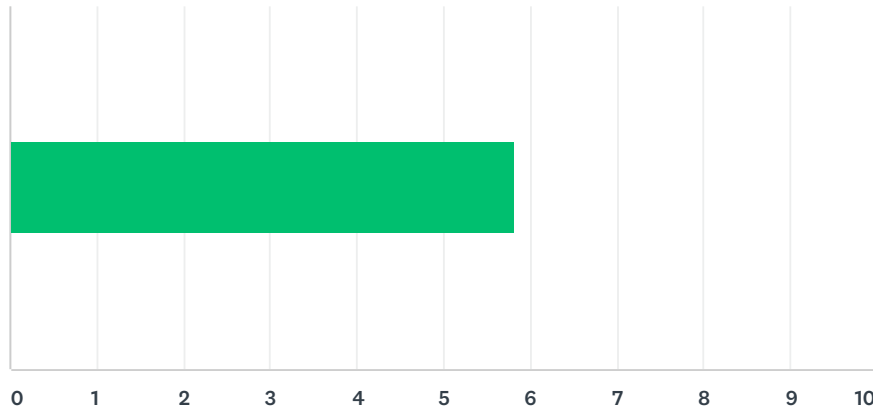


Q1 Generally, expand allowed “missing middle” housing types permitted in low-density, predominately single-family zones subject to design standards tailored to each type of development, including accessory dwelling units, internal conversions, corner duplexes and cluster housing.

Answered: 92 Skipped: 2



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

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10	10	6/14/2018 8:58 PM
11	1	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
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

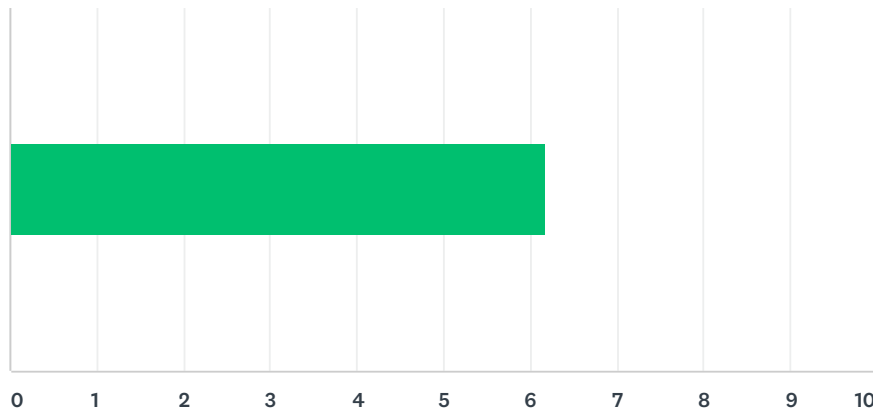
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27	0	6/12/2018 11:05 PM
28	1	6/12/2018 8:39 PM
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30	1	6/12/2018 4:06 PM
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41	4	6/11/2018 11:43 AM
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43	5	6/9/2018 9:30 AM
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46	8	6/7/2018 8:06 AM
47	1	6/6/2018 6:26 PM
48	1	6/5/2018 7:51 PM
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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
73	10	5/31/2018 9:57 AM
74	0	5/31/2018 9:56 AM
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77	10	5/31/2018 9:35 AM
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79	6	5/31/2018 9:28 AM
80	5	5/31/2018 9:28 AM
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82	0	5/31/2018 9:21 AM
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85	0	5/31/2018 1:06 AM
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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
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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

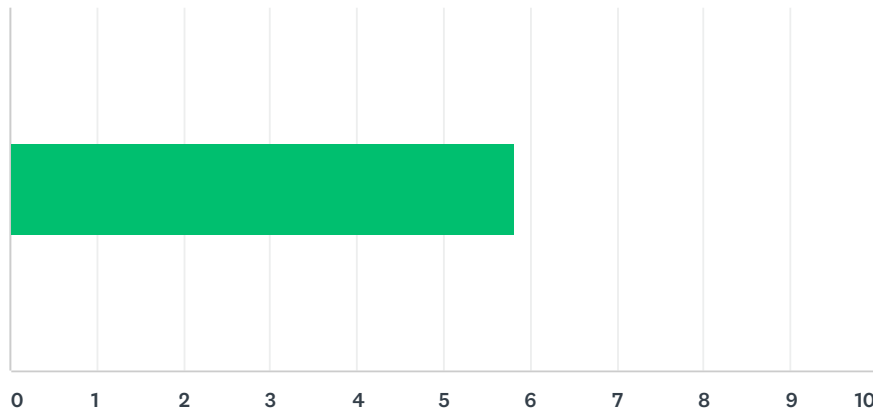
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26	1	6/13/2018 1:10 AM
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55	1	6/1/2018 8:58 PM
56	0	6/1/2018 7:36 PM
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Oregon City Equitable Housing Code Concepts

59	7	6/1/2018 5:44 AM
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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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16	0	6/14/2018 8:49 AM
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Oregon City Equitable Housing Code Concepts

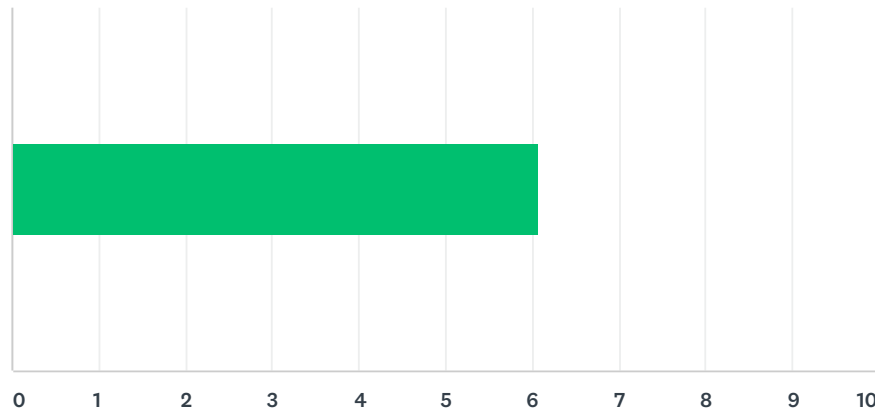
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59	10	6/1/2018 5:44 AM
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Oregon City Equitable Housing Code Concepts

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71	10	5/31/2018 10:08 AM
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73	10	5/31/2018 9:57 AM
74	0	5/31/2018 9:56 AM
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76	5	5/31/2018 9:45 AM
77	10	5/31/2018 9:35 AM
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79	9	5/31/2018 9:28 AM
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91	10	5/30/2018 4:15 PM
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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
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Total Respondents: 93			

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Oregon City Equitable Housing Code Concepts

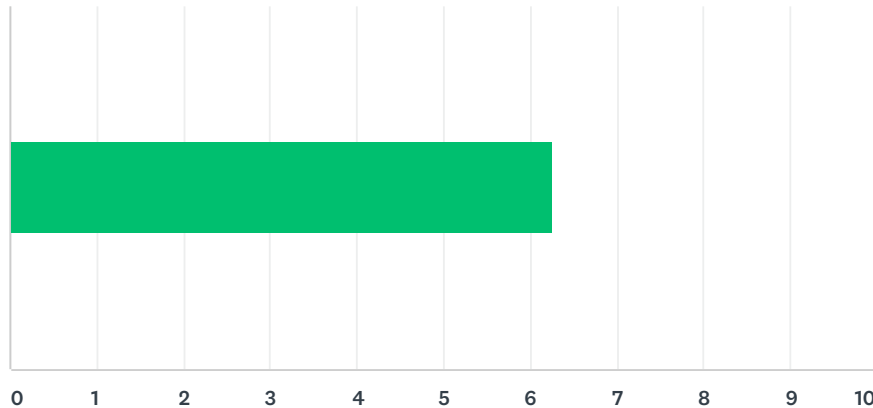
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57	5	6/1/2018 3:13 PM
58	10	6/1/2018 9:03 AM
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Oregon City Equitable Housing Code Concepts

62	10	5/31/2018 2:19 PM
63	10	5/31/2018 2:03 PM
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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

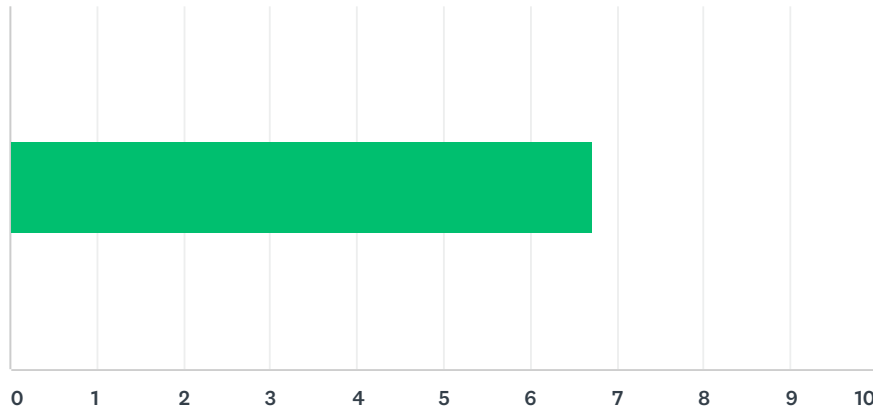
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46	10	6/7/2018 8:06 AM
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59	6	6/1/2018 5:44 AM
60	4	5/31/2018 8:09 PM

Oregon City Equitable Housing Code Concepts

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63	10	5/31/2018 2:03 PM
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69	8	5/31/2018 11:07 AM
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71	10	5/31/2018 10:08 AM
72	0	5/31/2018 9:59 AM
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75	1	5/31/2018 9:45 AM
76	5	5/31/2018 9:45 AM
77	10	5/31/2018 9:35 AM
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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

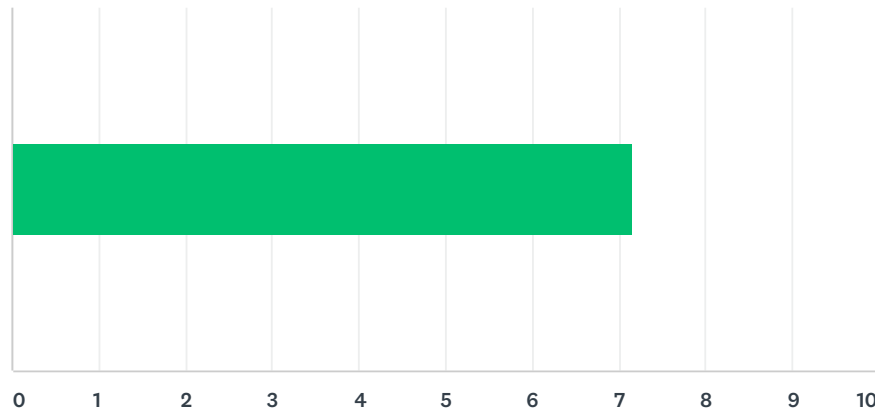
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57	4	6/1/2018 3:13 PM
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Oregon City Equitable Housing Code Concepts

61	10	5/31/2018 4:27 PM
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63	10	5/31/2018 2:03 PM
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91	10	5/30/2018 5:27 PM
92	10	5/30/2018 4:15 PM
93	10	5/30/2018 4:10 PM

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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13	10	6/14/2018 1:59 PM
14	5	6/14/2018 1:29 PM
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16	10	6/14/2018 8:49 AM
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Oregon City Equitable Housing Code Concepts

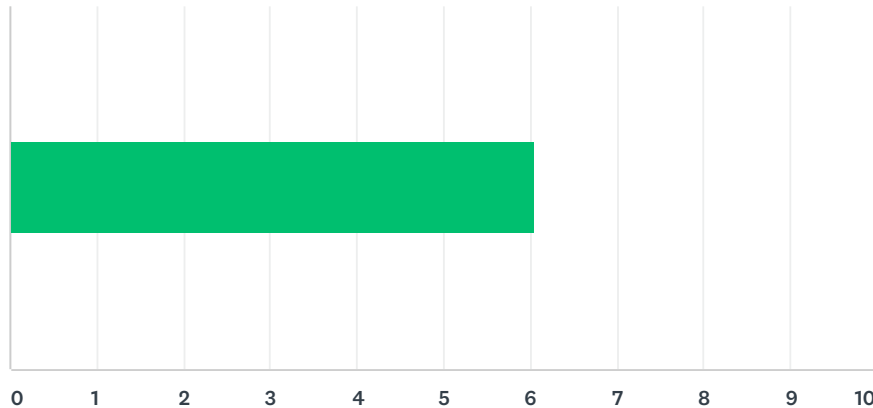
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56	5	6/1/2018 5:44 AM
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Oregon City Equitable Housing Code Concepts

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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

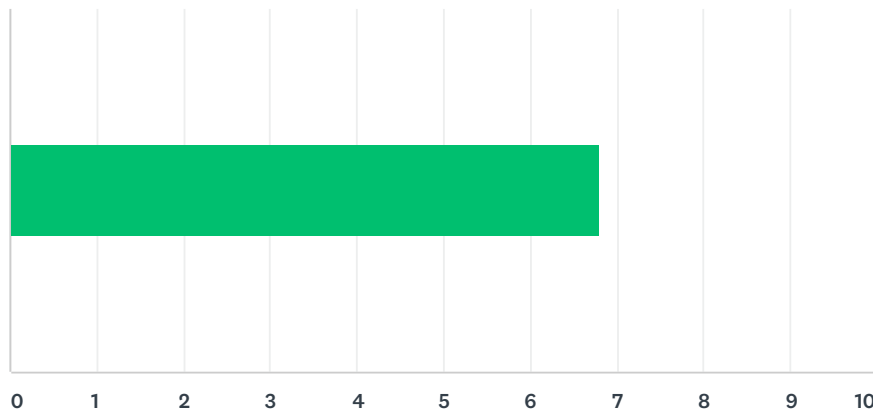
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Oregon City Equitable Housing Code Concepts

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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

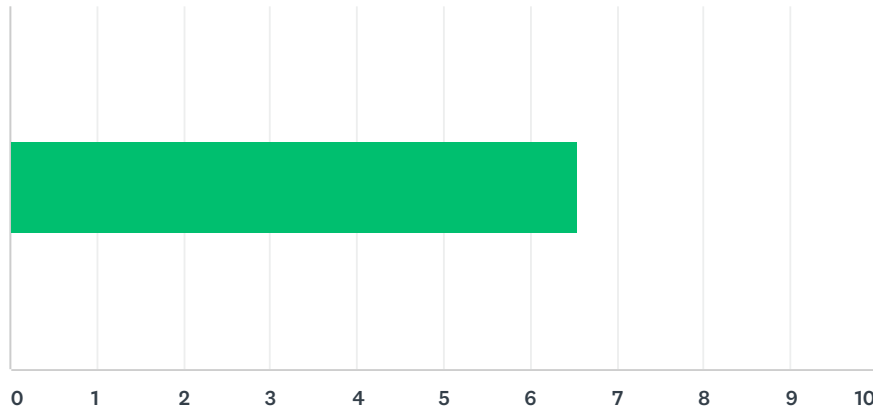
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Oregon City Equitable Housing Code Concepts

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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

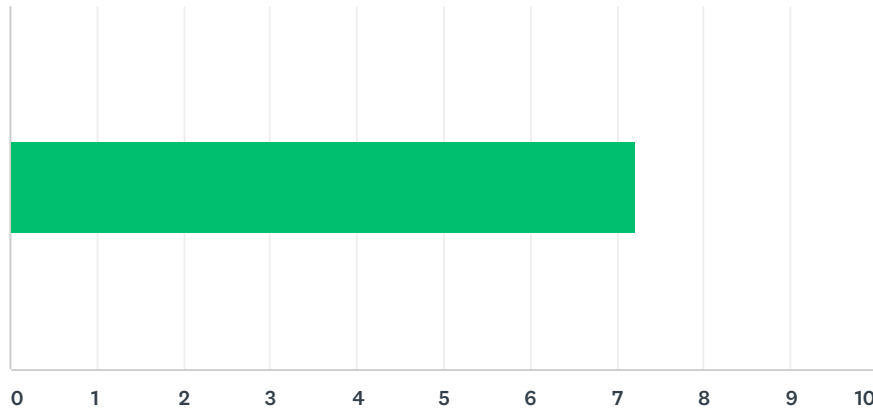
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Oregon City Equitable Housing Code Concepts

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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
	7	649	90
Total Respondents: 90			

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Oregon City Equitable Housing Code Concepts

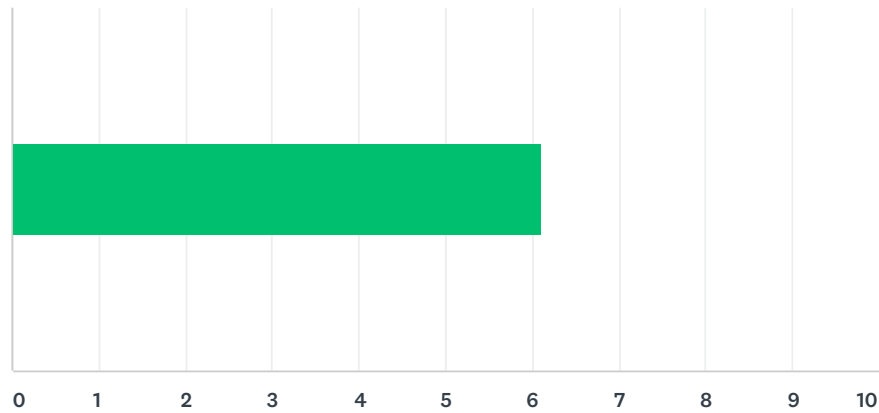
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Oregon City Equitable Housing Code Concepts

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89	10	5/30/2018 4:16 PM
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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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14	10	6/14/2018 1:30 PM
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Oregon City Equitable Housing Code Concepts

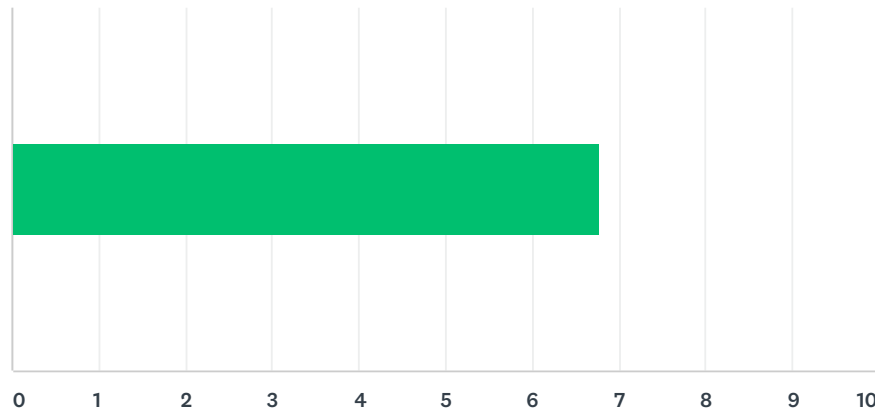
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Oregon City Equitable Housing Code Concepts

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78	10	5/31/2018 9:15 AM
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81	10	5/30/2018 9:46 PM
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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

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Oregon City Equitable Housing Code Concepts

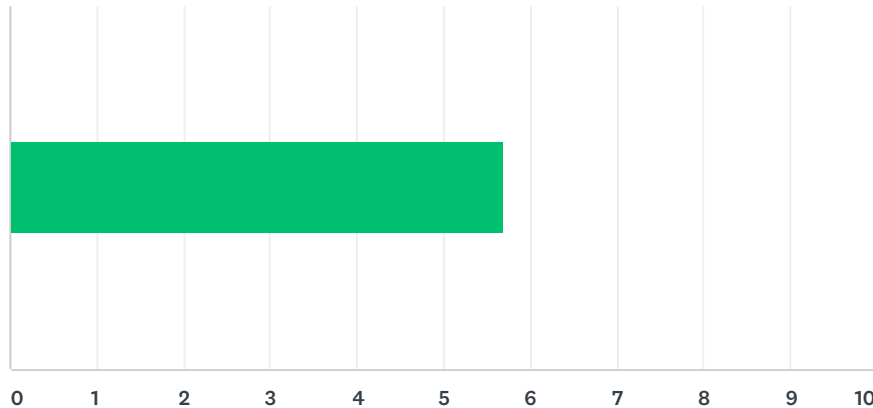
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Oregon City Equitable Housing Code Concepts

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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

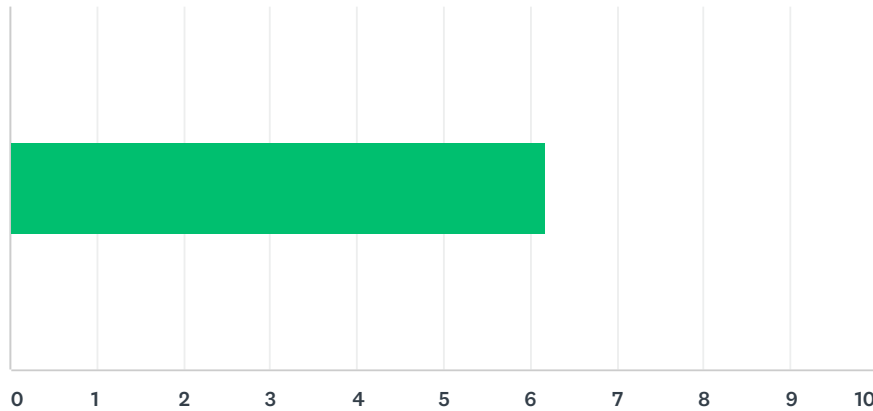
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Oregon City Equitable Housing Code Concepts

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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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Oregon City Equitable Housing Code Concepts

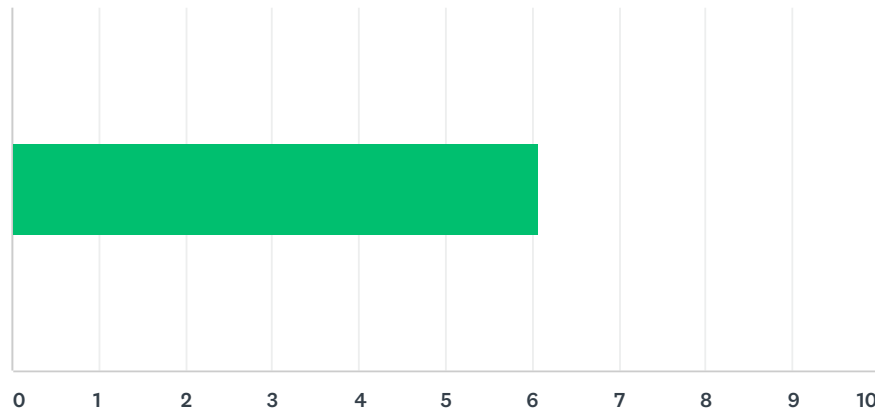
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Oregon City Equitable Housing Code Concepts

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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
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Total Respondents: 82

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Oregon City Equitable Housing Code Concepts

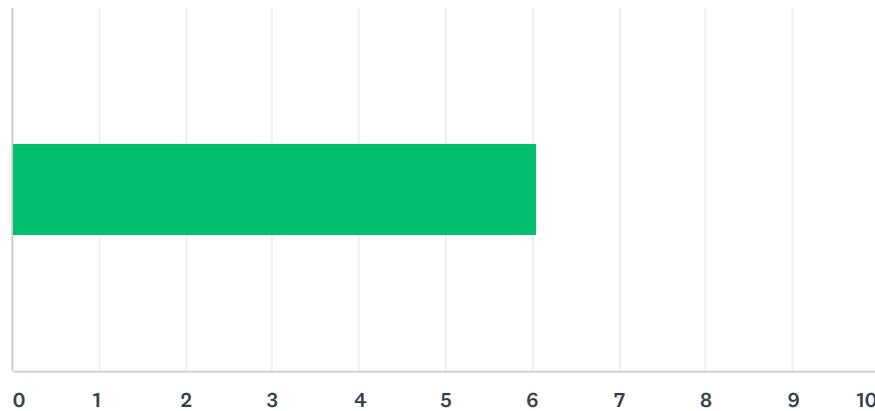
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59	0	5/31/2018 12:01 PM
60	5	5/31/2018 11:18 AM
61	10	5/31/2018 11:14 AM

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
65	8	5/31/2018 10:05 AM
66	10	5/31/2018 9:59 AM
67	1	5/31/2018 9:48 AM
68	5	5/31/2018 9:42 AM
69	5	5/31/2018 9:38 AM
70	9	5/31/2018 9:32 AM
71	7	5/31/2018 9:29 AM
72	10	5/31/2018 9:27 AM
73	10	5/31/2018 9:16 AM
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75	5	5/31/2018 1:08 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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6	10	6/19/2018 12:43 PM
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
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16	0	6/13/2018 2:20 PM
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Oregon City Equitable Housing Code Concepts

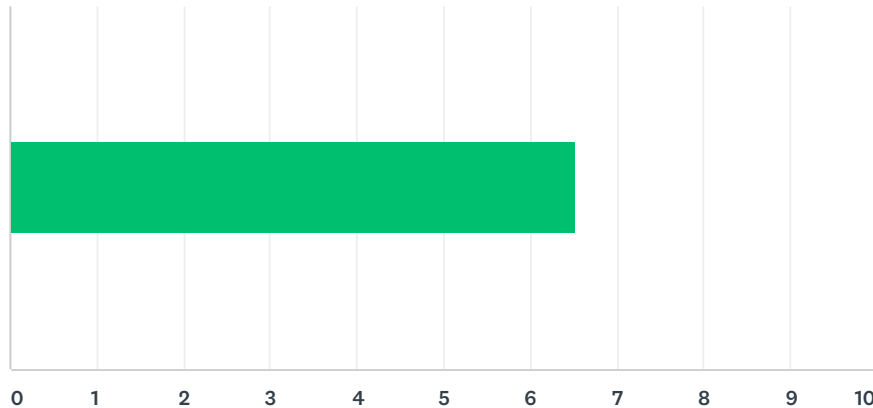
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36	10	6/11/2018 4:28 PM
37	1	6/11/2018 11:45 AM
38	4	6/9/2018 9:32 AM
39	10	6/7/2018 4:58 PM
40	10	6/7/2018 10:14 AM
41	5	6/7/2018 8:21 AM
42	1	6/5/2018 7:57 PM
43	8	6/5/2018 10:35 AM
44	7	6/4/2018 12:54 PM
45	10	6/3/2018 9:23 PM
46	5	6/2/2018 4:40 PM
47	0	6/2/2018 8:51 AM
48	0	6/1/2018 9:02 PM
49	2	6/1/2018 7:42 PM
50	0	6/1/2018 9:07 AM
51	9	6/1/2018 5:47 AM
52	5	5/31/2018 8:19 PM
53	6	5/31/2018 4:58 PM
54	10	5/31/2018 2:19 PM
55	8	5/31/2018 2:06 PM
56	9	5/31/2018 1:12 PM
57	5	5/31/2018 12:51 PM
58	5	5/31/2018 12:01 PM

Oregon City Equitable Housing Code Concepts

59	2	5/31/2018 11:18 AM
60	10	5/31/2018 11:14 AM
61	10	5/31/2018 11:10 AM
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
66	5	5/31/2018 9:59 AM
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			

#		DATE
1	0	6/20/2018 1:48 PM
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3	5	6/19/2018 4:24 PM
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
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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
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30	1	6/12/2018 1:17 PM
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38	8	6/9/2018 9:32 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

Q20 To join the Equitable Housing project mailing list, provide your name and email address below:

Answered: 23 Skipped: 71

ANSWER CHOICES	RESPONSES	
Name	95.65%	22
Email	100.00%	23

#	NAME	DATE
1	rich grisham	6/20/2018 9:44 AM
2	Janet Mann	6/19/2018 12:44 PM
3	theresa powell	6/18/2018 9:47 PM
4	Brenda Wheeler	6/14/2018 9:04 PM
5	Paul Edgar	6/14/2018 2:12 PM
6	Bryon Boyce	6/14/2018 8:07 AM
7	Nick Dierckman	6/13/2018 1:27 PM
8	John K. Anderson	6/13/2018 10:09 AM
9	Misty Borzy	6/12/2018 8:44 PM
10	Dorothy Dahlsrud	6/12/2018 11:11 AM
11	Rachel Smith	6/7/2018 8:22 AM
12	Daniel Johnson	6/5/2018 10:35 AM
13	Tasha Sumpter	6/2/2018 8:52 AM
14	Kristina Browning	5/31/2018 4:58 PM
15	Linda Baysinger	5/31/2018 11:14 AM
16	Susan	5/31/2018 9:59 AM
17	Paul Edgar	5/31/2018 7:02 AM
18	vern johnson	5/30/2018 8:43 PM
19	Sage	5/30/2018 7:11 PM
20	Yvonne Sohm	5/30/2018 5:57 PM
21	Teri Winston	5/30/2018 5:29 PM
22	Matthew Lawer	5/30/2018 4:25 PM
#	EMAIL	DATE
1	bmw507gr@gmail.com	6/20/2018 9:44 AM
2	janet.mann@q.com	6/19/2018 12:44 PM
3	theresa.a.powell@state.or.us	6/18/2018 9:47 PM
4	brendaspidalwheeler@gmail.com	6/14/2018 9:04 PM
5	pauloedgar@q.com	6/14/2018 2:12 PM
6	bryony@birdlink.net	6/14/2018 8:07 AM
7	ndierckman@gmail.com	6/13/2018 1:27 PM

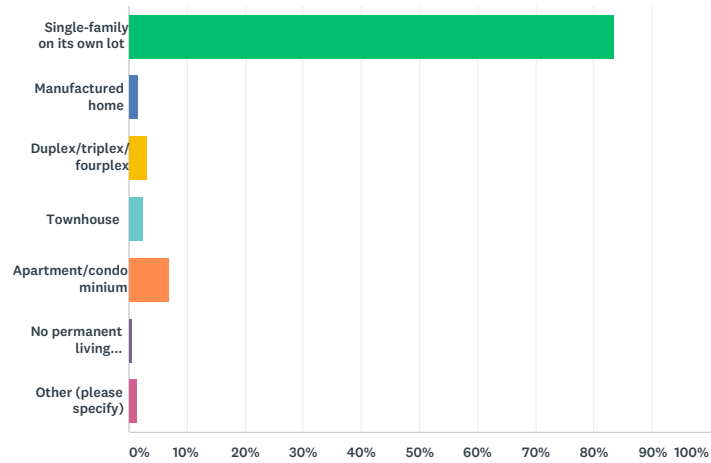
Oregon City Equitable Housing Code Concepts

8	rlajka@comcast.net	6/13/2018 10:09 AM
9	jcbmrb@gmail.com	6/12/2018 8:44 PM
10	Dorothydahlsrud@gmail.com	6/12/2018 11:11 AM
11	herndonremodeling@gmail.com	6/7/2018 10:15 AM
12	nolefan_tn@yahoo.com	6/7/2018 8:22 AM
13	coyote7667@aol.com	6/5/2018 10:35 AM
14	tsumpter99@aol.com	6/2/2018 8:52 AM
15	kristina@spaceandreason.com	5/31/2018 4:58 PM
16	team.baysinger@comcast.net	5/31/2018 11:14 AM
17	redwoodappraisal@yahoo.com	5/31/2018 9:59 AM
18	pauloedgar@q.com	5/31/2018 7:02 AM
19	verndonnajohnson@yahoo.com	5/30/2018 8:43 PM
20	peterson483@gmail.com	5/30/2018 7:11 PM
21	Babicasohm@gmail.com	5/30/2018 5:57 PM
22	Teri@pahcares.com	5/30/2018 5:29 PM
23	familialawer@gmail.com	5/30/2018 4:25 PM

Oregon City Equitable Housing Analysis - Housing Types

Q1 What type of home do you currently live in?

Answered: 346 Skipped: 3



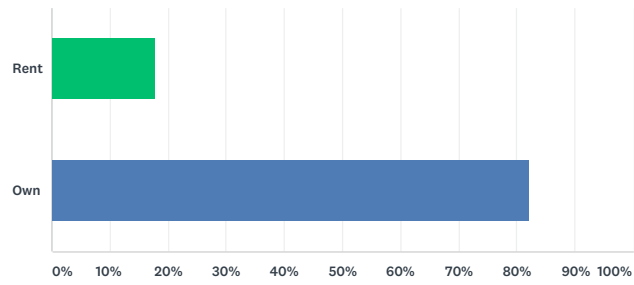
ANSWER CHOICES		RESPONSES	
Single-family on its own lot		83.53%	289
Manufactured home		1.73%	6
Duplex/triplex/fourplex		3.18%	11
Townhouse		2.60%	9
Apartment/condominium		6.94%	24
No permanent living arrangement		0.58%	2
Other (please specify)		1.45%	5
TOTAL			346

#	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

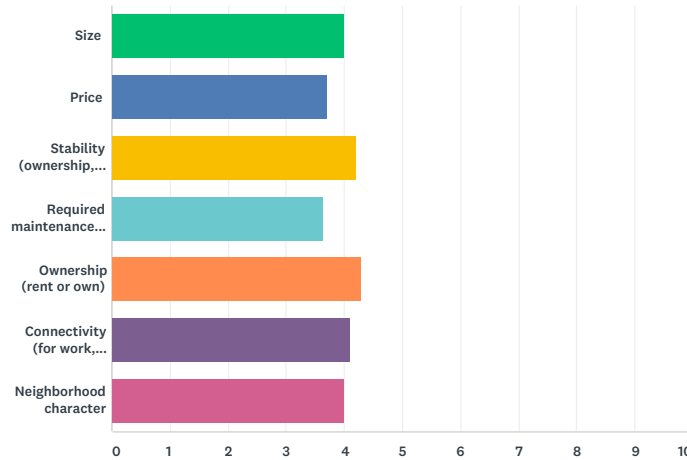


ANSWER CHOICES	RESPONSES	
Rent	17.68%	61
Own	82.32%	284
TOTAL		345

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

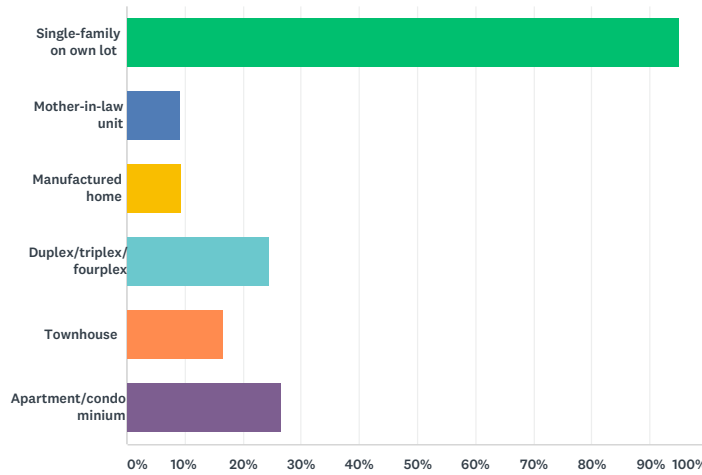
Oregon City Equitable Housing Analysis - Housing Types

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



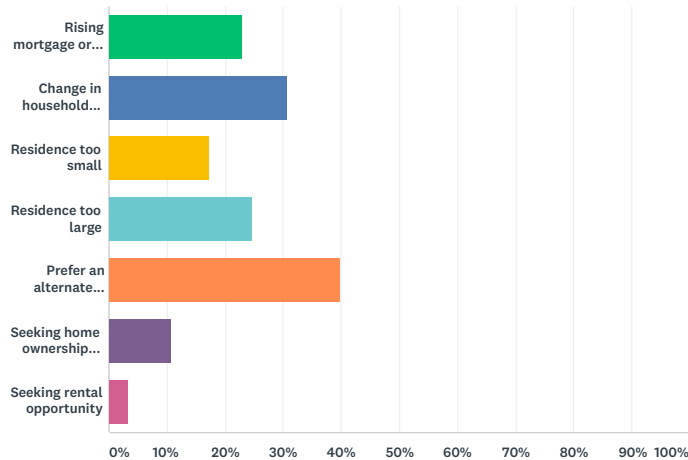
ANSWER CHOICES	RESPONSES
Single-family on own lot	94.97% 321
Mother-in-law unit	9.17% 31
Manufactured home	9.47% 32
Duplex/triplex/fourplex	24.56% 83
Townhouse	16.57% 56
Apartment/condominium	26.63% 90
Total Respondents: 338	

#	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

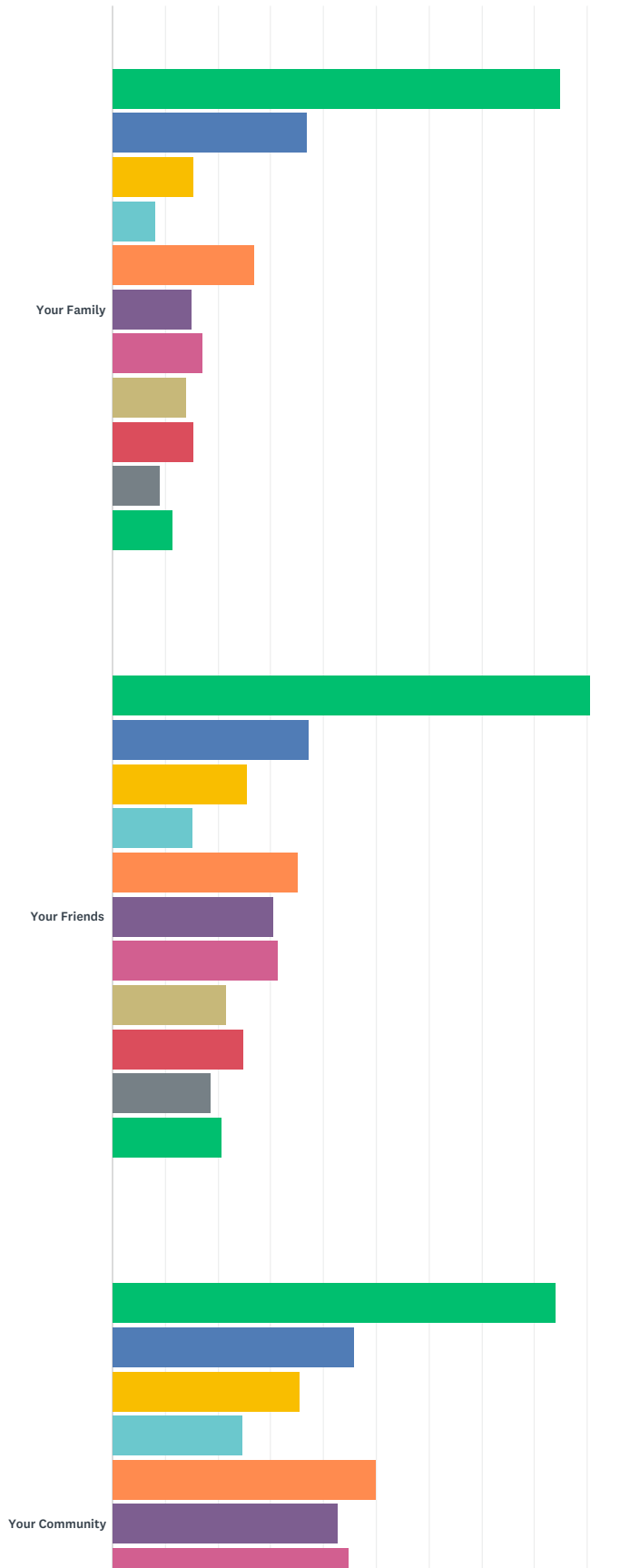
Oregon City Equitable Housing Analysis - Housing Types

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

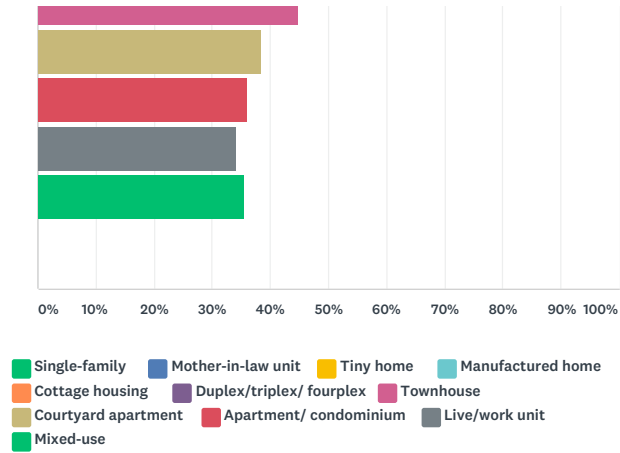
Oregon City Equitable Housing Analysis - Housing Types

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



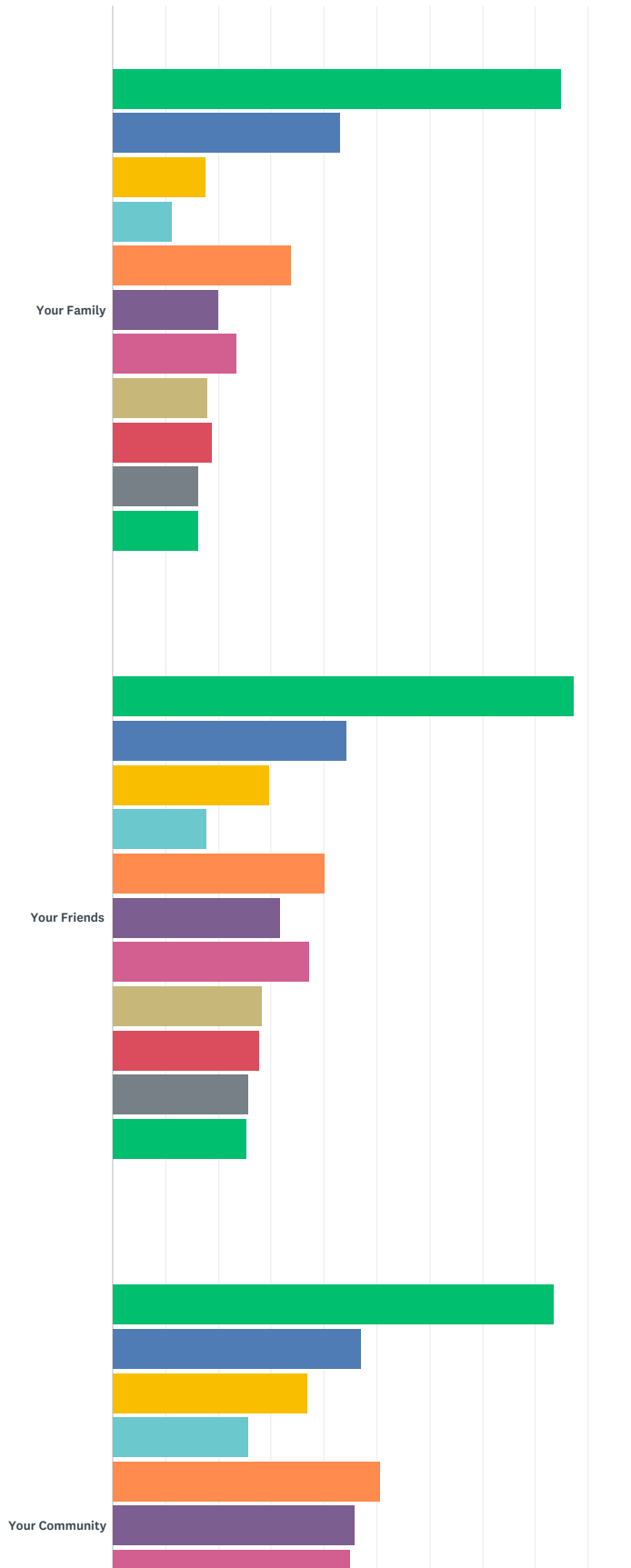
	SINGLE-FAMILY	MOTHER-IN-LAW UNIT	TINY HOME	MANUFACTURED HOME	COTTAGE HOUSING	DUPLEX/TRIPLEX/FOURPLEX	TOWNHOUSE	COURTYARD APARTMENT	APARTMENT/CONDOMINIUM	LIVE/WORK UNIT
Your Family	84.84% 207	36.89% 90	15.57% 38	8.20% 20	27.05% 66	15.16% 37	17.21% 42	13.93% 34	15.57% 38	9.00% 22
Your Friends	90.68% 214	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

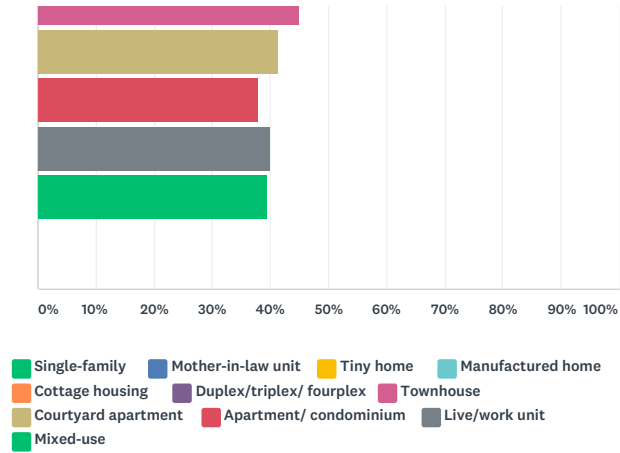
Oregon City Equitable Housing Analysis - Housing Types

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



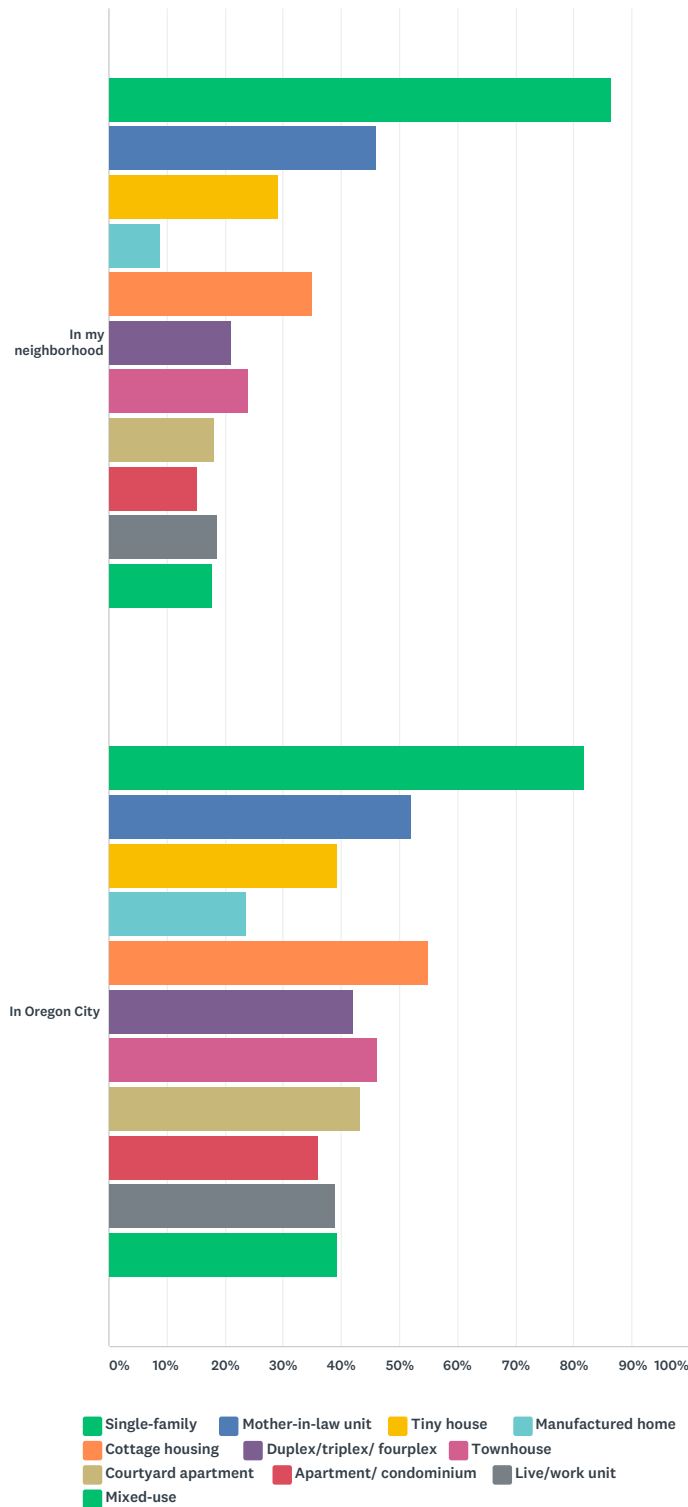
	SINGLE-FAMILY	MOTHER-IN-LAW UNIT	TINY HOME	MANUFACTURED HOME	COTTAGE HOUSING	DUPLEX/TRIPLEX/FOURPLEX	TOWNHOUSE	COURTYARD APARTMENT	APARTMENT/CONDOMINIUM	LIVE/WORK UNIT
Your Family	84.94% 203	43.10% 103	17.57% 42	11.30% 27	33.89% 81	20.08% 48	23.43% 56	17.99% 43	18.83% 45	16.3
Your Friends	87.17% 197	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 Vetrans with Families will WANT tolive next to BOTH a dispensery and smoke 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

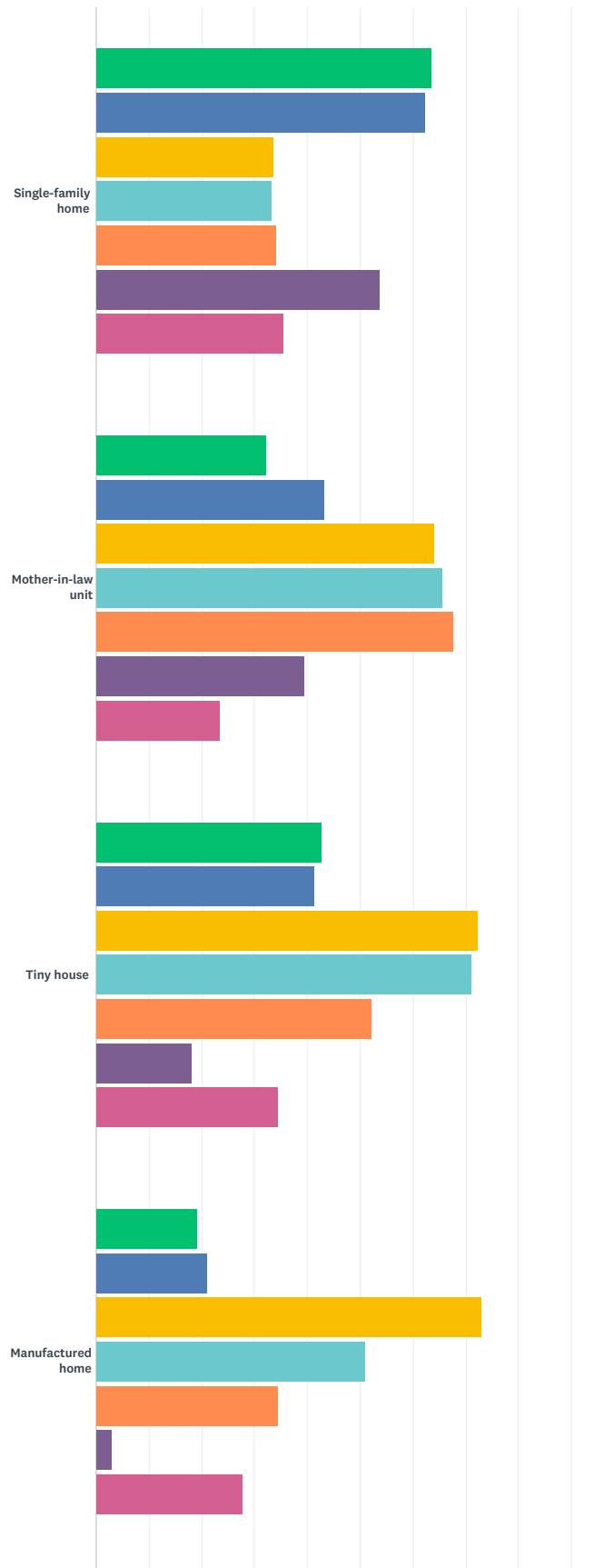


	SINGLE-FAMILY	MOTHER-IN-LAW UNIT	TINY HOUSE	MANUFACTURED HOME	COTTAGE HOUSING	DUPLEX/TRIPLEX/FOURPLEX	TOWNHOUSE	COURTYARD APARTMENT	APARTMENT/CONDOMINIUM	LIVE/WORK UNIT
In my neighborhood	86.31% 208	46.06% 111	29.05% 70	8.71% 21	34.85% 84	21.16% 51	24.07% 58	18.26% 44	15.35% 37	11.80% 29
In Oregon City	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

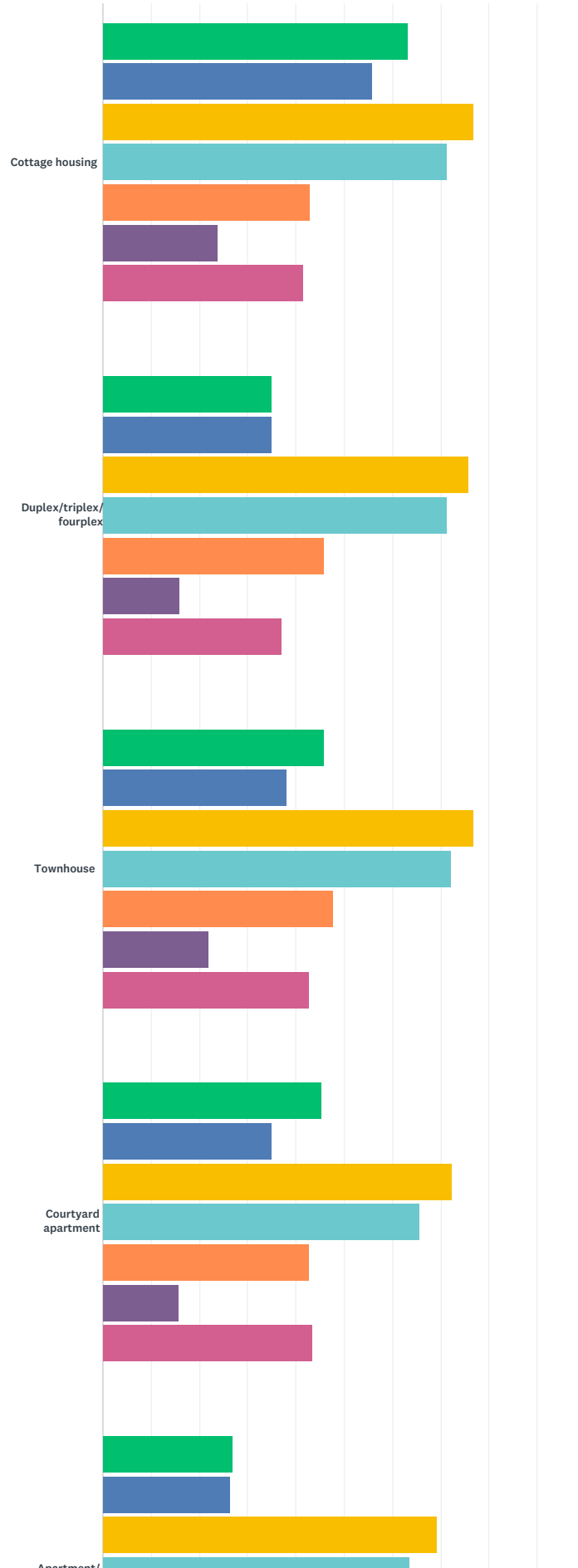
Oregon City Equitable Housing Analysis - Housing Types

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

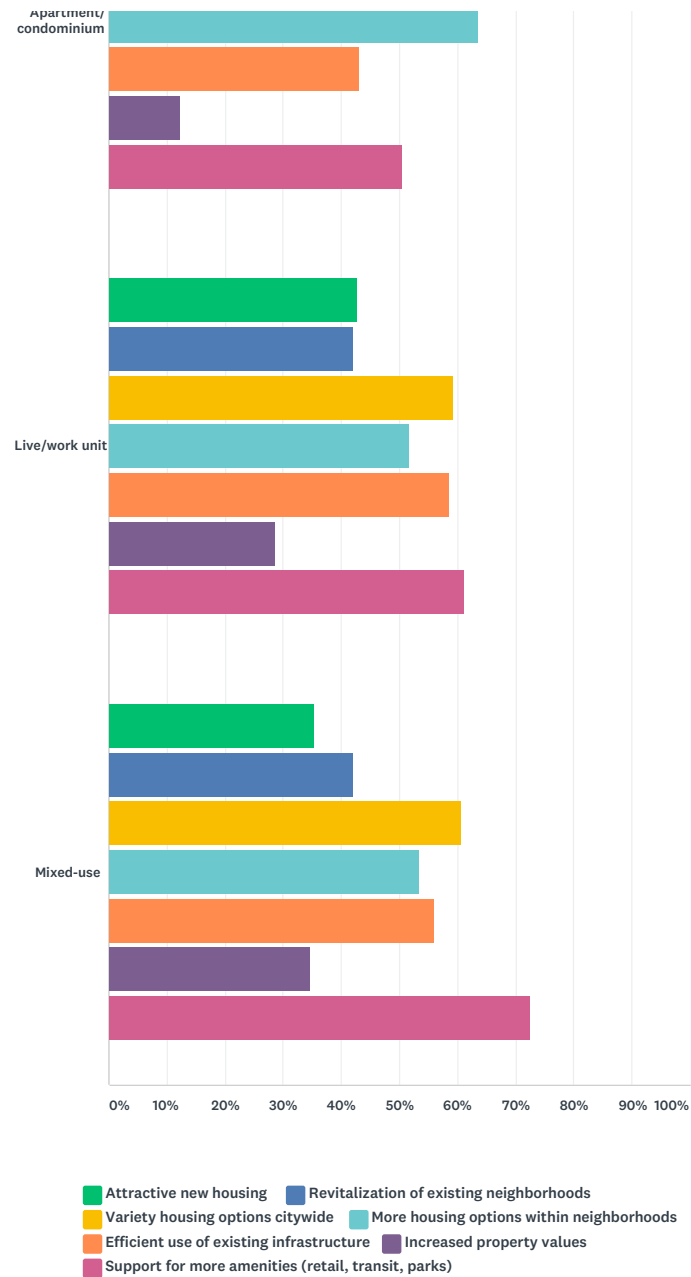
Answered: 242 Skipped: 107



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

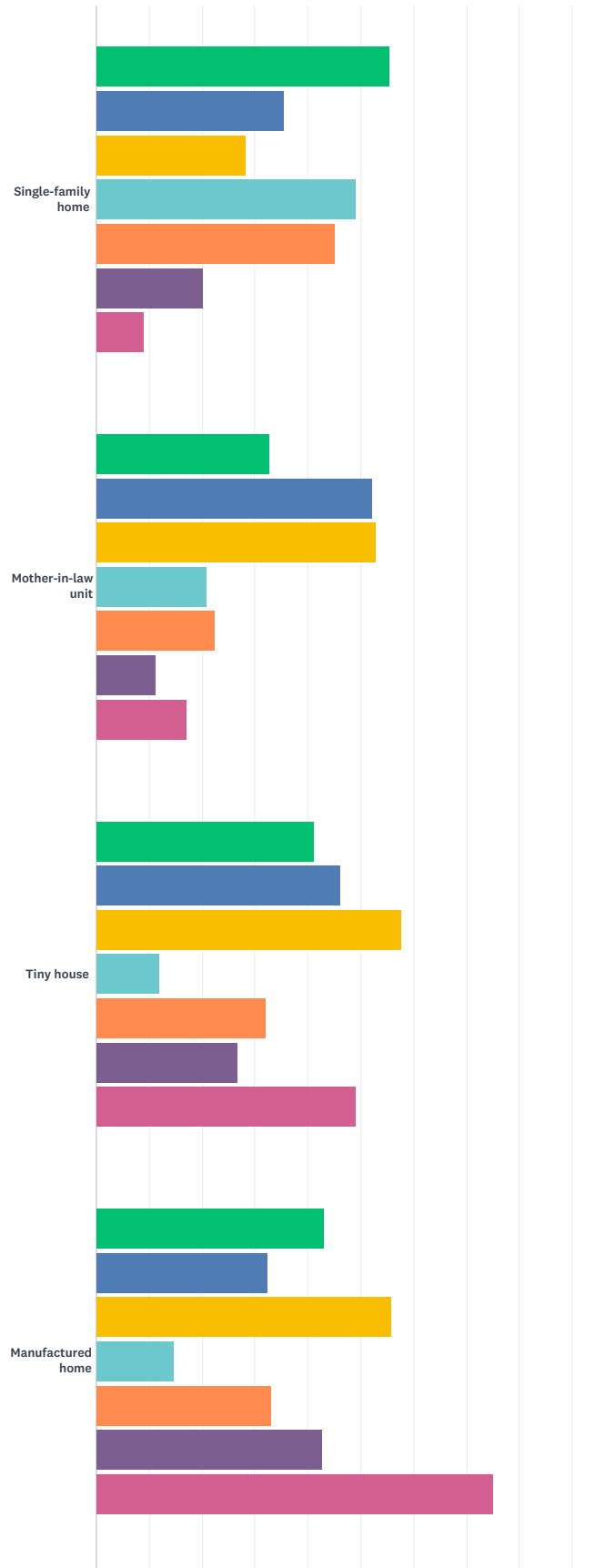
Live/work unit	42.68% 67	42.04% 66	59.24% 93	51.59% 81	58.60% 92	28.66% 45	61.15% 96	157
Mixed-use	35.33% 53	42.00% 63	60.67% 91	53.33% 80	56.00% 84	34.67% 52	72.67% 109	150

#	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

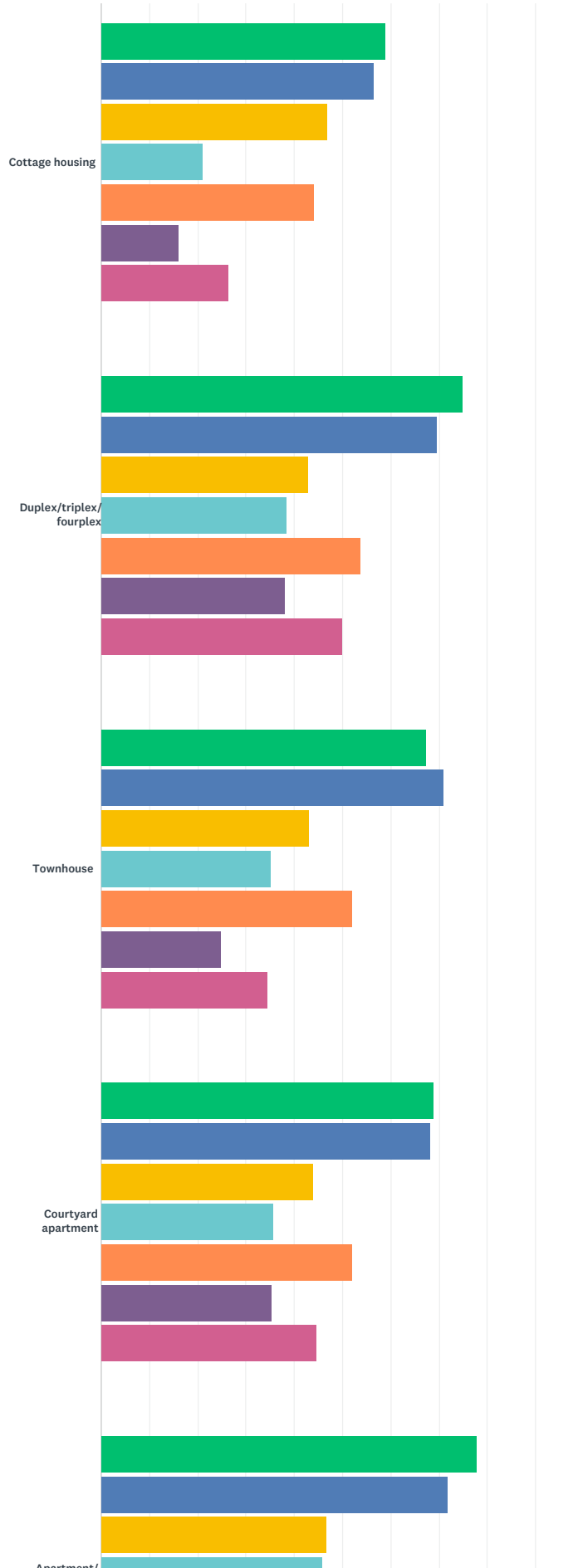
Oregon City Equitable Housing Analysis - Housing Types

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

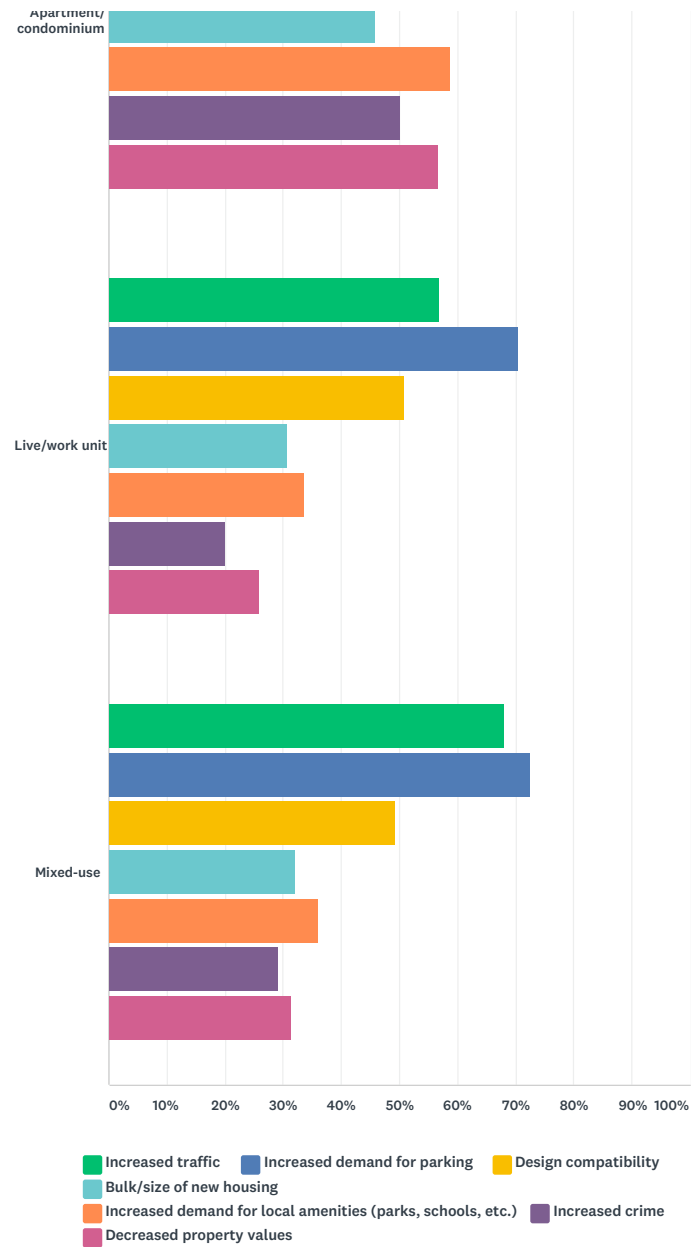
Answered: 231 Skipped: 118



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

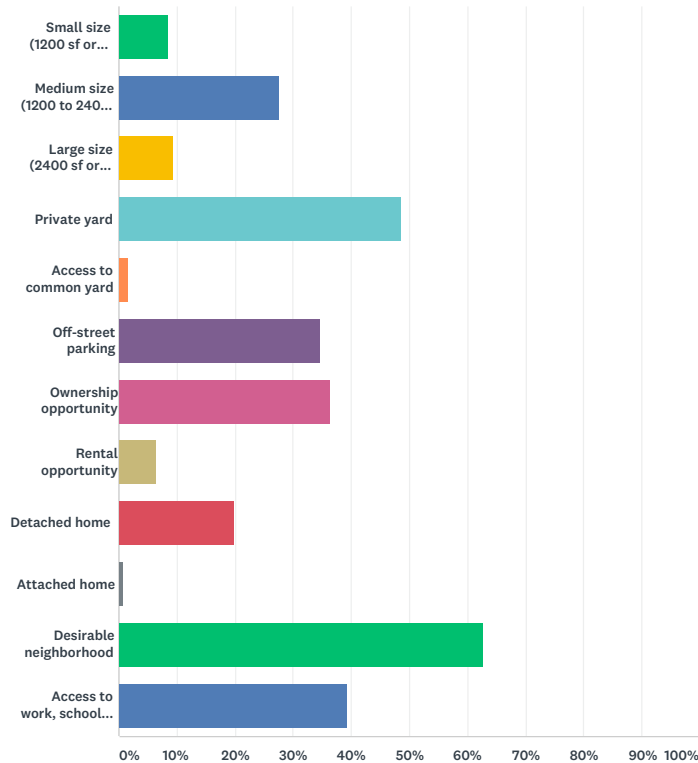
Live/work unit	56.80% 96	70.41% 119	50.89% 86	30.77% 52	33.73% 57	20.12% 34	26.04% 44	169
Mixed-use	68.02% 117	72.67% 125	49.42% 85	31.98% 55	36.05% 62	29.07% 50	31.40% 54	172

#	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

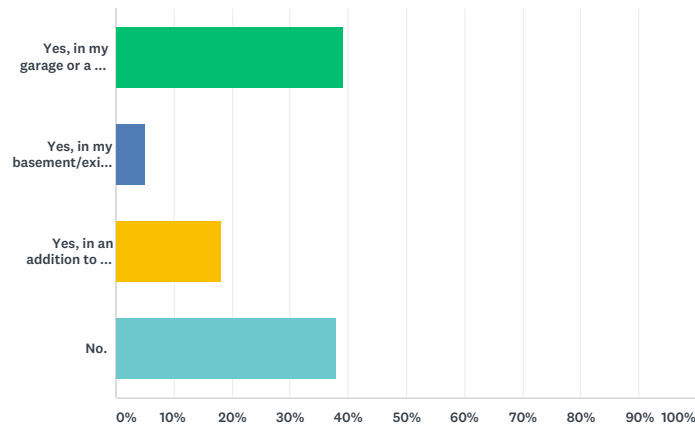
Oregon City Equitable Housing Analysis - Housing Types

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

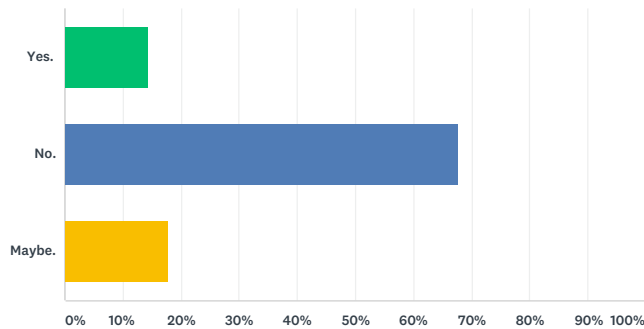
Oregon City Equitable Housing Analysis - Housing Types

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

Oregon City Equitable Housing Analysis - Housing Types

Q15 To join the Equitable Housing project mailing list, provide your name and email address below:

Answered: 82 Skipped: 267

ANSWER CHOICES	RESPONSES	
Name	98.78%	81
Email	100.00%	82

#	NAME	DATE
1	Mary Craven	2/27/2018 4:50 AM
2	Anne	2/27/2018 12:47 AM
3	Pamela Kromer	2/26/2018 8:26 PM
4	James Librande	2/26/2018 7:26 PM
5	jeffrey jones	2/26/2018 7:26 PM
6	Bryant Fraley	2/26/2018 6:22 PM
7	Brian	2/26/2018 5:27 PM
8	Robert vattiat	2/26/2018 5:13 PM
9	Katherine Howells	2/26/2018 4:14 PM
10	Joshua Smith	2/26/2018 3:54 PM
11	Teresa Finnigan	2/26/2018 2:36 PM
12	Bob	2/26/2018 2:22 PM
13	Charles Smith	2/26/2018 12:52 PM
14	Billie Jauchius	2/26/2018 5:04 AM
15	Marti Moody	2/25/2018 11:33 PM
16	Rick Baggett	2/25/2018 11:29 PM
17	Carrie Guidice	2/25/2018 9:16 PM
18	Colleen Ann Kerns	2/25/2018 9:07 PM
19	Angela	2/25/2018 8:55 PM
20	Emily Brault	2/25/2018 8:49 PM
21	Corbin Lester	2/25/2018 7:58 PM
22	Rose Holden	2/25/2018 7:42 PM
23	Jennifer Ziolk	2/24/2018 12:03 PM
24	Gail Lissauer	2/24/2018 12:02 PM
25	Spencer Rhodes	2/23/2018 2:44 PM
26	Beth Combs	2/23/2018 1:01 PM
27	Jennifer McCurdy	2/23/2018 9:24 AM
28	Bell	2/22/2018 11:36 PM
29	Dan Flood	2/22/2018 9:00 PM
30	Paul Edgar	2/22/2018 8:50 PM
31	Ryan Kersey	2/22/2018 8:42 PM
32	Gale Schrepfer	2/22/2018 8:23 PM
33	JAMES KLINE	2/22/2018 7:04 PM
34	Henry Mackenroth	2/22/2018 6:48 PM
35	Dean	2/22/2018 6:19 PM
36	Teri Poppino	2/22/2018 5:48 PM
37	Erin Fernald	2/22/2018 5:24 PM
38	Russ Lathrop	2/22/2018 4:39 PM
39	Aaron Wolf	2/22/2018 4:22 PM
40	Brian Csergei	2/22/2018 4:19 PM
41	Cheryl Sanders	2/22/2018 4:08 PM
42	Mary	2/22/2018 3:11 PM
43	debbie cole	2/22/2018 2:46 PM
44	Laura Jacoba Epstein	2/22/2018 2:36 PM
45	Rita Cosenza	2/22/2018 2:35 PM
46	Michael	2/22/2018 2:04 PM
47	Desi Pritchard	2/22/2018 2:02 PM
48	LaVelle McIntosh	2/22/2018 2:00 PM
49	Tim Williams	2/22/2018 1:43 PM
50	Elizabeth Harrison	2/22/2018 1:36 PM
51	Lauren Vannini	2/22/2018 1:32 PM

Oregon City Equitable Housing Analysis - Housing Types

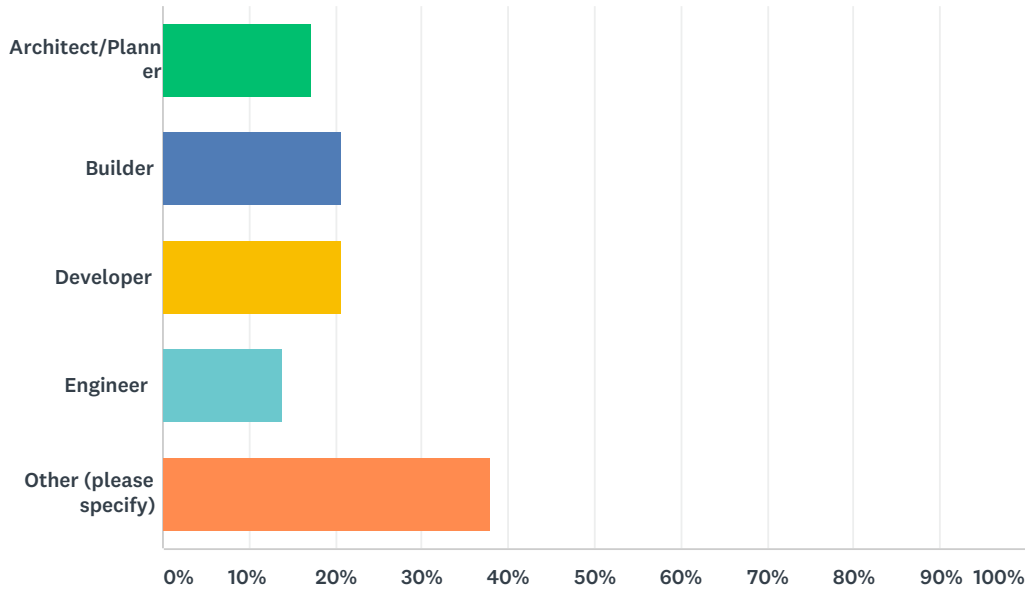
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53	Barbara Baltzell	2/22/2018 1:22 PM
54	Maureen Palaoro	2/22/2018 1:20 PM
55	Jessie	2/22/2018 1:19 PM
56	Kristin	2/22/2018 1:18 PM
57	Yvonne	2/22/2018 1:18 PM
58	Kathryn Fleming	2/22/2018 1:17 PM
59	nicole	2/22/2018 1:11 PM
60	Mary Kitzerow	2/22/2018 1:10 PM
61	Andrew Thomas	2/22/2018 1:03 PM
62	Debbie Rainforth	2/22/2018 12:59 PM
63	Stacy Davenport	2/17/2018 1:16 PM
64	Sylvia Soumokil	2/17/2018 1:20 AM
65	Nick Veroske	2/15/2018 3:58 PM
66	Jennifer	2/15/2018 7:10 AM
67	Sang Pau	2/14/2018 10:53 AM
68	Vicki petrotta	2/12/2018 5:40 AM
69	Jennifer	2/11/2018 9:37 PM
70	Kathy Walker	2/11/2018 6:13 PM
71	J Alton	2/10/2018 5:27 PM
72	Jessica	2/10/2018 4:51 PM
73	Cindy Swick	2/10/2018 2:45 PM
74	Kelly Courtney	2/10/2018 12:37 PM
75	Gary Fergus	2/10/2018 10:56 AM
76	Bryon Boyce	2/9/2018 11:48 PM
77	vern johnson	2/9/2018 9:22 PM
78	Karin Morey	2/9/2018 8:06 PM
79	Melissa Peterson	2/9/2018 6:46 PM
80	Larry Cowlishaw	2/9/2018 6:32 PM
81	gordon	2/9/2018 5:51 PM
#	EMAIL	DATE
1	Mary.n.craven@gmail.com	2/27/2018 4:50 AM
2	almeader@hotmail.com	2/27/2018 12:47 AM
3	plpk914@aol.com	2/26/2018 8:26 PM
4	jimlibrande@gmail.com	2/26/2018 7:26 PM
5	jeffrey.brosig@gmail.com	2/26/2018 7:26 PM
6	Bgfraleigh@gmail.com	2/26/2018 6:22 PM
7	javagun51@gmail.com	2/26/2018 5:27 PM
8	Rvattiat13@gmail.com	2/26/2018 5:13 PM
9	kate@howellsconsulting.com	2/26/2018 4:14 PM
10	wiseguy101010@gmail.com	2/26/2018 3:54 PM
11	Teresa9093@comcast.net	2/26/2018 2:36 PM
12	bruinrad84@yahoo.com	2/26/2018 2:22 PM
13	1sukidog01@gmail.com	2/26/2018 12:52 PM
14	bjauch@q.com	2/26/2018 5:04 AM
15	martil97223@gmail.com	2/25/2018 11:33 PM
16	baggettpv@gmail.com	2/25/2018 11:29 PM
17	Carriemarieg@hotmail.com	2/25/2018 9:16 PM
18	colleenscottage@gmail.com	2/25/2018 9:07 PM
19	Fxmulder3@yahoo.com	2/25/2018 8:55 PM
20	Skypilotemily@msn.com	2/25/2018 8:49 PM
21	n.corbin.lester@gmail.com	2/25/2018 7:58 PM
22	rose@ocgolfclub.com	2/25/2018 7:42 PM
23	jenniferzolkko@comcast.net	2/24/2018 12:03 PM
24	gailmailone@gmail.com	2/24/2018 12:02 PM
25	Rhoderster1974@gmail.com	2/23/2018 2:44 PM
26	Cleoscastle@msn.com	2/23/2018 1:01 PM
27	Jennmccurdy11@gmail.com	2/23/2018 9:24 AM
28	Stacey.bell@live.com	2/22/2018 11:36 PM
29	thedflood@gmail.com	2/22/2018 9:00 PM
30	pauloedgar@q.com	2/22/2018 8:50 PM

Oregon City Equitable Housing Analysis - Housing Types

31	zksc7@yahoo.com	2/22/2018 8:42 PM
32	Gs20017@msn.com	2/22/2018 8:23 PM
33	jdkhunter@msn.com	2/22/2018 7:04 PM
34	hnmack@q.com	2/22/2018 6:48 PM
35	deanicolemeow@gmail.com	2/22/2018 6:19 PM
36	turretmoon@gmail.com	2/22/2018 5:48 PM
37	Epfernald@yahoo.com	2/22/2018 5:24 PM
38	b_gaya89@hotmail.com	2/22/2018 5:09 PM
39	RustyGrayLathrop@gmail.com	2/22/2018 4:39 PM
40	wolftune@gmail.com	2/22/2018 4:22 PM
41	csergei78@yahoo.com	2/22/2018 4:19 PM
42	Cherylsanders701@yahoo.com	2/22/2018 4:08 PM
43	JGMJ2@BCTONLINE.COM	2/22/2018 3:11 PM
44	debbieanne1124@gmail.com	2/22/2018 2:46 PM
45	laura_jacoba@hotmail.com	2/22/2018 2:36 PM
46	ritacosenza@me.com	2/22/2018 2:35 PM
47	Michaelberman@gmail.com	2/22/2018 2:04 PM
48	desipritchard@yahoo.com	2/22/2018 2:02 PM
49	jilamc@msn.com	2/22/2018 2:00 PM
50	maggysfarm@gmail.com	2/22/2018 1:43 PM
51	elizabethanne.h@gmail.com	2/22/2018 1:36 PM
52	laurenjvannini13@gmail.com	2/22/2018 1:32 PM
53	shellreneegunter@gmail.com	2/22/2018 1:30 PM
54	Bbaltz4127@aol.com	2/22/2018 1:22 PM
55	palaoro4@yahoo.com	2/22/2018 1:20 PM
56	jessierainwater@gmail.com	2/22/2018 1:19 PM
57	Kmcarnes@msn.com	2/22/2018 1:18 PM
58	Babicasohm@gmail.com	2/22/2018 1:18 PM
59	kathryn.fleming@comcast.net	2/22/2018 1:17 PM
60	nicolerosales71@gmail.com	2/22/2018 1:11 PM
61	mary.kitserow@gmail.com	2/22/2018 1:10 PM
62	andrew66t@gmail.com	2/22/2018 1:03 PM
63	Debbie@DebbieRainforth.com	2/22/2018 12:59 PM
64	Davenportstacy@hotmail.com	2/17/2018 1:16 PM
65	Sylviasoumokil@yahoo.com	2/17/2018 1:20 AM
66	nick@willamette-equities.com	2/15/2018 3:58 PM
67	Jennifer@greenpointedc.com	2/15/2018 7:10 AM
68	spau@orcify.org	2/14/2018 10:53 AM
69	Lavendarmint23 @yahoo.com	2/12/2018 5:40 AM
70	lynoj21@hotmail.com	2/11/2018 9:37 PM
71	book_worm10@msn.com	2/11/2018 6:13 PM
72	jaltan44@hotmail.com	2/10/2018 5:27 PM
73	angelfrmbeneath@hotmail.com	2/10/2018 4:51 PM
74	swickster@hotmail.com	2/10/2018 2:45 PM
75	Kelcourtney2@gmail.com	2/10/2018 12:37 PM
76	fergusfamily@gmail.com	2/10/2018 10:56 AM
77	bryony@birdlink.net	2/9/2018 11:48 PM
78	verdonnajohnson@yahoo.com	2/9/2018 9:22 PM
79	Karin.morey@gmail.com	2/9/2018 8:06 PM
80	peterston483@gmail.com	2/9/2018 6:46 PM
81	Rick_lrc@yahoo.com	2/9/2018 6:32 PM
82	gordon@asokacommunications.com	2/9/2018 5:51 PM

Q1 What is your professional background and interest in housing development?

Answered: 29 Skipped: 0

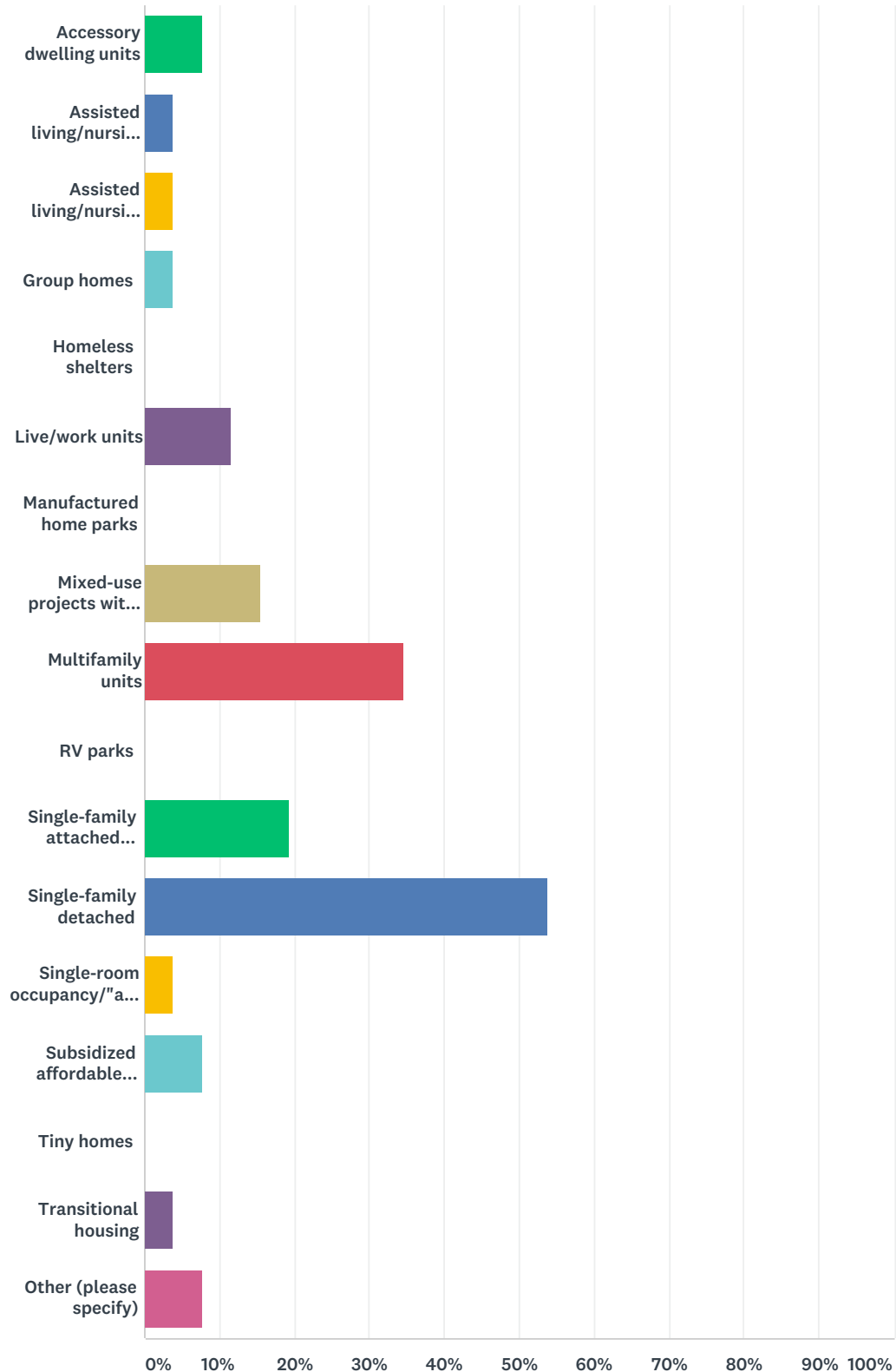


ANSWER CHOICES	RESPONSES	
Architect/Planner	17.24%	5
Builder	20.69%	6
Developer	20.69%	6
Engineer	13.79%	4
Other (please specify)	37.93%	11
Total Respondents: 29		

#	OTHER (PLEASE SPECIFY)	DATE
1	Citizen	11/2/2017 8:19 PM
2	Property Owner/Developer	10/31/2017 12:04 PM
3	banker, resident	10/30/2017 6:59 PM
4	Contractor	10/30/2017 6:42 PM
5	Designer/ project manager	10/23/2017 2:20 PM
6	plannrer	10/17/2017 1:21 AM
7	Hvac	10/13/2017 8:41 PM
8	Owner Of property with heavy restrictions	10/13/2017 4:49 PM
9	City resident for 41 years. MSN	10/13/2017 4:23 PM
10	Building owner with the potential for housing	10/6/2017 8:48 PM
11	RE Agent/developer	10/6/2017 4:56 PM

Q2 What kinds of housing have you built or are you involved with currently in Oregon City? (select all that apply)

Answered: 26 Skipped: 3



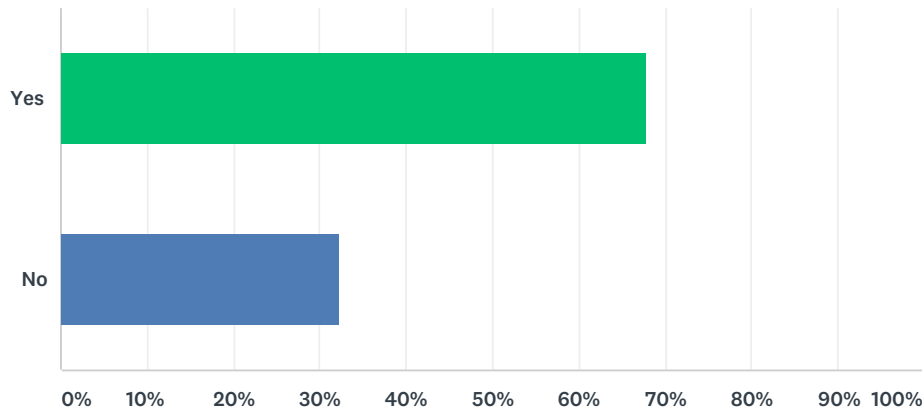
Oregon City Equitable Housing Analysis - Development Community Survey

ANSWER CHOICES	RESPONSES	
Accessory dwelling units	7.69%	2
Assisted living/nursing homes	3.85%	1
Assisted living/nursing homes/group homes	3.85%	1
Group homes	3.85%	1
Homeless shelters	0.00%	0
Live/work units	11.54%	3
Manufactured home parks	0.00%	0
Mixed-use projects with multifamily units	15.38%	4
Multifamily units	34.62%	9
RV parks	0.00%	0
Single-family attached (townhouses)	19.23%	5
Single-family detached	53.85%	14
Single-room occupancy/"apodments"	3.85%	1
Subsidized affordable housing	7.69%	2
Tiny homes	0.00%	0
Transitional housing	3.85%	1
Other (please specify)	7.69%	2
Total Respondents: 26		

#	OTHER (PLEASE SPECIFY)	DATE
1	none	10/17/2017 7:20 AM
2	Comercial	10/6/2017 8:48 PM

Q3 Are you currently or have you previously worked on developments in Oregon City?

Answered: 28 Skipped: 1

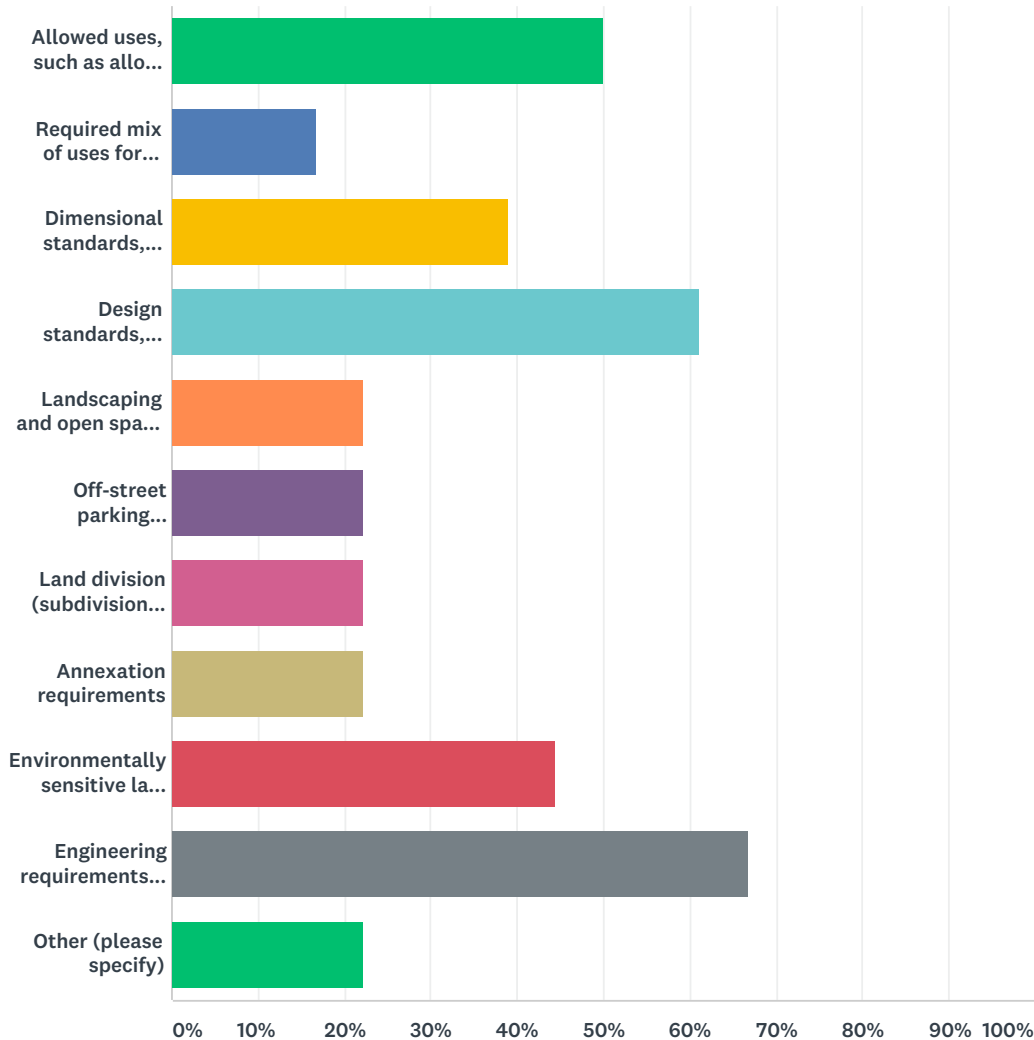


ANSWER CHOICES	RESPONSES
Yes	67.86% 19
No	32.14% 9
TOTAL	28

#	IF SO, WHY DO YOU CHOOSE TO WORK IN OREGON CITY?	DATE
1	Because our client chose to develop a property in Oregon City.	11/1/2017 12:44 PM
2	Exceptional land opportunity	10/31/2017 12:47 PM
3	Oregon City is conveniently located south of Portland, and the demographics and culture are very promising for future developments	10/31/2017 12:04 PM
4	The owner selected the site in Oregon City	10/31/2017 11:42 AM
5	To help beautify and provide benefit to the City/ Area	10/31/2017 8:28 AM
6	Where my customers get work	10/30/2017 6:42 PM
7	Supports growth	10/17/2017 7:20 AM
8	Clients are located there	10/16/2017 10:25 AM
9	Owned the land	10/13/2017 7:07 PM
10	location and amenities	10/13/2017 3:54 PM
11	Because our clients are working there.	10/9/2017 6:54 AM
12	Oregon City has been a good market for Icon for the last 15 years. More challenging now with lack of land supply and significant challenges on the development side. Unfortunately, Oregon City is no longer a preferred market for us. Still many products slated to move through Oregon City, but our focus for long term acquisition is gravitating away to other territories (Clackamas, West Linn, Woodburn, Willsonville....)	10/6/2017 2:38 PM
13	Familiarity	10/5/2017 6:09 PM
14	available land	10/5/2017 3:56 PM
15	I live in Oregon City	10/5/2017 3:37 PM
16	Because that is where our clients have developable property.	10/5/2017 3:16 PM

Q4 What aspects of the Oregon City zoning code significantly impact your project design, costs and overall feasibility? (select all that apply)

Answered: 18 Skipped: 11



ANSWER CHOICES	RESPONSES	
Allowed uses, such as allowed housing types, single-family, townhouses, multifamily, manufactured homes, etc	50.00%	9
Required mix of uses for mixed-use projects	16.67%	3
Dimensional standards, including setbacks, height, coverage standards	38.89%	7
Design standards, including architectural design and historic compatibility requirements	61.11%	11
Landscaping and open space requirements	22.22%	4
Off-street parking requirements, including minimums and lot design standards	22.22%	4
Land division (subdivision) and master planning requirements	22.22%	4
Annexation requirements	22.22%	4
Environmentally sensitive land use restrictions, including steep slopes, streams, habitat areas	44.44%	8

Oregon City Equitable Housing Analysis - Development Community Survey

Engineering requirements, including street, water, sewer, stormwater infrastructure	66.67%	12
Other (please specify)	22.22%	4
Total Respondents: 18		

#	OTHER (PLEASE SPECIFY)	DATE
1	the requirements for the city are reasonable- no issues	10/17/2017 1:22 AM
2	A big hurdle for us is rezoning. Being that all annexed properties come in at R-10, even with full support of staff to rezone, it is EXTREMELY challenging to get approvals through planning commission.	10/6/2017 3:00 PM
3	The time it takes to get developments approved, including engineering and home building permit turn around times. Fees	10/5/2017 3:57 PM
4	Site Plan Review with the Oregon City engineering Dept. has been more than challenging in the past. hopefully there have been improvements in this process in the last couple of years?	10/5/2017 3:26 PM

Q5 Describe any specific aspects of the zoning code that are problematic.

Answered: 11 Skipped: 18

#	RESPONSES	DATE
1	The modulation and articulation requirements of the Design Standards, 17.62.057 G increase construction cost, and reduce cost effectiveness for affordable housing designs that seek to provide as much housing as possible for the limited funds that are available.	10/31/2017 12:36 PM
2	Required 4" window setback from exterior finishes on a Multi-Family project, as typical/ standard windows for these projects are not designed for that. Also, excessive requirements for underground storm piping.	10/31/2017 8:32 AM
3	inflexible code when dealing with site specific problems such as sensitive land overlays on land where no streams of habitat exist. Street sections that impact existing houses. Existing down stream conveyance problems that City has not addressed and wants developer to fix.	10/30/2017 6:22 PM
4	none	10/17/2017 1:22 AM
5	A small development is required to put in an abundance of infrastructure including water retention ponds and bio swales. Makes smaller properties too expensive.	10/13/2017 7:17 PM
6	NROD, updating a non conforming single fam grandfathered into a newer multi family zone.	10/13/2017 4:58 PM
7	Private open space Heights High parking minimums	10/9/2017 12:25 PM
8	R2	10/6/2017 4:57 PM
9	If a master plan is adopted by council that has "preferred zoning" pre-established. It would be extremely helpful if properties annexed would fall under a pre-determined zoning size other than automatically coming in at R-10. Not sure if this is possible, but it would help tremendously for us to make a decision on a land deal if we know what zoning is already pre-planned. Crossing our fingers for a zone change, even if wanted/supported by staff, is a gamble once presented to the planning commission and city council, with most on the board wanting R-10 lots throughout Oregon City. I'm not saying R-10 is a bad zone, just more diversity as appropriated and supported by abutting development is good for all. Trying to keep all R-10 is an extremely inefficient use of land staying within the parameters of the UGB and demand for much more housing in OC.	10/6/2017 3:00 PM
10	The requirement of alley load product within the R3.5 development code. This adds significant cost to the development by double loading each lot and creates a product, that on average is a min of 10% less in value to its garage front load counter part.	10/5/2017 6:29 PM
11	Dimensional Based Prescriptive Design Standards do not always yield good design solutions. As well as an overly laborious Staff Design Review Processes. Oregon City's Land Use Findings Reports are in some cases laced with redundant information and content. Also many of the "standards" are completely outdated.	10/5/2017 3:26 PM

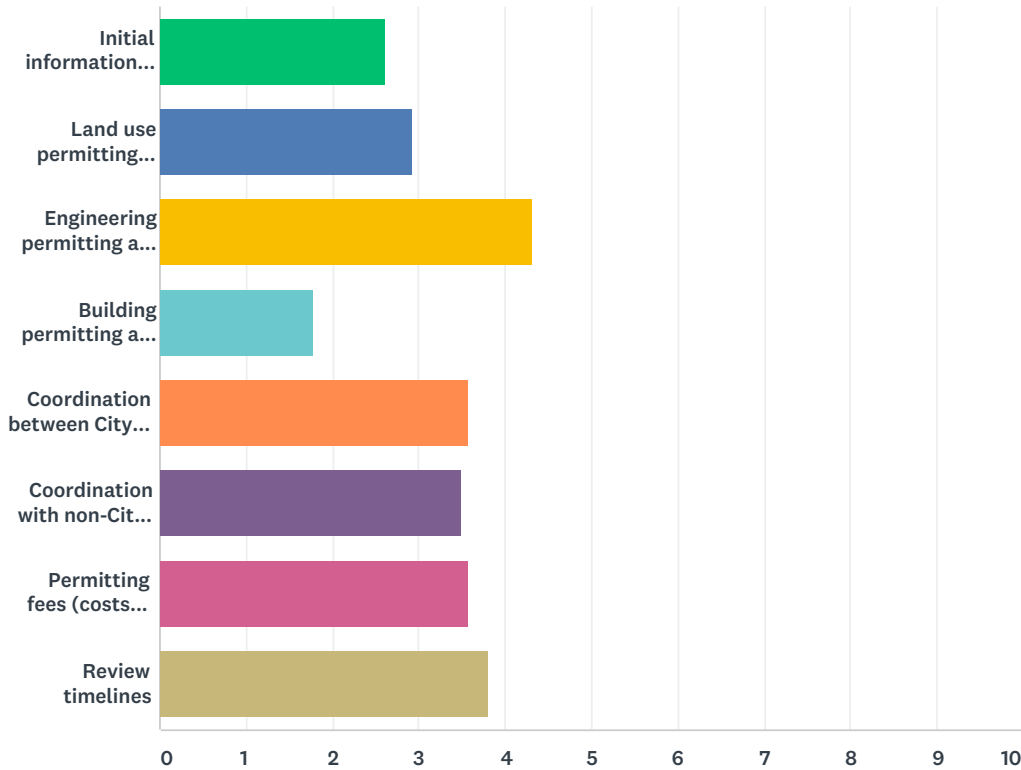
Q6 What specific zoning code changes would address the problems identified in Q4? What changes could help facilitate equitable housing development?

Answered: 10 Skipped: 19

#	RESPONSES	DATE
1	Alternates to the design standards that allow consideration for the projects overall housing goals would be helpful.	10/31/2017 12:36 PM
2	Allow typical/ industry standard windows to be used and installed as is typical.	10/31/2017 8:32 AM
3	better utilization of private streets which would use less land and be less costly to construct	10/30/2017 6:22 PM
4	there are no problems	10/17/2017 1:22 AM
5	Again, for smaller properties, group housing such as apartments, boarding houses are allowed in residential areas.	10/13/2017 7:17 PM
6	Common sense solutions in a timely manner. Remove the sections in code that keeps owner from improving the worth of their property. Currently per code I cannot have an ADU, nor can I expand or intensify the home. Adding more footprint is also difficult. NROD boundary is guessed rather than actual surveying.	10/13/2017 4:58 PM
7	Higher Density, Floor Area Ratio Bonuses	10/6/2017 4:57 PM
8	My answer in question 5.	10/6/2017 3:00 PM
9	The R3.5 zone limits the ability to introduce attainable housing due to increased development costs. also, lighten the architectural requirements on lowerend housing.	10/5/2017 6:29 PM
10	Revisit the MUD Zoning Requirements and the boundaries of the MUD, it seems that there are areas of Oregon City designated as "MUD" which are not applicable to this standard.	10/5/2017 3:26 PM

Q7 Rate the following elements of the development review process in Oregon City on a scale of 1 to 5, with 1 being "excellent" and 5 being "very poor":

Answered: 14 Skipped: 15



	EXCELLENT	GOOD	AVERAGE	POOR	VERY POOR	N/A	TOTAL	WEIGHTED AVERAGE
Initial information prior to submitting land use application (over-the-counter advice, formal materials, website, forms, pre-application conference)	7.14% 1	28.57% 4	50.00% 7	7.14% 1	0.00% 0	7.14% 1	14	2.62
Land use permitting process (site plan review, land division, etc)	0.00% 0	28.57% 4	50.00% 7	7.14% 1	7.14% 1	7.14% 1	14	2.92
Engineering permitting and inspections	0.00% 0	7.14% 1	14.29% 2	0.00% 0	50.00% 7	28.57% 4	14	4.30
Building permitting and inspections	30.77% 4	23.08% 3	15.38% 2	0.00% 0	0.00% 0	30.77% 4	13	1.78
Coordination between City departments	0.00% 0	14.29% 2	28.57% 4	21.43% 3	21.43% 3	14.29% 2	14	3.58
Coordination with non-City agencies (utility districts, etc)	0.00% 0	14.29% 2	35.71% 5	14.29% 2	21.43% 3	14.29% 2	14	3.50
Permitting fees (costs relative to level of service provided and relative to similar jurisdictions, NOT including System Development Charges)	0.00% 0	0.00% 0	53.85% 7	23.08% 3	15.38% 2	7.69% 1	13	3.58

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Review timelines	0.00%	9.09%	36.36%	9.09%	36.36%	9.09%		
	0	1	4	1	4	1	11	3.80

Q8 Describe any specific aspects of the development review process that are problematic.

Answered: 8 Skipped: 21

#	RESPONSES	DATE
1	The Building Permit review process was long and slow. It took 5 months for the first plan review comments.	10/31/2017 8:45 AM
2	Staff interpretation of the storm water code and continued development on the fly of standards which have not been properly reviewed	10/30/2017 6:25 PM
3	I had a very unique situation. They did their best to get answers, but I was in the air to what I could do. It required a plan review, extra money, only for the planning department to have zero answers and eventually was approved by the director after calling daily for several weeks. The entire process was several months. I basically had to guess on what might get approved, submit preliminary plans not knowing if the use would be permitted. The planners were excellent with the various info to help. They just did not have, I believe, the authority to point me the right direction regarding use.	10/13/2017 5:07 PM
4	Inconsistencies in City review comments and requirements. Length of time for the review process. Moving target on storm design requirements. Moving target on ADA curb return requirements.	10/9/2017 6:59 AM
5	Our struggles begin at the onset of a project. Most of which we can point to engineering. Inadequate information received at the pre-app, unjustified conditions of approval via staff recommendations (engineering), followed by moving targets during civil design, timeliness of review, repeated/new redlines, prolonged completion of projects with paperwork at the finish line (prior to recording) that could have been in place/finalized much sooner, denied requests to help streamline a project, long review periods on what should be a quick decision item, inability to allow personnel in charge of a project to make timely decisions on easy items, design standards not current/updated/accurate...	10/6/2017 3:07 PM
6	Engineering review and coordination between the building/planning departments is in need of repair. Having permits tied up in the engineering department for excessive amounts of time. Even to the Building department with no apparent reason for delay. different interpretations of project requirements depending on reviewing official	10/5/2017 6:35 PM
7	turn around times, responsiveness to question, lack of solution orientedness	10/5/2017 4:00 PM
8	Engineering Review Process	10/5/2017 3:29 PM

Q9 Based on your response to Q7, how could specific aspects of the development review process be improved?

Answered: 9 Skipped: 20

#	RESPONSES	DATE
1	provide more building department staff to provide services in a timely manner	10/31/2017 8:45 AM
2	more timely,	10/30/2017 6:25 PM
3	I think the planners do the best they are authorized to do. I feel the director should have been more involved from the start. I spent months trying to figure out if I had to come up to zone, or wether I could remodel under non conforming exception.	10/13/2017 5:07 PM
4	Pre-app should include information on post-land use approval process.	10/9/2017 12:26 PM
5	Decrease plan review delays in engineering reviews. Consistencies with storm design requirements and ADA curb return requirements.	10/9/2017 6:59 AM
6	Addressing the items I've listed in question 8.	10/6/2017 3:07 PM
7	Better coordination between departments	10/5/2017 6:35 PM
8	Quicker turn around times, consistency of answers to development and engineering questions.	10/5/2017 4:00 PM
9	better department communication, coordination, and cooperation between agencies.	10/5/2017 3:29 PM

Q10 What other aspects of Oregon City's development regulations besides zoning code and development review processes significantly impact your projects?

Answered: 9 Skipped: 20

#	RESPONSES	DATE
1	Lack of interagency coordination and a complete lack of professionalism on any level.	10/31/2017 10:57 AM
2	n/a	10/31/2017 8:47 AM
3	they don;t	10/17/2017 1:23 AM
4	NROD. There is no actual deliniation of the boundaries. It would have cost me over \$10,000 to have it done myself, with 50% chance of being beneficial, for a "creek" that is dry most of the year. The city department is very difficult as well. I had 3 contractors quit after dealing with "Wendy" at the city for sewer connection. I was told I could connect one place, then was told I had to go the other way. This will likely triple the cost of the original connection that I thought was already approved. John never told me Wendy had to approve the plan, even though I had spoke to him several times and my first contractor was within a week of digging.	10/13/2017 5:17 PM
5	SDCs	10/9/2017 12:26 PM
6	I think I listed out many (at different stages) applicable to the engineering department in question 8.	10/6/2017 3:08 PM
7	Fees. Oregon city is one of the more expensive jurisdictions in our area. High Building fees is a barrier to affordable housing	10/5/2017 6:45 PM
8	street improvements	10/5/2017 4:01 PM
9	Poor available info on existing conditions for public utilities.	10/5/2017 3:33 PM

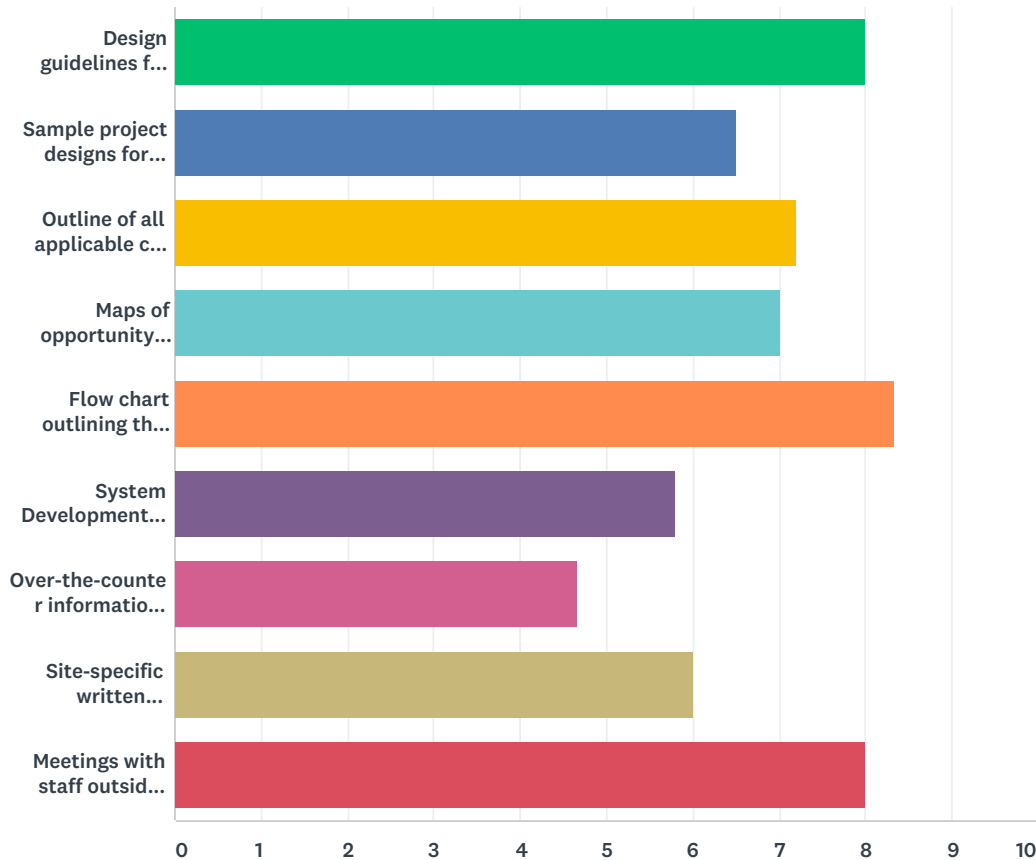
Q11 What other factors, possibly outside of the City's control, significantly impact your projects?

Answered: 7 Skipped: 22

#	RESPONSES	DATE
1	Weather	10/31/2017 8:47 AM
2	coordination with Clackamas County	10/30/2017 6:27 PM
3	no impacts	10/17/2017 1:23 AM
4	General site work contractor delays and wet weather conditions.	10/9/2017 7:00 AM
5	I mentioned getting approvals from Oregon City's planning commission has been very challenging.	10/6/2017 3:08 PM
6	Metros overreach and regulations	10/5/2017 6:45 PM
7	sometimes lack of coordination with outside agencies	10/5/2017 4:01 PM

Q12 What kinds of resources and processes would be most helpful for navigating the development review process in Oregon City? Select your top three from the list below developed through conversations with developers.

Answered: 10 Skipped: 19



	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Design guidelines for specific types of residential development (e.g., ADUs, cottage housing, townhomes) that translate code requirements into graphic and text descriptions.	33.33% 1	33.33% 1	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3	8.00

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Sample project designs for specific types of residential development that meet all permitting requirements, e.g. blueprints for ADUs conforming to zoning code requirements.	0.00% 0	50.00% 1	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2	6.50
Outline of all applicable code sections that apply to a specific type of residential development, without significant interpretation of the regulations.	60.00% 3	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	5	7.20
Maps of opportunity areas showing zoning; vacant and undeveloped properties; and amenities such as employment centers, parks, schools, and transit.	0.00% 0	25.00% 1	50.00% 2	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4	7.00
Flow chart outlining the development review process from initiation to final occupancy, including timelines and fees.	33.33% 1	66.67% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3	8.33
System Development Charge schedule of all fees.	20.00% 1	0.00% 0	40.00% 2	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	5	5.80
Over-the-counter information from staff about specific properties.	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	33.33% 1	0.00% 0	0.00% 0	3	4.67
Site-specific written analysis from staff, such as pre-application conference notes or directors' interpretations.	20.00% 1	40.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	0.00% 0	5	6.00
Meetings with staff outside of the pre-application conference.	40.00% 2	20.00% 1	40.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5	8.00

Q13 Are there other resources or tools you would like the City to make available, or examples of resources from other jurisdictions that you would recommend as models?

Answered: 4 Skipped: 25

#	RESPONSES	DATE
1	n/a	10/31/2017 8:49 AM
2	as built drawings of past projects	10/30/2017 6:29 PM
3	Educating staff within the engineering department on their specific roles and abilities to quickly make accurate decisions. There's too much cross over between planning and engineering. Engineering personnel are not the right candidates to dictate or try to translate planning code. The engineering department should be focusing on accurate design standards, deem if they are followed, and not get in the weeds questioning issues that are directly related to planning.	10/6/2017 3:13 PM
4	Clark county has an lean permit submittal program that expedites the permit process. Worth modeling due to how effective and efficient it is	10/5/2017 7:02 PM

Q14 Provide your name and email address below to join the Equitable Housing project mailing list.

Answered: 6 Skipped: 23

ANSWER CHOICES	RESPONSES	
Name	100.00%	6
Email	100.00%	6

#	NAME	DATE
1	Kevin Saxton	10/31/2017 12:44 PM
2	marcus jones	10/31/2017 8:49 AM
3	Kym Tapia	10/23/2017 2:24 PM
4	Darren Gusdorf	10/6/2017 3:13 PM
5	Tony Marnella	10/5/2017 7:02 PM
6	Kelly	10/5/2017 4:04 PM
#	EMAIL	DATE
1	ksaxton@kasapdx.com	10/31/2017 12:44 PM
2	marcus.jones@hillarchitects.com	10/31/2017 8:49 AM
3	Kym.tapia4747@gmail.com	10/23/2017 2:24 PM
4	darren@iconconstruction.net	10/6/2017 3:13 PM
5	tony@marnellahomes.com	10/5/2017 7:02 PM
6	Kelly@ventureprop.com	10/5/2017 4:04 PM