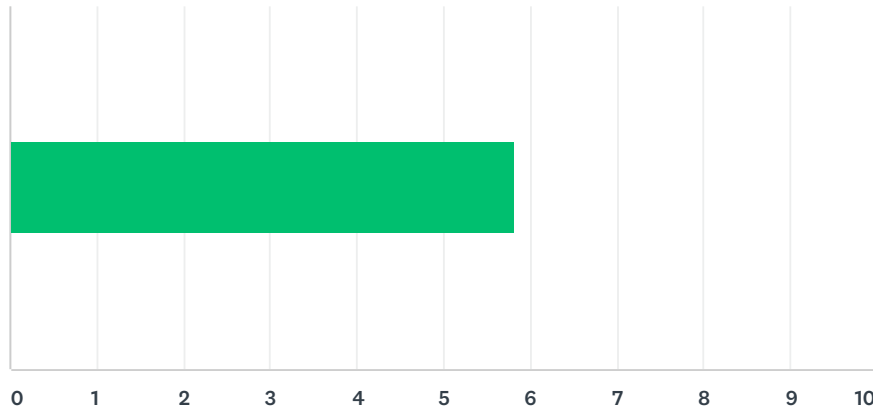


Q1 Generally, expand allowed “missing middle” housing types permitted in low-density, predominately single-family zones subject to design standards tailored to each type of development, including accessory dwelling units, internal conversions, corner duplexes and cluster housing.

Answered: 92 Skipped: 2



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	6	535	92
Total Respondents: 92			

#		DATE
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7	7	6/18/2018 9:34 PM
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9	7	6/15/2018 12:23 PM
10	10	6/14/2018 8:58 PM
11	1	6/14/2018 3:45 PM
12	7	6/14/2018 2:16 PM
13	2	6/14/2018 1:59 PM
14	10	6/14/2018 1:29 PM
15	6	6/14/2018 1:18 PM
16	0	6/14/2018 8:49 AM
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19	9	6/13/2018 1:23 PM

Oregon City Equitable Housing Code Concepts

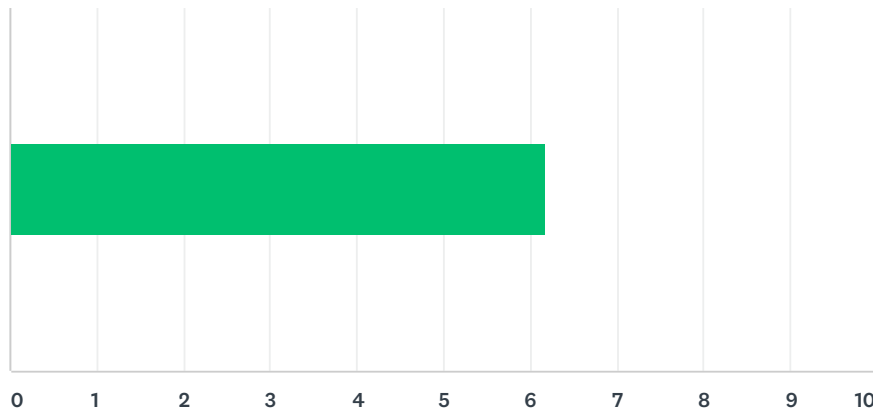
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26	9	6/13/2018 1:10 AM
27	0	6/12/2018 11:05 PM
28	1	6/12/2018 8:39 PM
29	1	6/12/2018 6:04 PM
30	1	6/12/2018 4:06 PM
31	2	6/12/2018 3:33 PM
32	9	6/12/2018 2:49 PM
33	10	6/12/2018 1:56 PM
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39	10	6/11/2018 5:22 PM
40	10	6/11/2018 4:18 PM
41	4	6/11/2018 11:43 AM
42	7	6/11/2018 11:08 AM
43	5	6/9/2018 9:30 AM
44	10	6/7/2018 4:57 PM
45	5	6/7/2018 10:11 AM
46	8	6/7/2018 8:06 AM
47	1	6/6/2018 6:26 PM
48	1	6/5/2018 7:51 PM
49	8	6/5/2018 10:33 AM
50	9	6/4/2018 12:42 PM
51	5	6/3/2018 9:13 PM
52	10	6/2/2018 3:53 PM
53	3	6/2/2018 8:41 AM
54	0	6/2/2018 6:14 AM
55	1	6/1/2018 8:58 PM
56	0	6/1/2018 7:36 PM
57	5	6/1/2018 3:13 PM
58	10	6/1/2018 9:03 AM
59	7	6/1/2018 5:44 AM
60	7	5/31/2018 8:09 PM

Oregon City Equitable Housing Code Concepts

61	10	5/31/2018 4:27 PM
62	10	5/31/2018 2:19 PM
63	10	5/31/2018 2:03 PM
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71	7	5/31/2018 10:08 AM
72	0	5/31/2018 9:59 AM
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74	0	5/31/2018 9:56 AM
75	1	5/31/2018 9:45 AM
76	5	5/31/2018 9:45 AM
77	10	5/31/2018 9:35 AM
78	5	5/31/2018 9:29 AM
79	6	5/31/2018 9:28 AM
80	5	5/31/2018 9:28 AM
81	10	5/31/2018 9:26 AM
82	0	5/31/2018 9:21 AM
83	10	5/31/2018 9:14 AM
84	5	5/31/2018 6:36 AM
85	0	5/31/2018 1:06 AM
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87	0	5/30/2018 9:18 PM
88	6	5/30/2018 8:37 PM
89	0	5/30/2018 5:51 PM
90	9	5/30/2018 5:27 PM
91	10	5/30/2018 4:15 PM
92	7	5/30/2018 4:10 PM

Q2 Generally, expand allowed “missing middle” housing types permitted in medium-density, mixed single-family and multifamily zones subject to dimensional and design standards tailored to each type of development, including ADUs, internal conversions, cluster housing, duplexes and multiplexes.

Answered: 93 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	6	573	93
Total Respondents: 93			

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10	10	6/14/2018 8:58 PM
11	0	6/14/2018 3:45 PM
12	7	6/14/2018 2:16 PM
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14	10	6/14/2018 1:29 PM
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Oregon City Equitable Housing Code Concepts

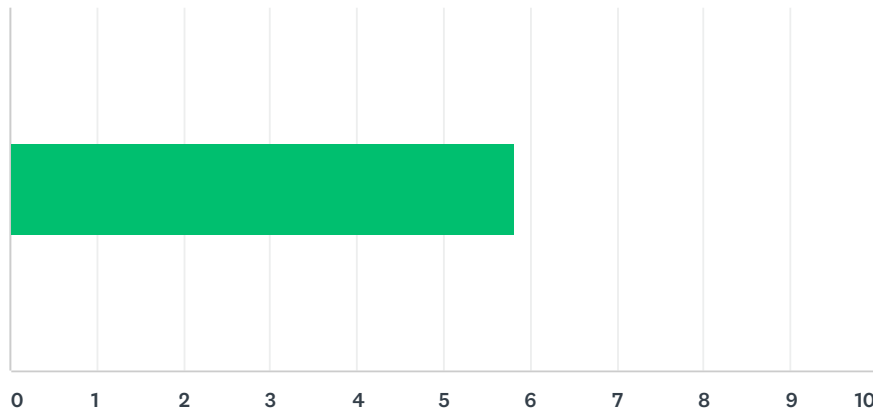
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24	1	6/13/2018 9:11 AM
25	6	6/13/2018 7:34 AM
26	1	6/13/2018 1:10 AM
27	0	6/12/2018 11:05 PM
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29	1	6/12/2018 6:04 PM
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40	10	6/11/2018 4:18 PM
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42	10	6/11/2018 11:08 AM
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50	10	6/4/2018 12:42 PM
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55	1	6/1/2018 8:58 PM
56	0	6/1/2018 7:36 PM
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58	10	6/1/2018 9:03 AM

Oregon City Equitable Housing Code Concepts

59	7	6/1/2018 5:44 AM
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90	0	5/30/2018 5:51 PM
91	10	5/30/2018 5:27 PM
92	10	5/30/2018 4:15 PM
93	7	5/30/2018 4:10 PM

Q3 Encourage greater Accessory Dwelling Unit (ADU) production by removing owner-occupancy and off-street parking requirements and simplifying dimensional and design standards.

Answered: 92 Skipped: 2



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	6	536	92

Total Respondents: 92

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11	1	6/14/2018 3:45 PM
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13	3	6/14/2018 1:59 PM
14	10	6/14/2018 1:29 PM
15	4	6/14/2018 1:18 PM
16	0	6/14/2018 8:49 AM
17	10	6/14/2018 7:54 AM
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Oregon City Equitable Housing Code Concepts

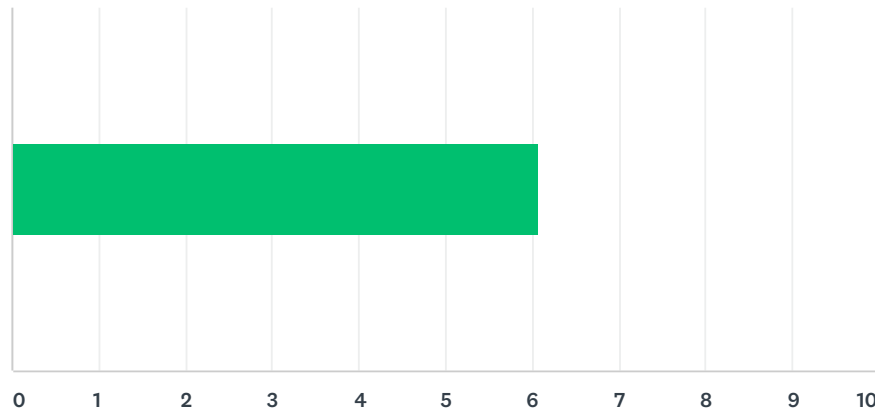
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61	10	5/31/2018 4:27 PM

Oregon City Equitable Housing Code Concepts

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70	10	5/31/2018 10:27 AM
71	10	5/31/2018 10:08 AM
72	0	5/31/2018 9:59 AM
73	10	5/31/2018 9:57 AM
74	0	5/31/2018 9:56 AM
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79	9	5/31/2018 9:28 AM
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83	10	5/31/2018 9:14 AM
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91	10	5/30/2018 4:15 PM
92	7	5/30/2018 4:10 PM

Q4 Allow internal conversions of existing single-family homes into 2-4 units in all residential zones for homes built prior to 1990 to encourage retention of existing housing stock.

Answered: 93 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	6	565	93

Total Respondents: 93			
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Oregon City Equitable Housing Code Concepts

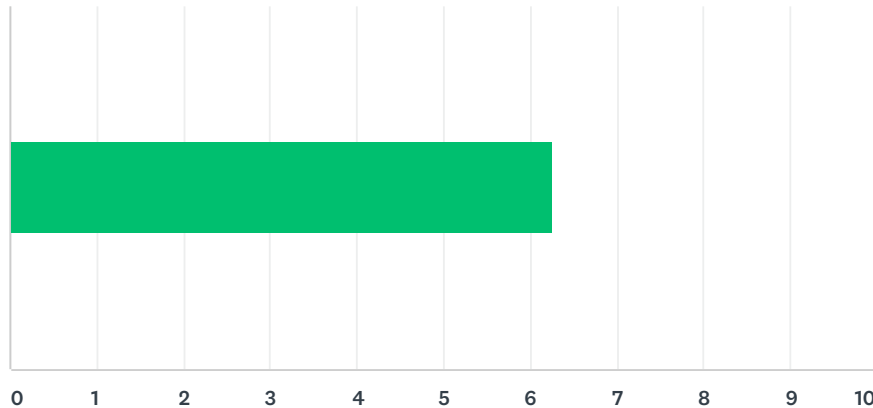
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57	5	6/1/2018 3:13 PM
58	10	6/1/2018 9:03 AM
59	10	6/1/2018 5:44 AM
60	4	5/31/2018 8:09 PM
61	10	5/31/2018 4:27 PM

Oregon City Equitable Housing Code Concepts

62	10	5/31/2018 2:19 PM
63	10	5/31/2018 2:03 PM
64	0	5/31/2018 1:08 PM
65	6	5/31/2018 12:46 PM
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72	0	5/31/2018 9:59 AM
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77	10	5/31/2018 9:35 AM
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93	10	5/30/2018 4:10 PM

Q5 Allow corner duplexes on standard lots in the predominately single-family, low-density residential zones, subject to design requirements on both street-facing facades. Allow duplexes on all lots in the medium-density zones similar to existing regulations.

Answered: 93 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	6	582	93
Total Respondents: 93			

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Oregon City Equitable Housing Code Concepts

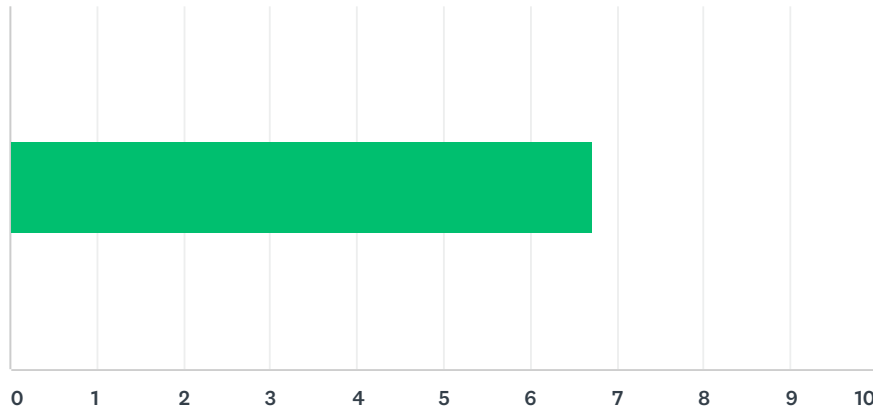
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39	10	6/11/2018 5:22 PM
40	10	6/11/2018 4:18 PM
41	9	6/11/2018 11:43 AM
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43	6	6/9/2018 9:30 AM
44	10	6/7/2018 4:57 PM
45	8	6/7/2018 10:11 AM
46	10	6/7/2018 8:06 AM
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59	6	6/1/2018 5:44 AM
60	4	5/31/2018 8:09 PM

Oregon City Equitable Housing Code Concepts

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62	10	5/31/2018 2:19 PM
63	10	5/31/2018 2:03 PM
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70	10	5/31/2018 10:27 AM
71	10	5/31/2018 10:08 AM
72	0	5/31/2018 9:59 AM
73	10	5/31/2018 9:57 AM
74	0	5/31/2018 9:56 AM
75	1	5/31/2018 9:45 AM
76	5	5/31/2018 9:45 AM
77	10	5/31/2018 9:35 AM
78	8	5/31/2018 9:29 AM
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81	10	5/31/2018 9:26 AM
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90	0	5/30/2018 5:51 PM
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92	10	5/30/2018 4:15 PM
93	10	5/30/2018 4:10 PM

Q6 Allow townhouse development in the medium-density zones where it is already permitted in the R-3.5 zone, and in the high-density residential zone as an alternative to apartments. Apply new dimensional standards and design standards specific to townhouse development.

Answered: 93 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	625	93
Total Respondents: 93			

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Oregon City Equitable Housing Code Concepts

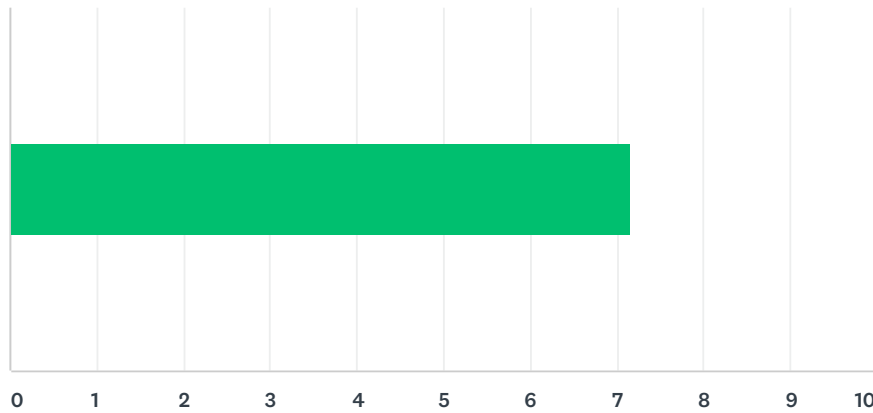
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Oregon City Equitable Housing Code Concepts

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91	10	5/30/2018 5:27 PM
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Q7 Allow existing manufactured home parks in their current medium-density residential locations, to facilitate ongoing upgrades and improvements.

Answered: 90 Skipped: 4



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	643	90

Total Respondents: 90			
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Oregon City Equitable Housing Code Concepts

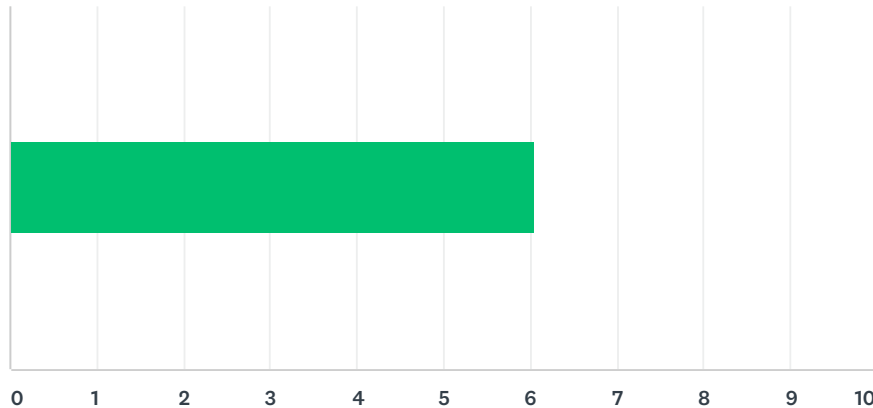
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Oregon City Equitable Housing Code Concepts

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89	10	5/30/2018 4:15 PM
90	10	5/30/2018 4:10 PM

Q8 Permit small multifamily projects with three to four units on a single-lot (triplexes and four-plexes) in medium-density zones through a review process similar to that for single-family and duplex homes, with design standards similar to apartments.

Answered: 90 Skipped: 4



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
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Total Respondents: 90			

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Oregon City Equitable Housing Code Concepts

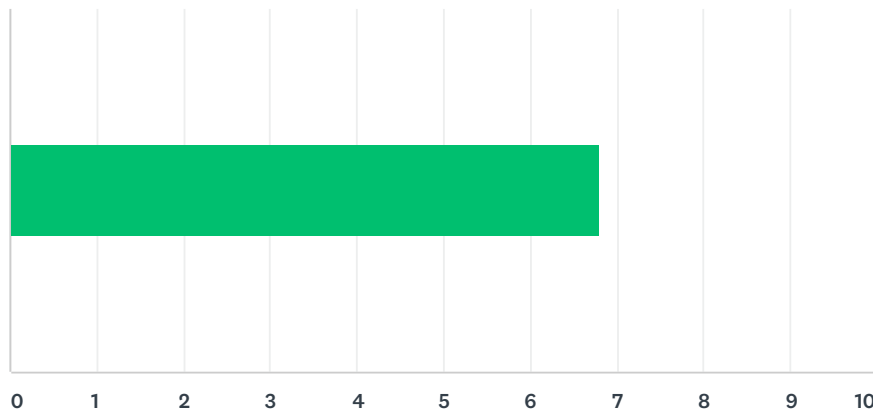
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Oregon City Equitable Housing Code Concepts

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Q9 Introduce new cluster housing standards as a significant revision to the existing cottage housing standards that permit homes at higher densities and smaller scale organized around a central court. Allow a greater variety of residential units from detached cottages and duplexes in the low density zones with additional options for townhouses and multiplex residential in the medium density zones. Update design standards for more flexibility, consistent with standards for other residential development.

Answered: 92 Skipped: 2



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Total Respondents: 92			

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Oregon City Equitable Housing Code Concepts

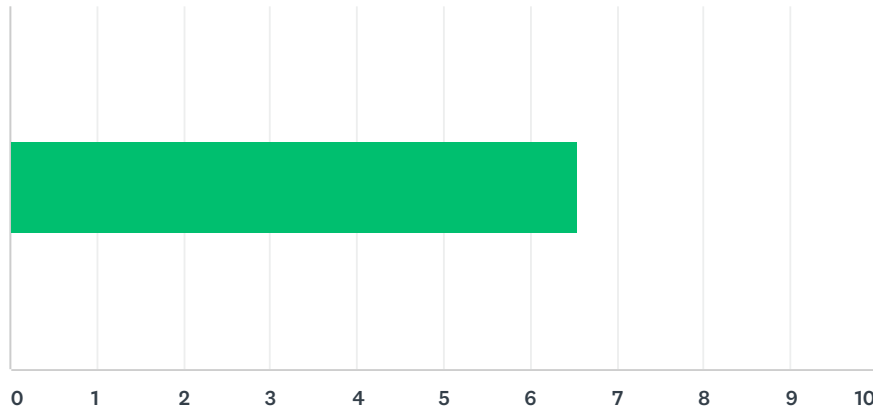
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Oregon City Equitable Housing Code Concepts

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91	10	5/30/2018 4:15 PM
92	10	5/30/2018 4:10 PM

Q10 Permit wider range of residential types from single-family detached houses and townhouses to apartments in the high-density zone, in place of limiting uses to multifamily apartments, provided that minimum density standards are met.

Answered: 90 Skipped: 4



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	590	90
Total Respondents: 90			

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Oregon City Equitable Housing Code Concepts

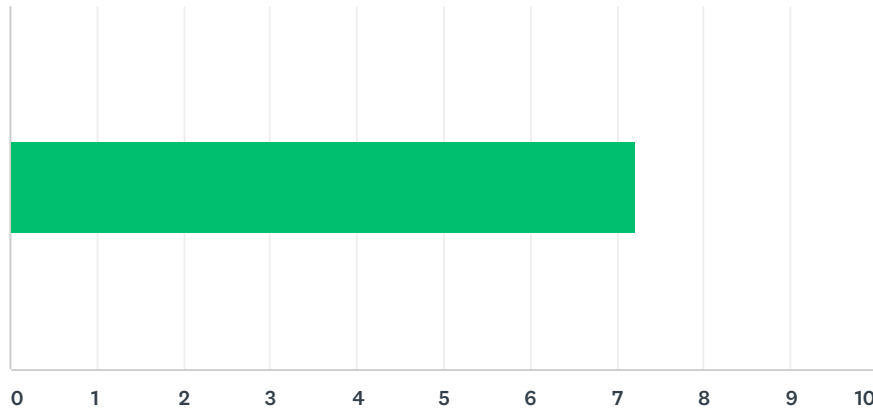
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Oregon City Equitable Housing Code Concepts

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**Q11 Allow proposed cluster housing development in the high-density zone, for smaller scale developments of up to 12 units in any format from individual cottages to attached garden apartments or townhouses.
Housing units to be clustered around a common courtyard.**

Answered: 90 Skipped: 4



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
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Total Respondents: 90			

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Oregon City Equitable Housing Code Concepts

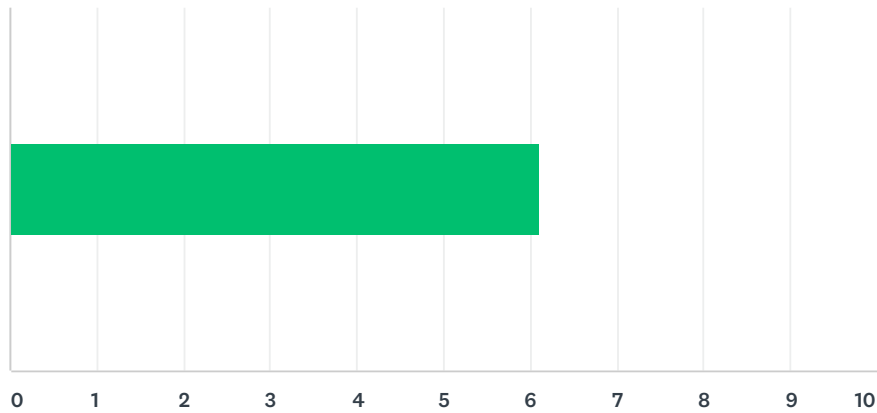
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57	8	5/31/2018 8:09 PM
58	10	5/31/2018 4:27 PM
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60	10	5/31/2018 2:04 PM

Oregon City Equitable Housing Code Concepts

61	6	5/31/2018 1:09 PM
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72	5	5/31/2018 9:46 AM
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81	0	5/31/2018 1:06 AM
82	10	5/30/2018 9:46 PM
83	8	5/30/2018 9:18 PM
84	9	5/30/2018 8:39 PM
85	6	5/30/2018 7:03 PM
86	0	5/30/2018 5:52 PM
87	10	5/30/2018 5:27 PM
88	1	5/30/2018 4:52 PM
89	10	5/30/2018 4:16 PM
90	10	5/30/2018 4:10 PM

Q12 Offer a 20% density bonus in the high-density zone for regulated affordable housing projects that guarantee units will be affordable for a minimum of 30 years.

Answered: 88 Skipped: 6



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	6	538	88
Total Respondents: 88			

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9	9	6/15/2018 12:24 PM
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11	6	6/14/2018 3:46 PM
12	5	6/14/2018 2:17 PM
13	10	6/14/2018 2:00 PM
14	10	6/14/2018 1:30 PM
15	6	6/14/2018 1:19 PM
16	0	6/14/2018 8:50 AM
17	10	6/14/2018 8:01 AM
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19	7	6/13/2018 1:24 PM
20	10	6/13/2018 1:07 PM

Oregon City Equitable Housing Code Concepts

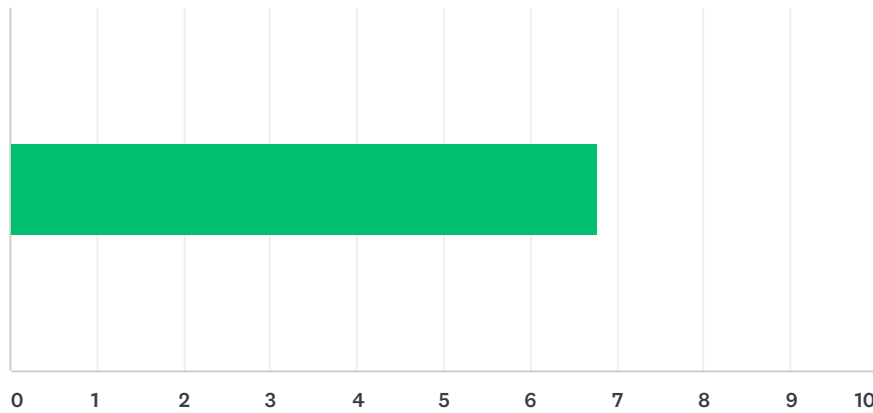
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34	1	6/12/2018 1:17 PM
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43	10	6/7/2018 4:57 PM
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46	5	6/6/2018 6:26 PM
47	1	6/5/2018 7:52 PM
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57	8	5/31/2018 8:09 PM
58	10	5/31/2018 4:27 PM
59	10	5/31/2018 2:19 PM
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Oregon City Equitable Housing Code Concepts

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65	10	5/31/2018 11:07 AM
66	5	5/31/2018 10:28 AM
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70	0	5/31/2018 9:56 AM
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73	10	5/31/2018 9:36 AM
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76	10	5/31/2018 9:26 AM
77	0	5/31/2018 9:22 AM
78	10	5/31/2018 9:15 AM
79	10	5/31/2018 6:38 AM
80	5	5/31/2018 1:06 AM
81	10	5/30/2018 9:46 PM
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83	8	5/30/2018 8:39 PM
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85	0	5/30/2018 5:52 PM
86	10	5/30/2018 5:27 PM
87	10	5/30/2018 4:16 PM
88	10	5/30/2018 4:10 PM

Q13 Retain multifamily apartments as a permitted use in commercial and mixed-use zones with no limitations on ground floor use or required commercial component.

Answered: 88 Skipped: 6



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	596	88

Total Respondents: 88

#		DATE
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12	10	6/14/2018 2:17 PM
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Oregon City Equitable Housing Code Concepts

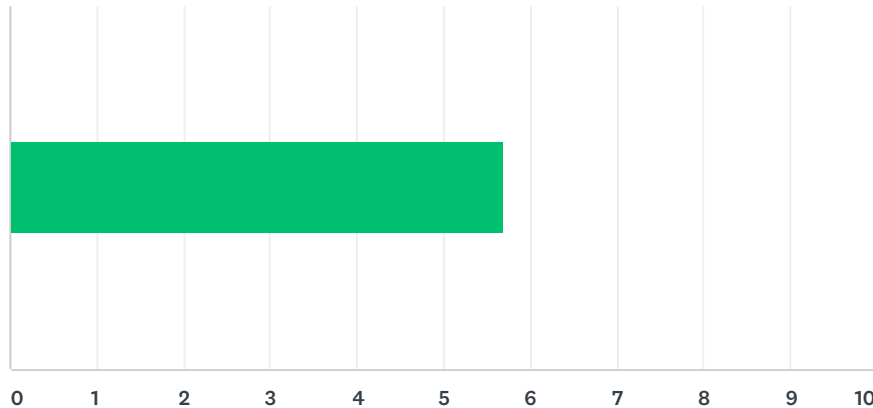
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Oregon City Equitable Housing Code Concepts

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71	1	5/31/2018 9:47 AM
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85	8	5/30/2018 5:53 PM
86	7	5/30/2018 5:28 PM
87	5	5/30/2018 4:16 PM
88	10	5/30/2018 4:10 PM

Q14 Retain existing density minimums and maximums in all residential zones, including existing increases for cluster development, ADUs and duplexes. Introduce new density increases for townhouses and multiplex residential in the medium-density zones.

Answered: 82 Skipped: 12



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
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Total Respondents: 82			

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Oregon City Equitable Housing Code Concepts

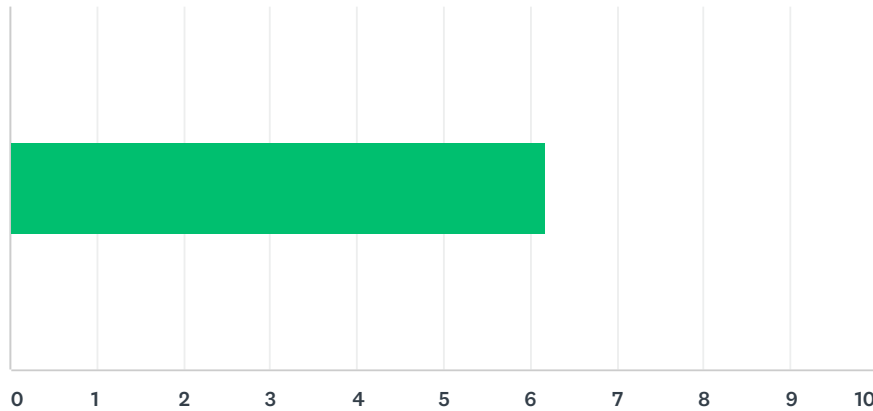
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Oregon City Equitable Housing Code Concepts

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79	0	5/30/2018 5:56 PM
80	5	5/30/2018 5:29 PM
81	6	5/30/2018 4:24 PM
82	10	5/30/2018 4:11 PM

Q15 Simplify residential parking standards for all residential types, requiring a standard of one off-street space per unit for every type of dwelling from single-family detached residential houses to apartments, with no off-street parking required for ADUs. There is currently no minimum for single-family homes and duplexes, and minimums for multifamily residential range from 1 to 1.75 spaces.

Answered: 83 Skipped: 11



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
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Total Respondents: 83			

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11	8	6/14/2018 2:12 PM
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Oregon City Equitable Housing Code Concepts

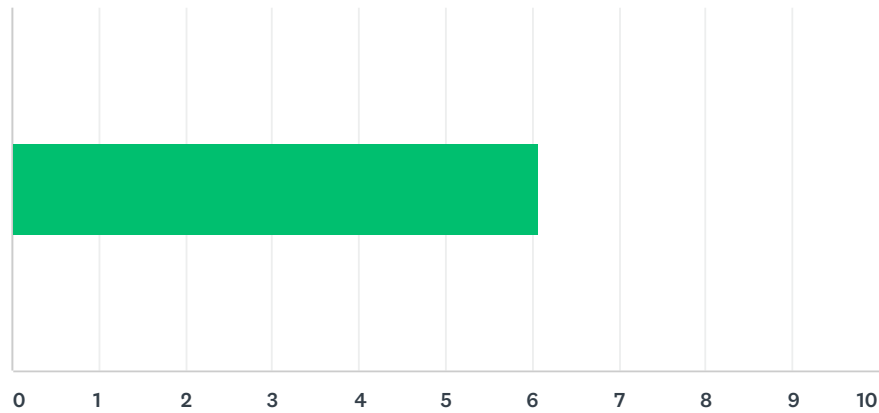
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56	5	5/31/2018 2:06 PM
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Oregon City Equitable Housing Code Concepts

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74	10	5/31/2018 9:16 AM
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81	7	5/30/2018 5:29 PM
82	7	5/30/2018 4:24 PM
83	10	5/30/2018 4:11 PM

Q16 Simplify design standards for multifamily and mixed-use buildings to de-emphasize articulation and modulation requirements in favor of architectural detailing and other lower-cost design strategies.

Answered: 82 Skipped: 12



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	6	497	82

Total Respondents: 82			
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Oregon City Equitable Housing Code Concepts

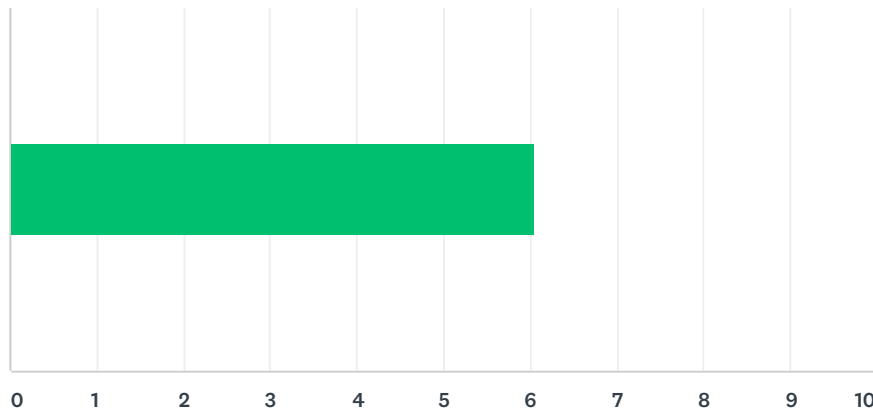
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60	5	5/31/2018 11:18 AM
61	10	5/31/2018 11:14 AM

Oregon City Equitable Housing Code Concepts

62	9	5/31/2018 11:10 AM
63	5	5/31/2018 10:32 AM
64	3	5/31/2018 10:11 AM
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79	0	5/30/2018 5:56 PM
80	10	5/30/2018 5:29 PM
81	7	5/30/2018 4:24 PM
82	10	5/30/2018 4:11 PM

Q17 Retain existing lot averaging provisions for new subdivisions that permit individual lot sizes to be reduced by up to 20% provided that the average lot size within the subdivision meets the minimum requirement for the zone. The provisions allow for more flexible lot patterns, particularly on irregular lots or lots with development restrictions.

Answered: 80 Skipped: 14



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	6	484	80
Total Respondents: 80			

#		DATE
1	5	6/20/2018 1:48 PM
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7	7	6/18/2018 9:46 PM
8	2	6/15/2018 11:59 PM
9	1	6/14/2018 9:03 PM
10	8	6/14/2018 2:26 PM
11	10	6/14/2018 2:12 PM
12	5	6/14/2018 1:30 PM
13	6	6/14/2018 1:20 PM
14	5	6/14/2018 8:53 AM
15	9	6/14/2018 8:06 AM
16	0	6/13/2018 2:20 PM
17	6	6/13/2018 1:26 PM

Oregon City Equitable Housing Code Concepts

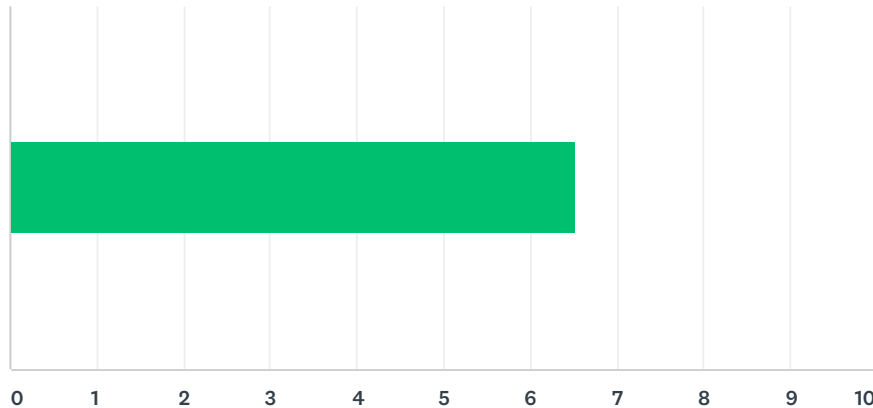
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19	5	6/13/2018 1:06 PM
20	5	6/13/2018 11:12 AM
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24	0	6/12/2018 11:08 PM
25	5	6/12/2018 8:43 PM
26	1	6/12/2018 6:05 PM
27	3	6/12/2018 4:08 PM
28	7	6/12/2018 2:56 PM
29	6	6/12/2018 1:59 PM
30	10	6/12/2018 1:48 PM
31	1	6/12/2018 1:17 PM
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42	1	6/5/2018 7:57 PM
43	8	6/5/2018 10:35 AM
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51	9	6/1/2018 5:47 AM
52	5	5/31/2018 8:19 PM
53	6	5/31/2018 4:58 PM
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56	9	5/31/2018 1:12 PM
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58	5	5/31/2018 12:01 PM

Oregon City Equitable Housing Code Concepts

59	2	5/31/2018 11:18 AM
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62	10	5/31/2018 10:32 AM
63	10	5/31/2018 10:11 AM
64	9	5/31/2018 10:05 AM
65	5	5/31/2018 9:59 AM
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67	2	5/31/2018 9:48 AM
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77	0	5/30/2018 5:56 PM
78	10	5/30/2018 5:29 PM
79	10	5/30/2018 4:24 PM
80	10	5/30/2018 4:11 PM

Q18 Promote a modified master plan option for larger residential development projects that mix various types of housing, e.g., single family homes, cluster housing and townhouses, in lieu of standard subdivision process.

Answered: 82 Skipped: 12



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	536	82
Total Respondents: 82			

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4	10	6/19/2018 4:21 PM
5	10	6/19/2018 12:57 PM
6	9	6/19/2018 12:43 PM
7	10	6/18/2018 9:46 PM
8	6	6/15/2018 11:59 PM
9	10	6/14/2018 9:03 PM
10	8	6/14/2018 2:26 PM
11	10	6/14/2018 2:12 PM
12	10	6/14/2018 1:30 PM
13	6	6/14/2018 1:20 PM
14	0	6/14/2018 8:53 AM
15	10	6/14/2018 8:06 AM
16	6	6/13/2018 2:20 PM
17	8	6/13/2018 1:26 PM
18	5	6/13/2018 1:10 PM
19	10	6/13/2018 1:06 PM

Oregon City Equitable Housing Code Concepts

20	0	6/13/2018 11:12 AM
21	9	6/13/2018 10:08 AM
22	8	6/13/2018 7:35 AM
23	0	6/13/2018 1:14 AM
24	1	6/12/2018 8:43 PM
25	1	6/12/2018 6:05 PM
26	6	6/12/2018 4:08 PM
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28	9	6/12/2018 1:59 PM
29	3	6/12/2018 1:48 PM
30	1	6/12/2018 1:17 PM
31	9	6/12/2018 12:43 PM
32	5	6/12/2018 11:11 AM
33	10	6/11/2018 5:56 PM
34	10	6/11/2018 5:24 PM
35	7	6/11/2018 4:28 PM
36	1	6/11/2018 11:45 AM
37	10	6/11/2018 11:09 AM
38	8	6/9/2018 9:32 AM
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40	10	6/7/2018 10:14 AM
41	7	6/7/2018 8:21 AM
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Oregon City Equitable Housing Code Concepts

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80	10	5/30/2018 5:29 PM
81	8	5/30/2018 4:24 PM
82	10	5/30/2018 4:11 PM

Q19 Do you have any questions, thoughts, concerns or ideas about the proposed equitable housing policy changes? Is there anything we missed?

Answered: 34 Skipped: 60

#	RESPONSES	DATE
1	Zoning is the problem. There is no way that city employees have the local knowledge (or skin in the game) to design a master plan that meets the housing needs of a rapidly changing economy, The best strategy is to get out of the planning business and allow natural market forces to dictate where, what kind and how much housing is needed. I understand the City can't control everything as there are regs out of Salem we must follow, but I bet we could improve things if the City were to downscale it's thumbprint on the process.	6/20/2018 1:48 PM
2	I am in favor any housing concept that can make it feasible for people to secure relatively inexpensive housing. The town homes down the road from me off . South End road seem to be an ideal start. It may also require financial incentives for builder and alliances developed with the financial community	6/20/2018 9:43 AM
3	These are all important and should be coupled with more areas zoned at higher densities. We have too much low density residential. Also please consider reducing SDCs for multi family units and ADUs.	6/19/2018 12:57 PM
4	No questions - it looks like you covered everything discussed. Great Job!	6/18/2018 9:46 PM
5	Are any changes being made the historic district housing requirements?	6/15/2018 11:59 PM
6	We need off street parking and access to mass transit to ensure a broader ability for everyone to get around.	6/14/2018 9:03 PM
7	We need to address a very low cost Tiny House category in Planned Cluster Developments on even smaller lot sizes with concession on all SDC Fees, where we can achieve more houses with smaller bedrooms at one third or less in the cost of an apartment unit found in an multi-story apartment complex.	6/14/2018 2:12 PM
8	Missing from this is allowance of tiny houses, ie those smaller than allowed under existing cottage sized house codes. These may very well be a vital part of solutions for affordable housing, as demonstrated in developments in Eugene and elsewhere.	6/14/2018 8:06 AM
9	I am a land use planner and still find this survey difficult to understand. Focus efforts on allowing alternative housing development types such as cluster/courtyard homes, tiny homes, ADUs, etc while not decreasing design review requirements or the (design) quality of the developments	6/13/2018 1:06 PM
10	A good example for Oregon City officials to tour is Fairview Village in Fairview, OR. They have implimented "Best Practices" and learned some lessons in the process.	6/13/2018 10:08 AM
11	All must have 2 off street parking and zone no street parking after 1 am	6/13/2018 1:14 AM
12	I appreciate your asking me the questions. My greatest concern with regard to housing development is auto traffic congestion.	6/12/2018 2:56 PM
13	Please keep OC OC, not Portland. That is why we moved here. This isn't a big city, lets not turn it into one...	6/12/2018 1:48 PM
14	I think we should encourage community gardens, green paving and more green spaces if were going to pack more people in smaller spaces, more geen spaces and big Tall 150 foot potential high tree planting. Red oaks and such. More animal habitat and stream and water way exposure.	6/12/2018 11:11 AM
15	I think some commercial mixed use areas should have a 1st floor requirement for commercial activity. Not in all areas of this zone, but in some dedicated areas.	6/7/2018 8:21 AM
16	Maintain existing Oregon City residential atmosphere and avoid high density housing and changes to neighborhoods	6/5/2018 7:57 PM

Oregon City Equitable Housing Code Concepts

17	This is an historic town. Although we need to encourage density and affordable housing, it is vital not to allow developers to construct featureless architectural people-storage boxes that in no way relate to their surroundings.	6/4/2018 12:54 PM
18	Cluster housing projects should have lowered SDC fees. The lower fees are necessary because of the smaller unit requirement. It's justified because of the increased density.	6/3/2018 9:23 PM
19	I'm concerned if there are still limited affordable places to buy, more and more of us will be life-long tenants. We MUST do better in regards to housing stability and affordability for tenants. Part of housing equity is not just a change in zoning code; it's a change in the way we think of housing overall. Shelter is meant to be shelter, not a money-maker for the "big" house inhabitants. Please consider putting into place (as a start, but Oregon City can do even better!) tenant protections similar to Portland's.	6/2/2018 4:40 PM
20	I feel that the traffic concerns for adding high volume housing projects is not adequately addressed, and while these options might be good for many, the issue of overcrowding roadways and schools is a real concern that cannot be remedied with a single road improvement and should be thought about carefully before expanding housing in large volumes. It would be nice to see a plan for a new school in high volume areas to account for the increase in volume which would likely bring more low to middle income families to the area and dump their kids into an already overcrowded and underfunded school and emergency response system.	6/2/2018 8:51 AM
21	Most of our housing shortage (and subsequent skyrocketing rents) is the result of the city zoning and housing standards. The best way to create affordable housing is for the city to get out of the way and let the market meet the demand. Our crisis is because of city planning...and thus will not be fixed by more city planning	6/1/2018 9:07 AM
22	Wasn't sure how to answer any of these questions because the language was hard to understand. You didnt provide enough context beyond zoning definition. Pictures were helpful, but the last portion of questions made no sense to me, e.g WTF are articulation and modulation?	5/31/2018 8:19 PM
23	Would love to see encouragement of mixed use, incorporation and requirement of small gathering spaces within these plans and walkability to restaurants and other everyday places to cut down on traffic. The more we can walk from our neighborhood across the street to get groceries or to a restaurant, the less traffic there is. This emulates Sellwood where walking to the bank, to the bar, to the dry cleaners and to a restaurant is what everyone does. It's a splendid place to live. I hope we can develop that kind of walkable and bikeable city here.	5/31/2018 4:58 PM
24	Don't turn OC into Portland. People buy homes here for a reason and pay the price to not have there street filled with cars from apartments and row housing.	5/31/2018 12:01 PM
25	reduce fees charged for development, they are passed on to buyers, making home unaffordable.	5/31/2018 11:14 AM
26	I am concerned that allowing townhomes instead of apartments in the R2 zone will result in only townhomes being built and therefore be less affordable. These zone are "needed housing" areas.	5/31/2018 11:10 AM
27	I highly support internal conversions as an option for the missing middle. This approach keeps compatibility and increases dwelling units. This should be allowed in all single family dwelling districts.	5/31/2018 10:11 AM
28	Regarding the 20% density bonus: How does the city plan on guaranteeing housing units stay "affordable" for 30 years? Does the city plan on putting an artificial ceiling on the price of a house/condo in those areas? One of the main ways the average person accumulates wealth is the appreciation of value of real estate. If the City places a cap on the price an owner can sell their house or condo for it would make that unit less attractive to buyers because the City would be eliminating the potential for the market price to rise beyond the cap.	5/31/2018 9:42 AM
29	Oregon City needs to allow more mother inlaw type quarters with the increase in baby boomers.	5/31/2018 9:38 AM
30	Create new Tiny House category for dwelling units of greater than a footprint of 200 Square Feet. Allow for the rezoning of commercial and industrial zones properties where planned affordable housing communities create increases of greater than 100 new dwellings units within clusters.	5/31/2018 7:01 AM
31	I strongly support more equitable housing options, which I see very lacking in this community. I did find the language in this survey to be somewhat inaccessible for the lay person. I didn't answer some questions because I wasn't completely clear on what was being asked/stated.	5/30/2018 9:52 PM
32	Require all new housing development that is market rate to provide a percentage of affordable housing, like around 30%. Increase density in areas of low density zones. Remove parking minimums and encourage public transportation use.	5/30/2018 7:11 PM

Oregon City Equitable Housing Code Concepts

33	Yes. Equitable housing does not mean high density. Are you Portland wanna-be's?	5/30/2018 5:56 PM
34	As the city changes, I'm excited that the council and building department is seeking ways to creatively address some of the issues of inequality that are arising in the region due to the housing shortage. It's encouraging to see these ideas take form and I'm happy to be flexible in the way I view my city and get around in it if it means that we can make room for a wider diversity of families and individuals. As the market pushes the housing price up, those without as many resources need advocates and it's great that the city is working on their behalf to find equitable solutions.	5/30/2018 4:24 PM