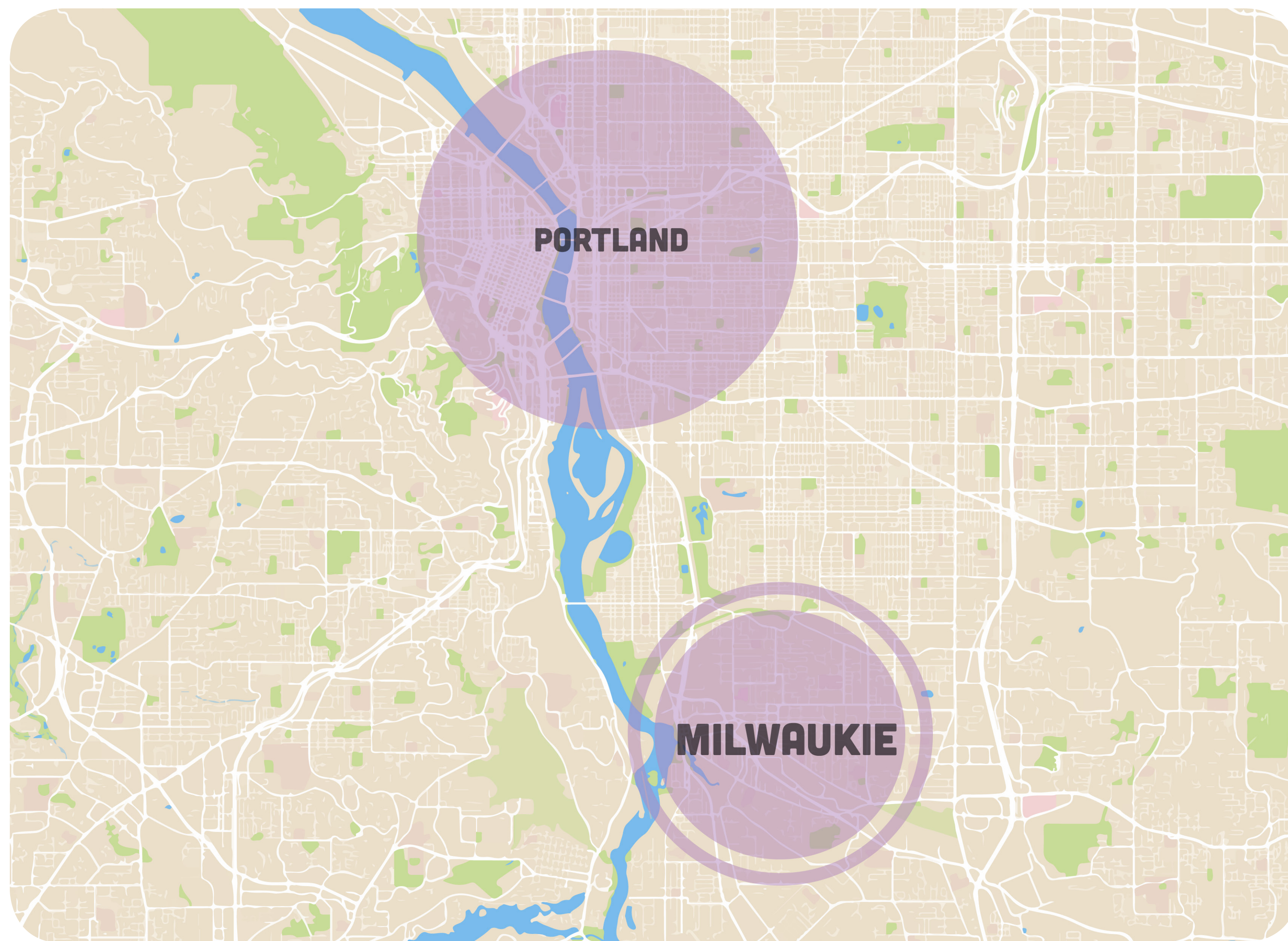


# MILWAUKIE NEEDS HOUSING OPTIONS

## MILWAUKIE HAS "ARRIVED"



Milwaukie is a desirable place to live. This desirability comes with its own set of challenges: housing demand is outpacing supply, a lack of housing variety, and retaining affordable housing.

## CURRENT CHALLENGES



**HOUSING DEMAND  
OUTPACING SUPPLY**



**RISING HOUSING COSTS**



**LACK OF  
HOUSING VARIETY**

**...NOW WHAT?**

## TWO STRATEGIES FOR BROADENING HOUSING CHOICE

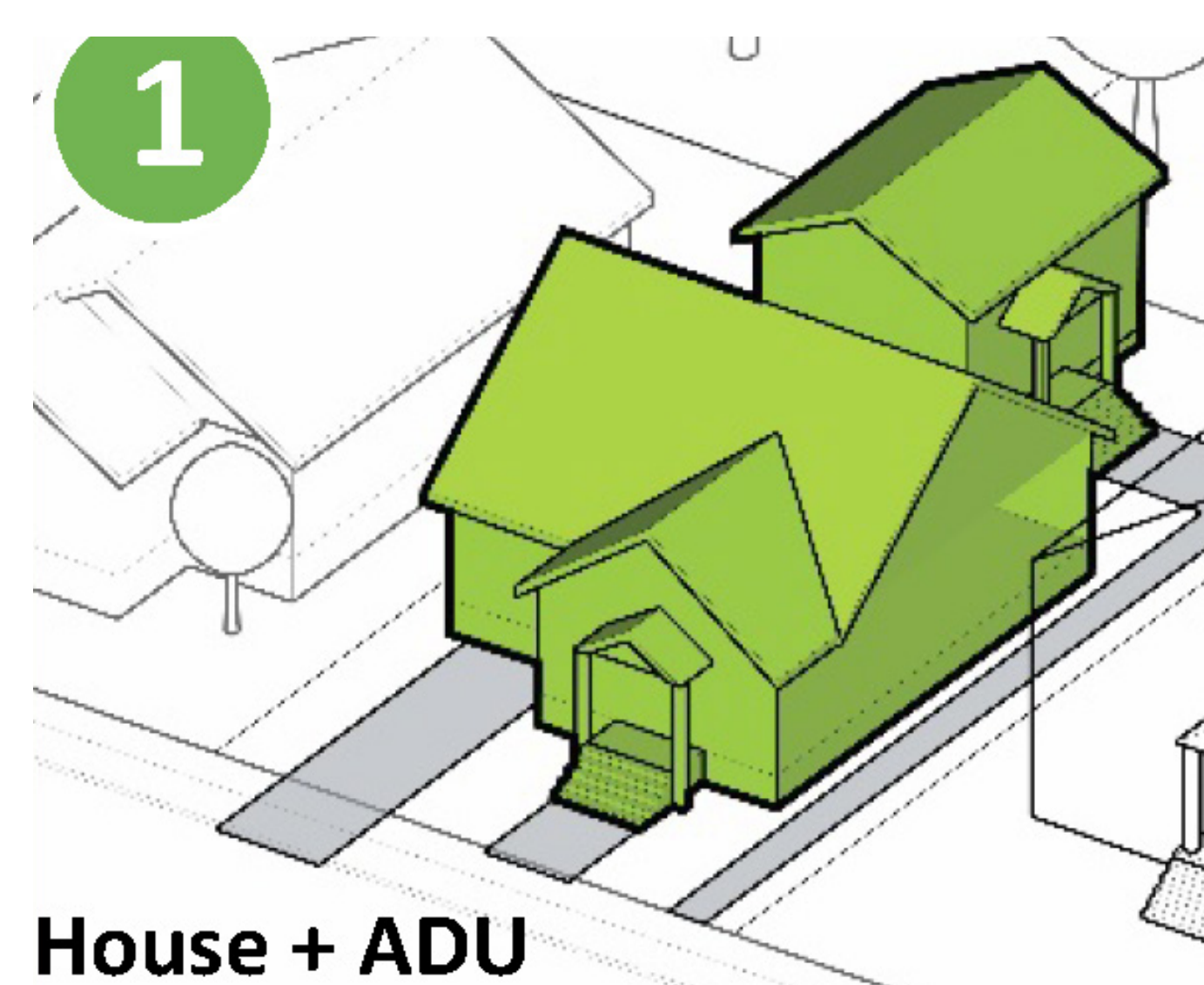
### COTTAGE CLUSTERS



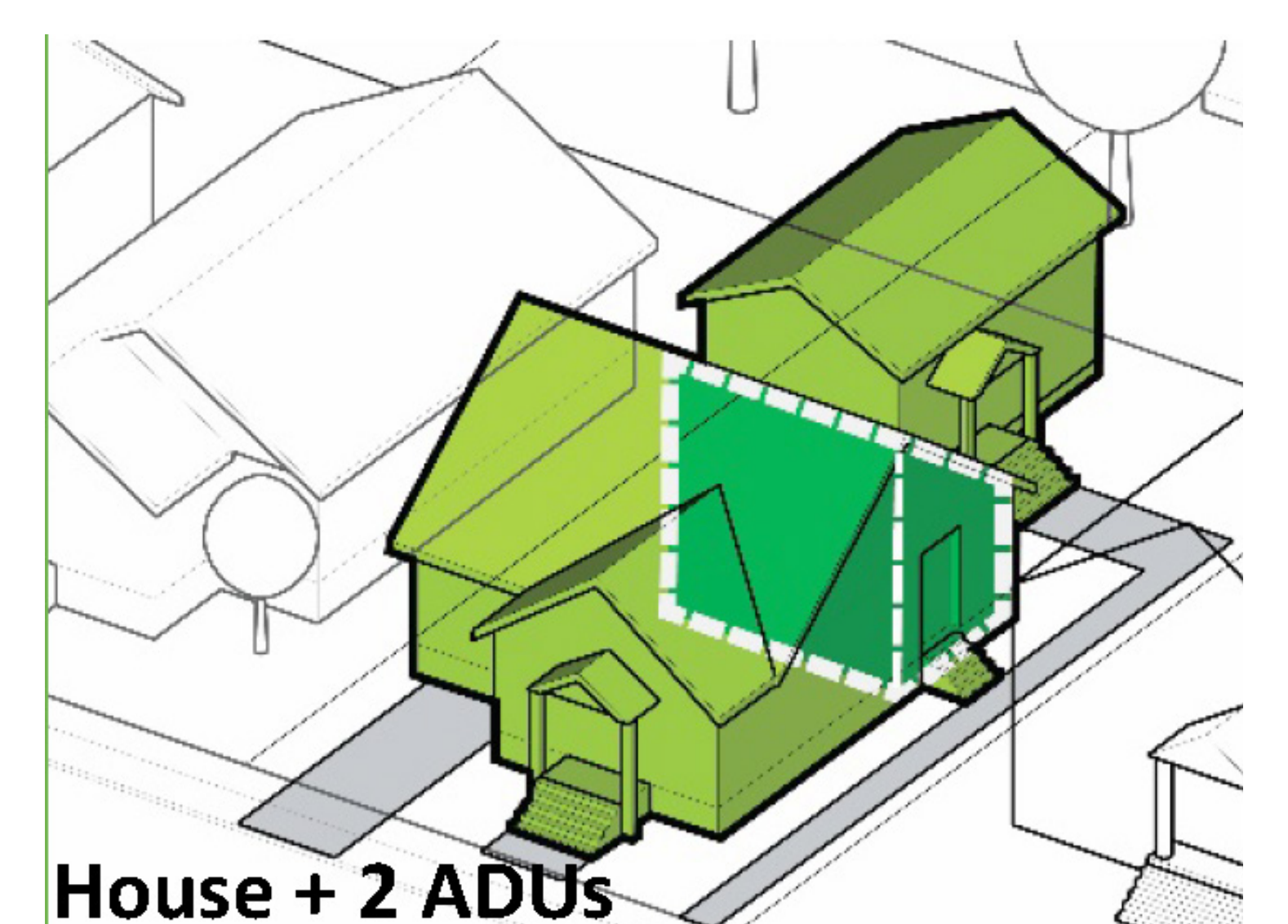
### ACCESSORY DWELLING UNITS



Homes clustered around a shared green space



House + ADU



House + 2 ADUs

Extra living units as either a part of, attached, or detached from the main living structure

- Explore missing middle housing
- Understand financial feasibility
- Find solutions for ownership and rental
- Craft reproducible models
- Diversify housing options
- Research affordability at multiple price points
- Cultivate community

**PROJECT GOALS**

# WHAT IS COTTAGE CLUSTER HOUSING?

## A MISSING MIDDLE HOUSING TYPE



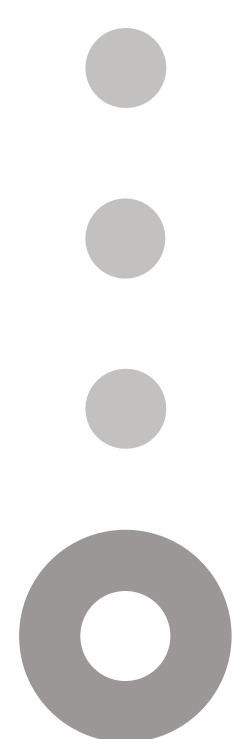
Cottage cluster housing provides the soft density capable of retaining the best parts of a neighborhood while



## KEY ELEMENTS

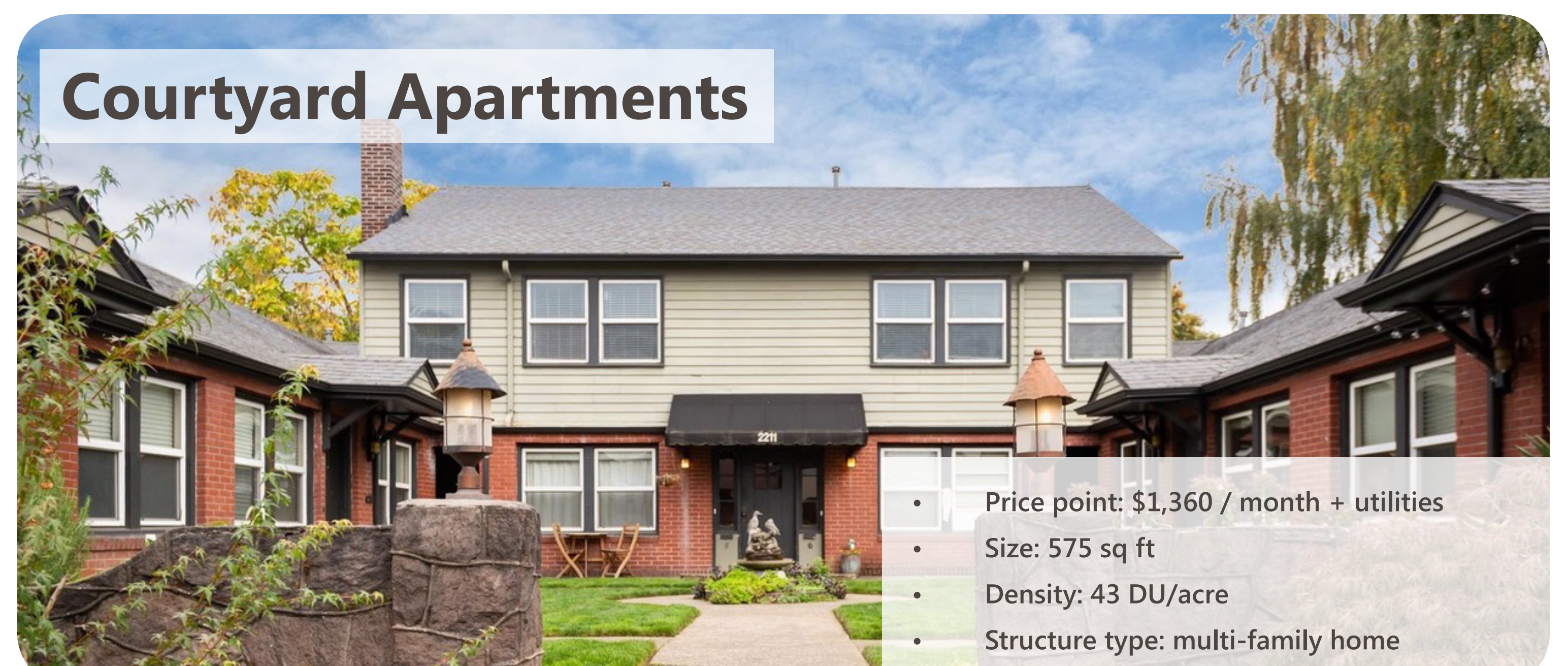


- Smaller, more affordable units
- Density in a house form
- Fits existing neighborhood context
- Features a central common area



**PART OF THE SOLUTION**

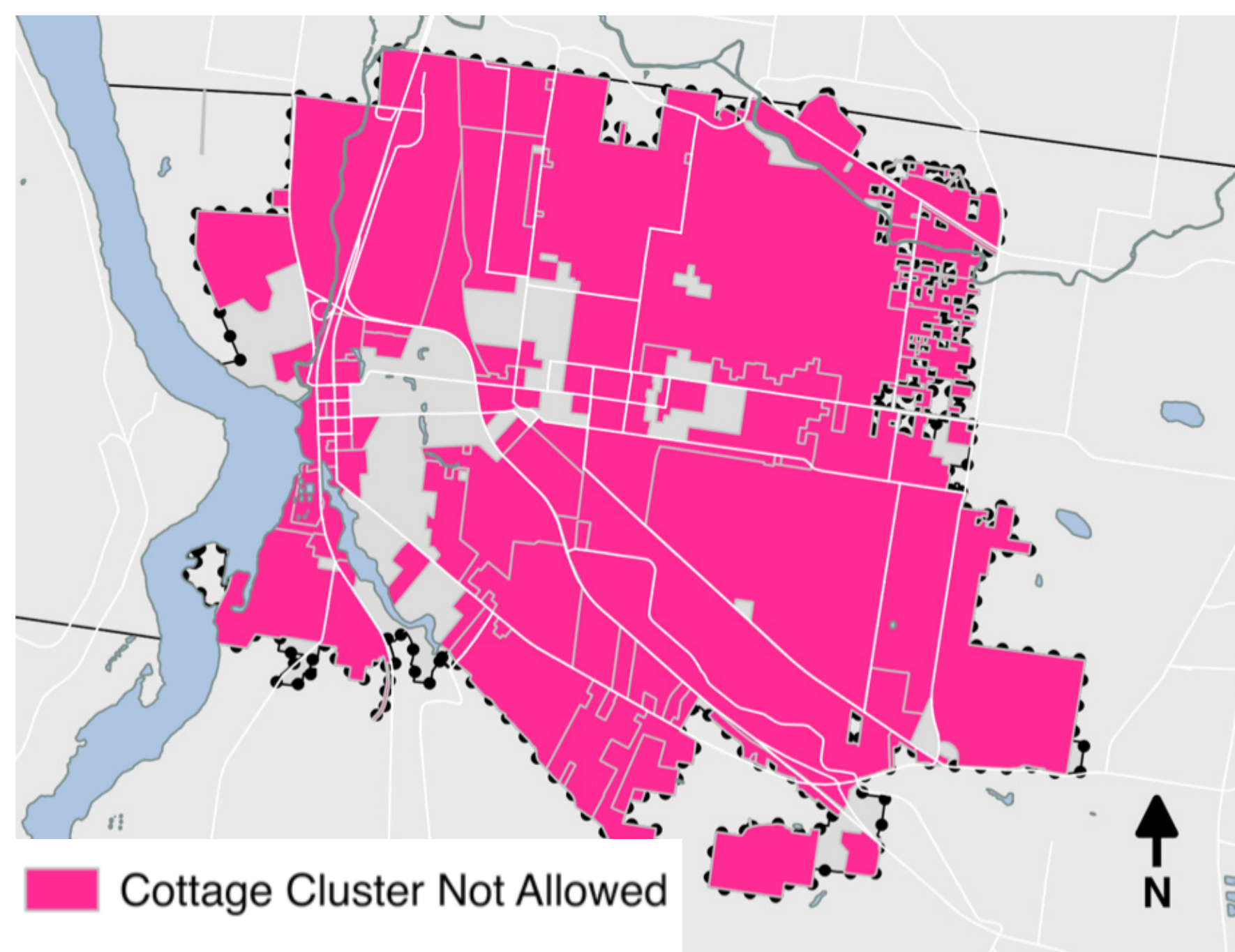
## BUILT EXAMPLES



# CURRENT CODE HAS CHALLENGES

## 1. LOCATION

Cottage Clusters are not currently allowed in Single Family Residential (SFR) zones.



### WOULD YOU SUPPORT?

**A.** Allow Cottage Cluster with detached buildings in all SFR

● I'm supportive. ● I have concerns.

**A.**

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● I'm supportive. ● I have concerns.

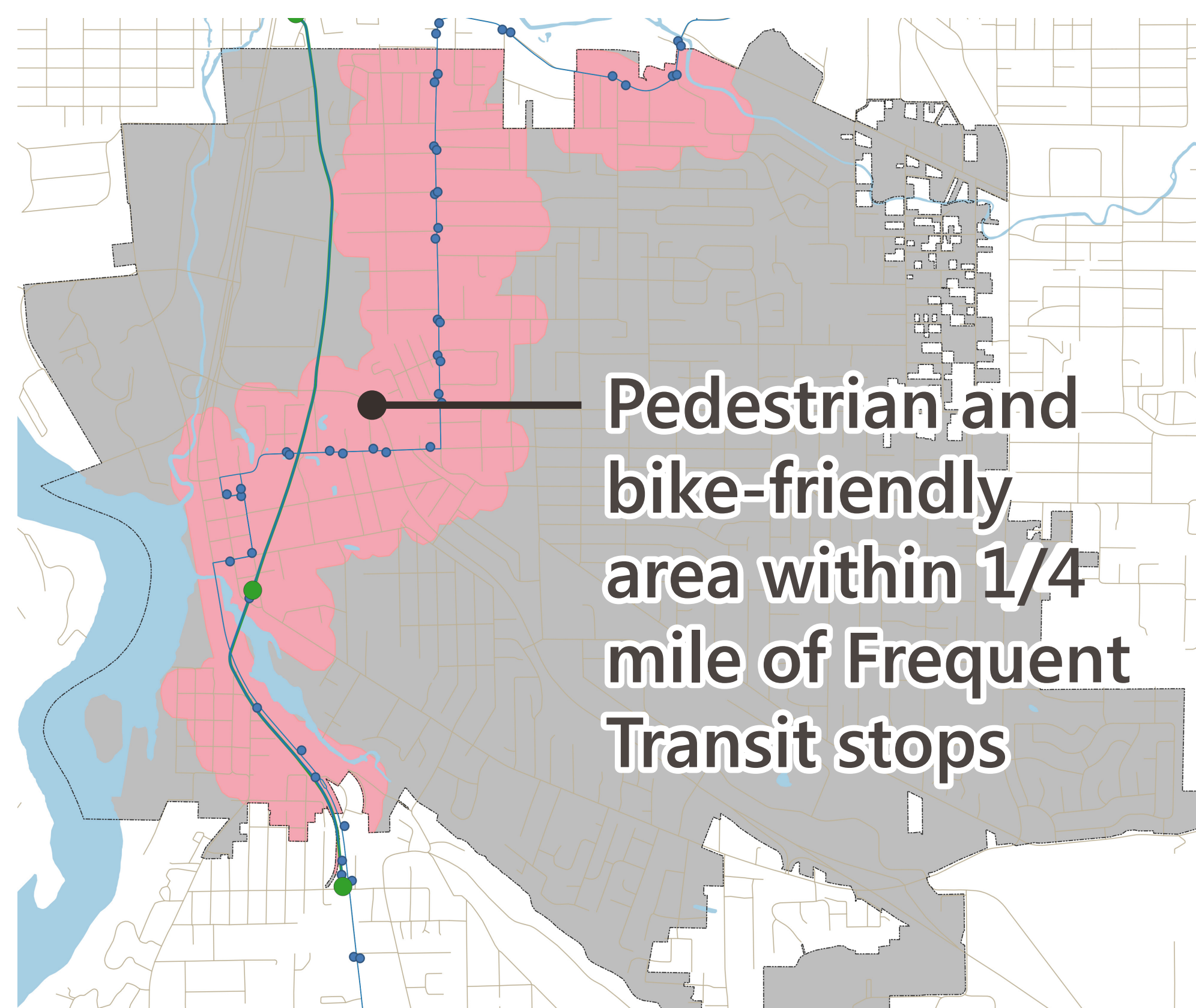
**B.**

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● I'm supportive. ● I have concerns.

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**B.** Allow attached buildings within 1/4 mile of Frequent Transit



## 2. FEES/COSTS

Existing SDCs for a \$200,000 smaller home is \$9,781 or 5% of the total cost.

**System Development Charges (SDCs)** are one-time fees that are collected when new development occurs in the city and are used to fund a portion of new streets, sanitary sewers, parks and water to accommodate growth. More than 60% of SDC rates are controlled by the County.

### WOULD YOU SUPPORT?

• Reduce/waive SDCs for smaller homes to incentivize more affordable housing options



- Big House Price: \$576,000
- 2,350 Sq Ft
- 4 BR / 2.5 Bath
- SDCs: \$21,045
- 4% of Cost



- ADU Price: \$200,000
- 620 Sq Ft
- 2 BR / 1 Bath
- SDCs: \$9,781
- 5% of Cost

# CURRENT CODE HAS CHALLENGES

## 3. PARKING STANDARDS

Current parking standards compete with buildable site area, eliminating the possibility of two extra units.



### WOULD YOU SUPPORT?

**A.** Allow all parking to be provided on-street, if possible

I'm supportive.  I have concerns.

**A.**

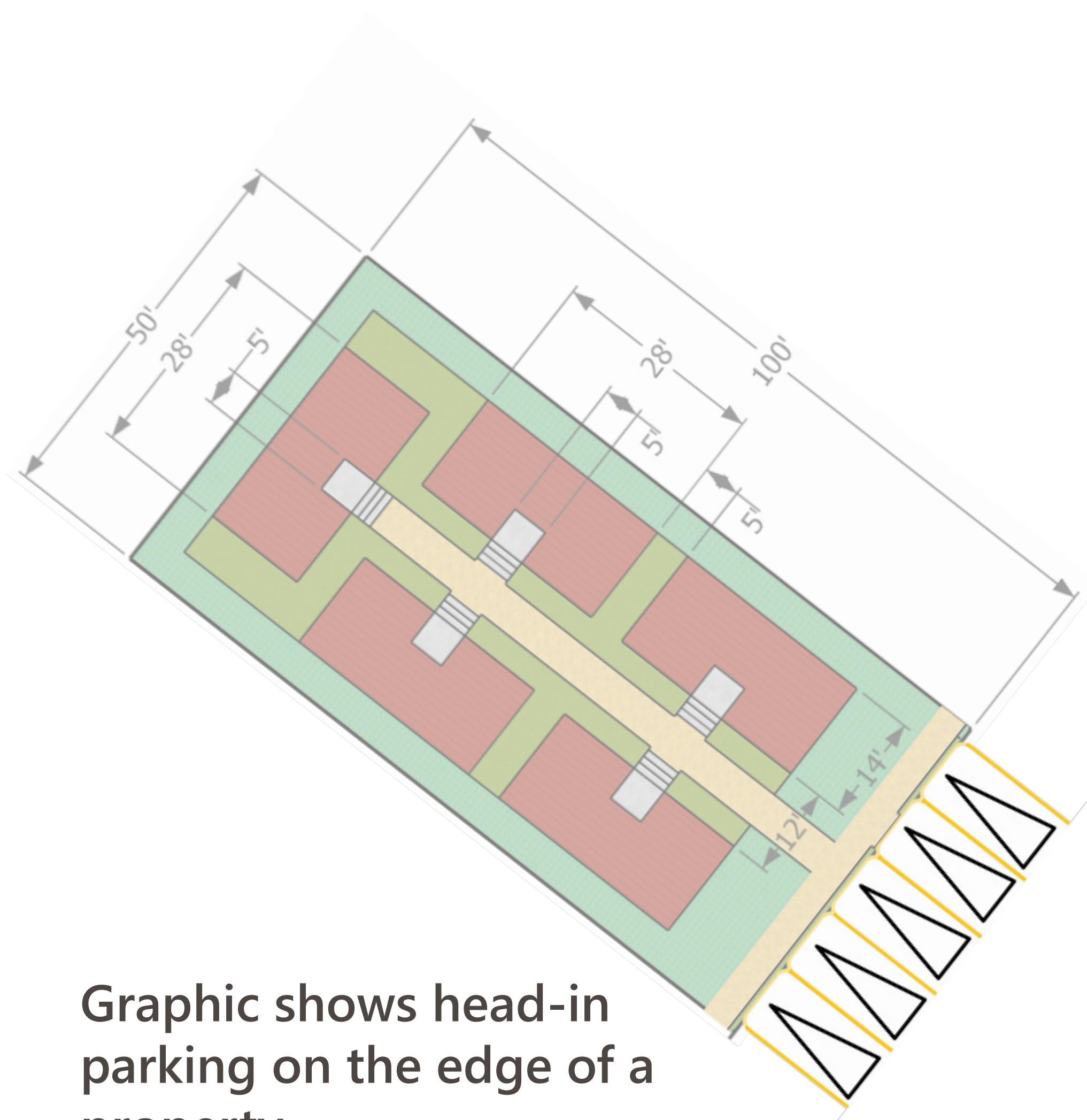
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**B.** Allow head-in or angled parking

I'm supportive.  I have concerns.

**B.**

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Graphic shows head-in parking on the edge of a property

**C.** Require 0.5 auto spaces and 1.5 dry, secure bicycle parking spaces per primary unit

I'm supportive.  I have concerns.

**C.**

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# CURRENT CODE HAS CHALLENGES

## 4. REGULATE FORM, NOT DENSITY

Current cottage cluster standards are subject to the density restrictions of the base zone.

### WOULD YOU SUPPORT?

- Regulate form, not density, using these elements:

- Height (# of stories)
- Setbacks and allowed intrusions
- Lot coverage
- 
- Common area
- Unit type (attached vs detached)
- 

I'm supportive.  I have concerns.

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## 5. HEIGHT

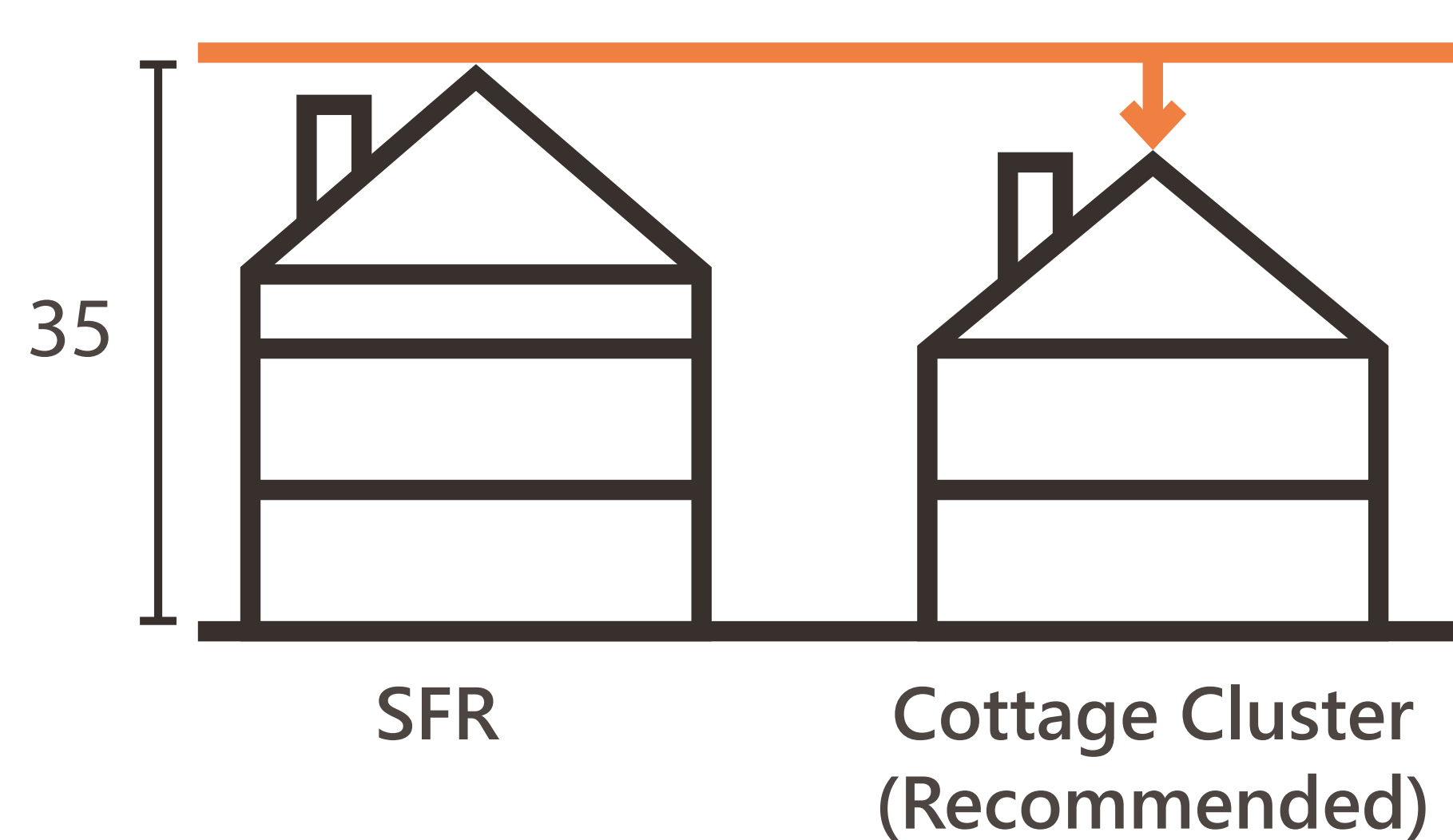
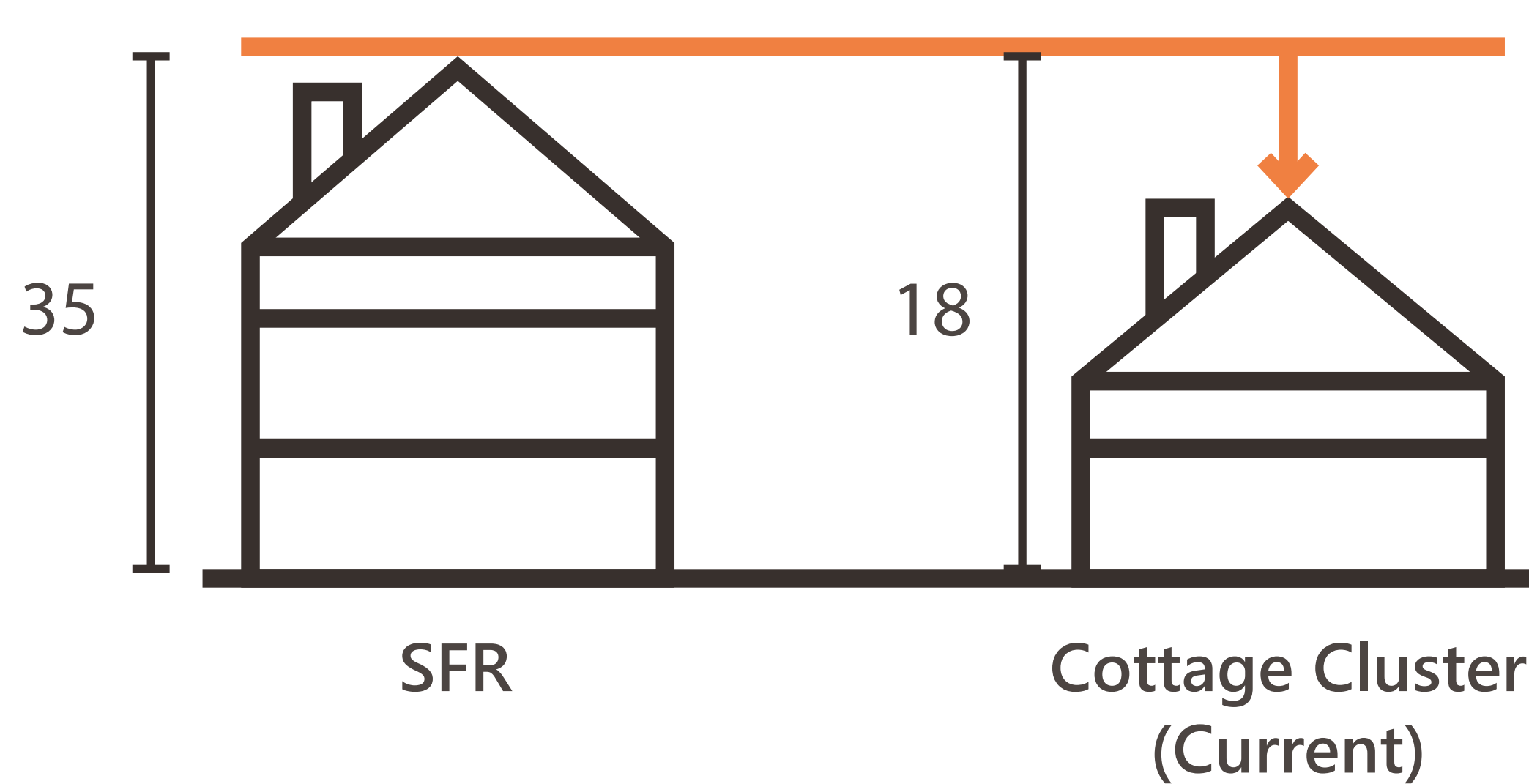
Current single family residential zones allow three stories; current cottage cluster standards appears to cap height at 1.5 stories.

### WOULD YOU SUPPORT?

- Reducing height from base zones:
  - Cottage Cluster, 2 stories, down from 35' in base SFR zones
  - Height can never exceed base zone height.

I'm supportive.  I have concerns.

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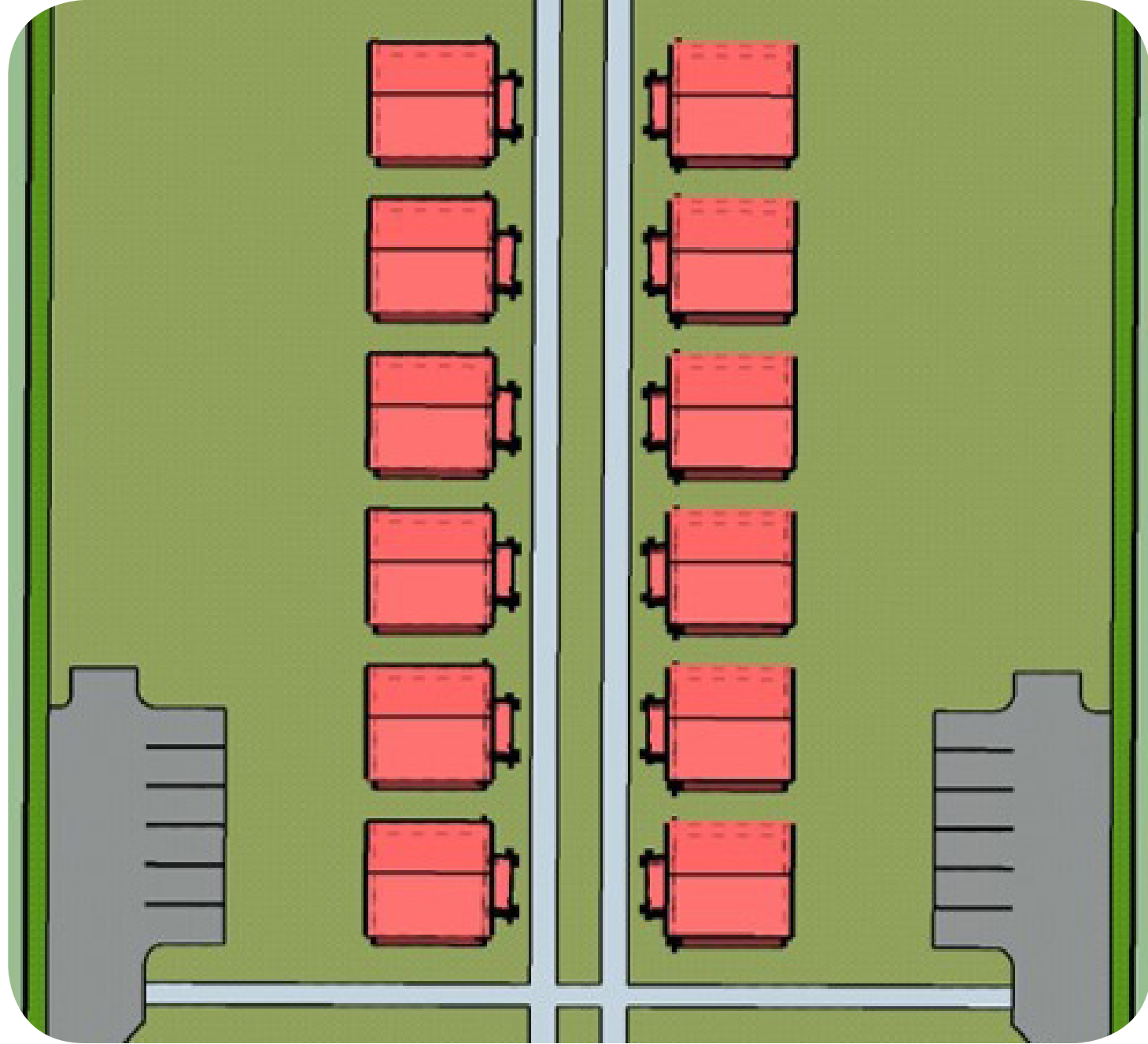


THOUGHTS/COMMENTS?

# CURRENT CODE HAS CHALLENGES

## 6. MAX NUMBER OF UNITS

On larger sites, there is no incentive to develop as the number of units is maxed at 12. This results in lots of unbuildable space, or expensive units.



### WOULD YOU SUPPORT?

- Eliminate requirement for maximum number of units for larger sites

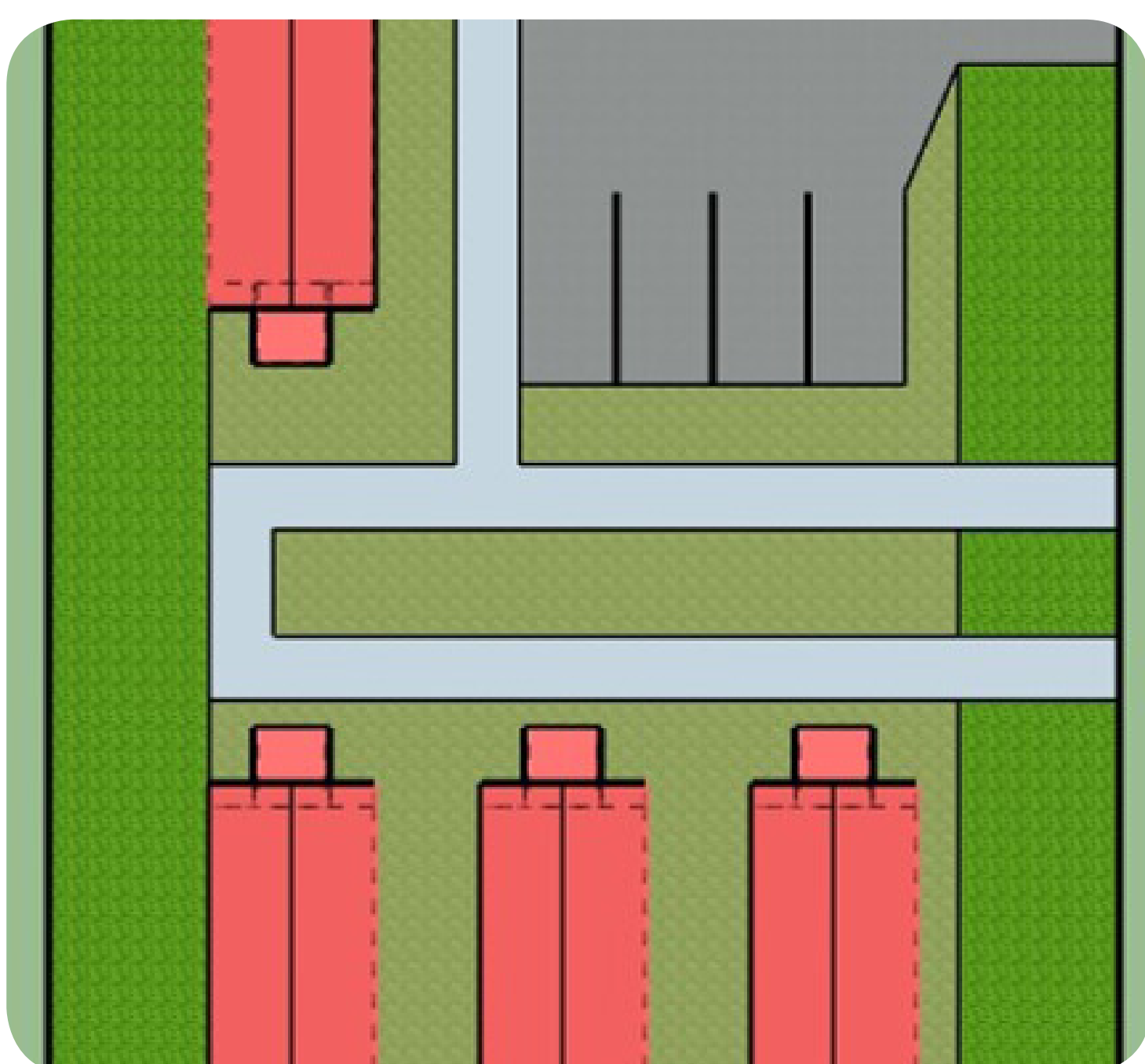


● I'm supportive. ● I have concerns.

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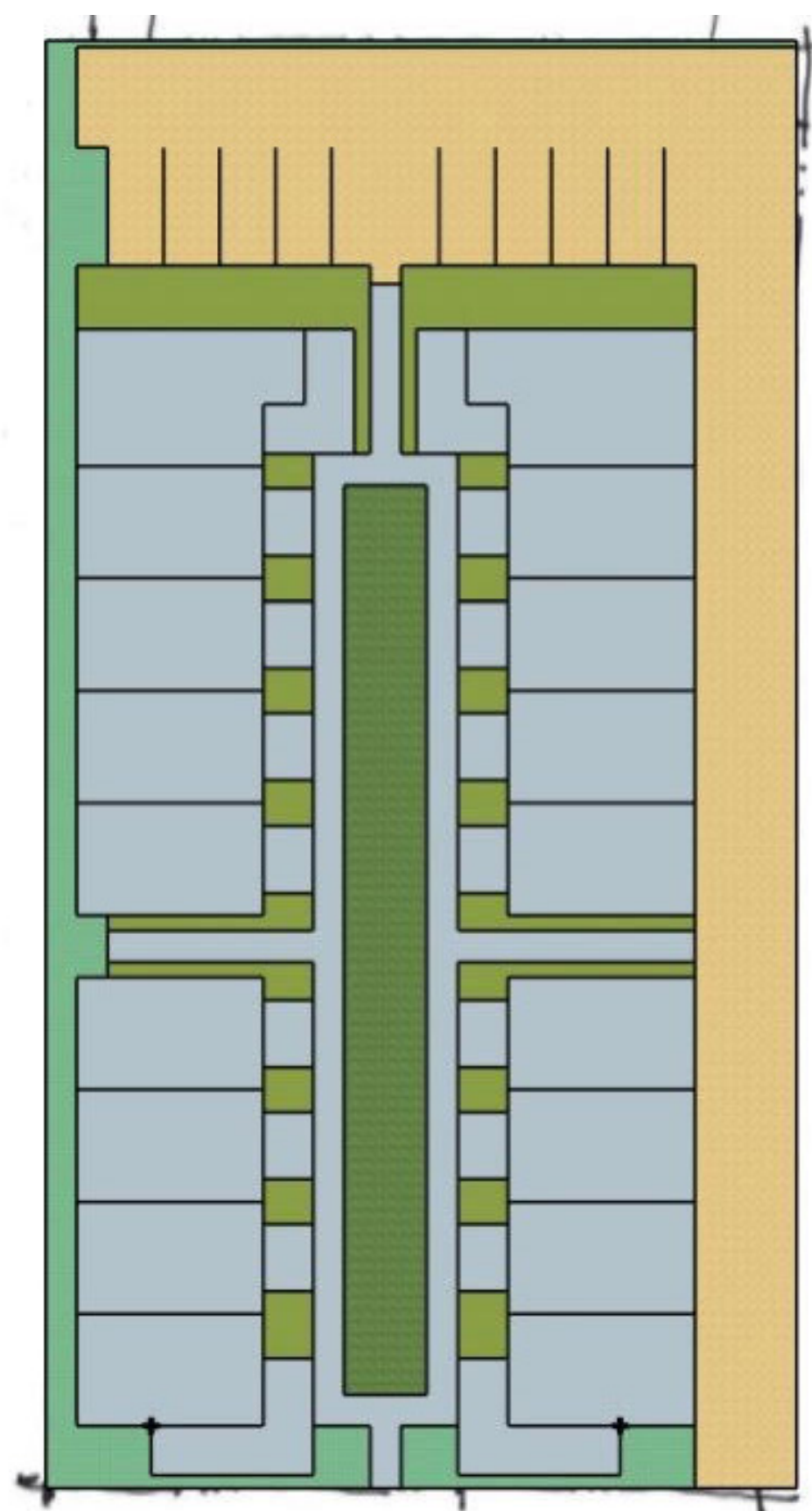
## 7. DENSITY CONSTRAINTS

Due to density constraints, smaller sites are forced to build fewer, more expensive units in order to make the development pencil.



### WOULD YOU SUPPORT?

- Eliminate requirement for maximum density to free up smaller sites



● I'm supportive. ● I have concerns.

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THOUGHTS/COMMENTS?

# CURRENT CODE HAS CHALLENGES

## 8. SETBACK REQUIREMENTS

WOULD YOU SUPPORT?

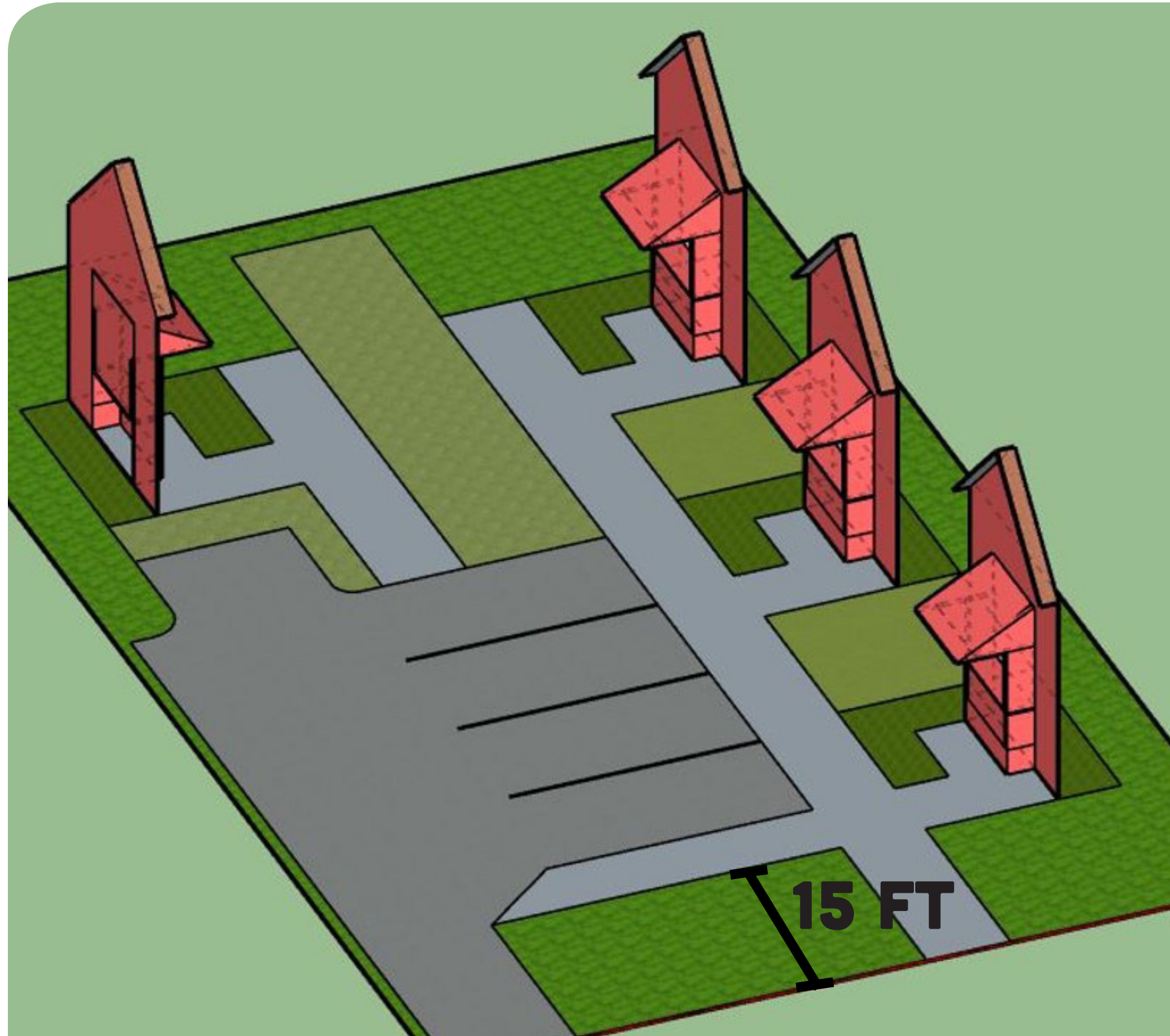
I'm supportive.  I have concerns.

On a 6,000 square foot site, only the front porches of the allowed cottages can be constructed given setbacks.

**A.** 15' front yard setback for a Cottage Cluster

**A.**

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I'm supportive.  I have concerns.

**B.** Allow walkways, sidewalks, porches, steps, ramps, drive aisles and retaining walls in the front setback

**B.**

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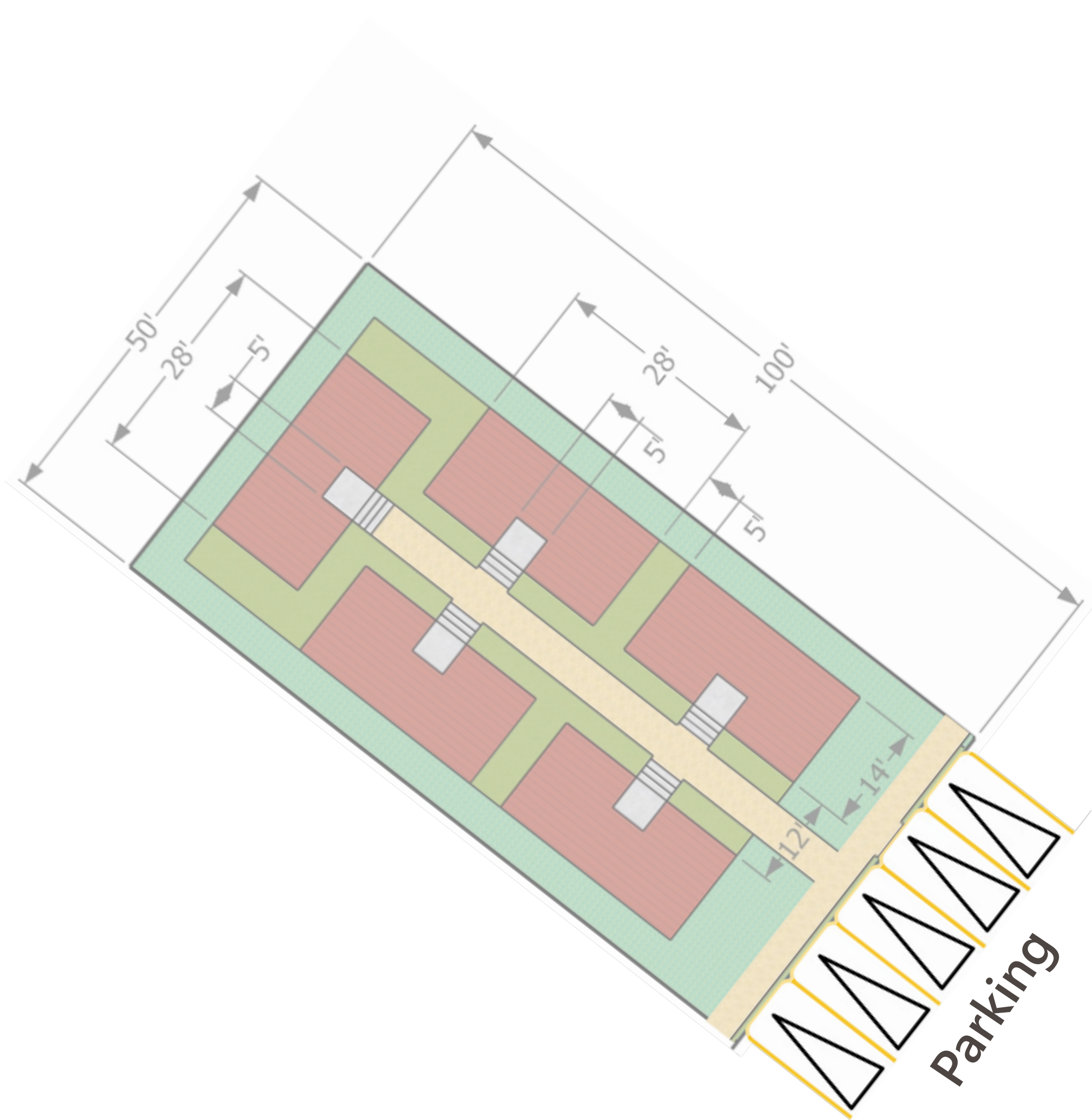


I'm supportive.  I have concerns.

**C.** Allow parking, steps, ramps, drive aisles and retaining walls in the side and rear setbacks

**C.**

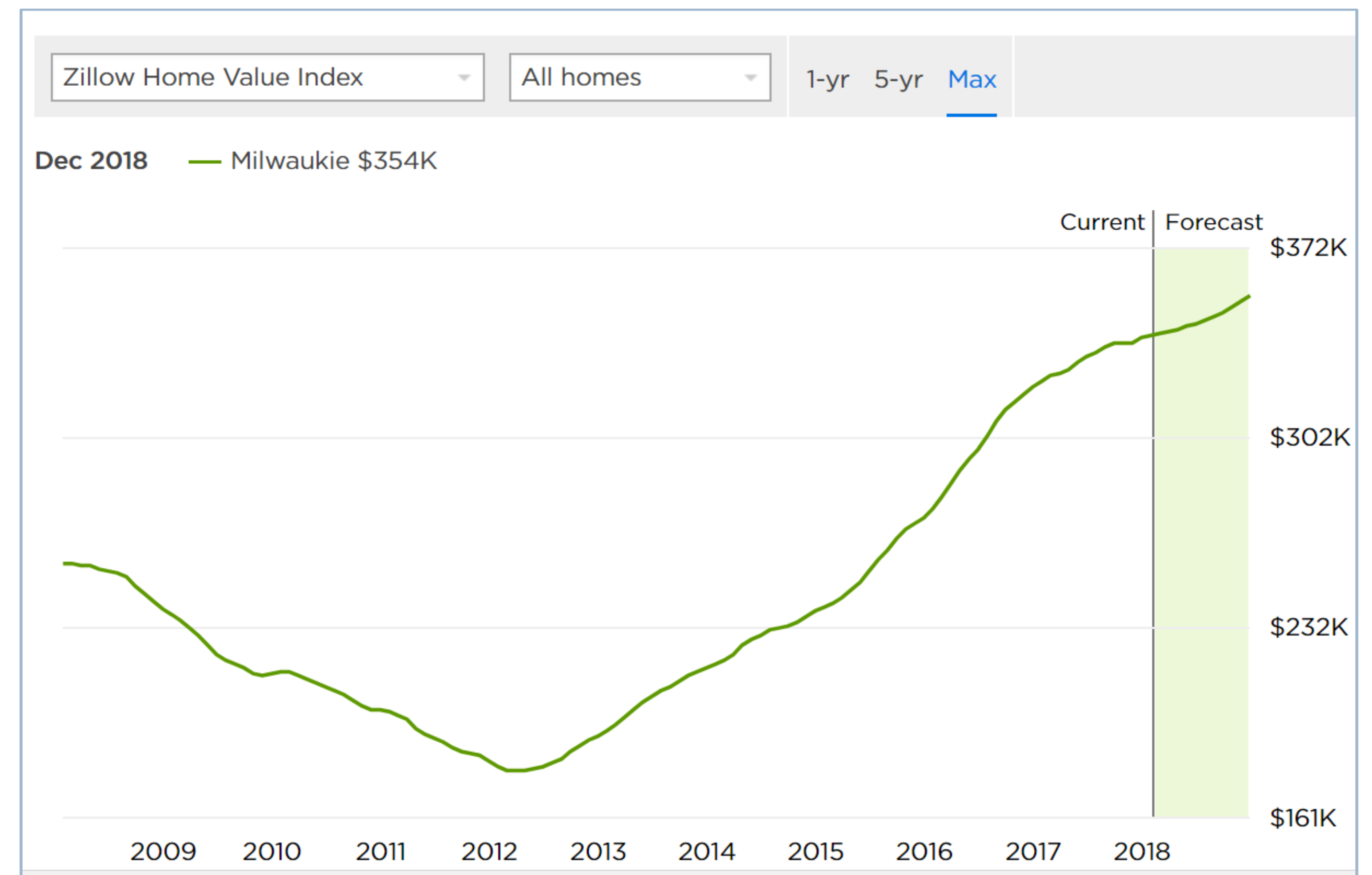
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# WORKFORCE HOUSING

## MARKET ANALYSIS RESULTS

- Only 40 housing units have been added to the city's housing stock, total, since 2010
- According to Metro's Housing Needs Analysis, Milwaukie will demand at least 55 to 60 new units per year for the next 5 years
- Milwaukie's low rate of growth over the past two decades is the direct result of a serious lack of new housing



## HOW DO DIFFERENT POLICIES AFFECT PRICE?

	Zone Standards	Sales Price Per Unit	# of Units	Monthly Mortgage Payment	Monthly Rent Per Unit
<p>LESS AFFORDABLE</p> <p>↑</p> <p>↓</p> <p>MORE AFFORDABLE</p>	Standard single-family home	(181%)	1	\$2,473	\$3,361 (180%)
	Current cottage cluster standard	\$334,000 (107%)	4	\$1,434	\$2,900 (155%)
	Remove density limit	(82% AMI)	5	\$992	\$2,061 (110% AMI)
	Reduce setbacks and separation standards	(77%)	7	\$929	\$1,888 (101%)
	Reduce private and shared yard standards	(74% AMI)	8	\$889	\$1,773 (95% AMI)
	Allow on-street parking to count	(72% AMI)	9	\$868	\$1,674 (90% AMI)
	Increase height to two full stories	(71% AMI)	10	\$857	\$1,643 (88% AMI)
	Allow attached unit types	(68% AMI)	15	\$820	\$1,538 (82% AMI)

### WHAT IS AREA MEDIAN INCOME (AMI)?

- Area median income (AMI) refers to the midpoint of a region's income distribution.
- 50% of households earn less than AMI, and 50% earn more.
- Clackamas County's 2017 AMI is \$74,700.
- Milwaukie's median household income is \$55,880



# A NEW APPROACH TO HOUSING

HOW COULD COTTAGE COURTS BE DESIGNED FOR EXISTING LOTS IN MILWAUKIE?

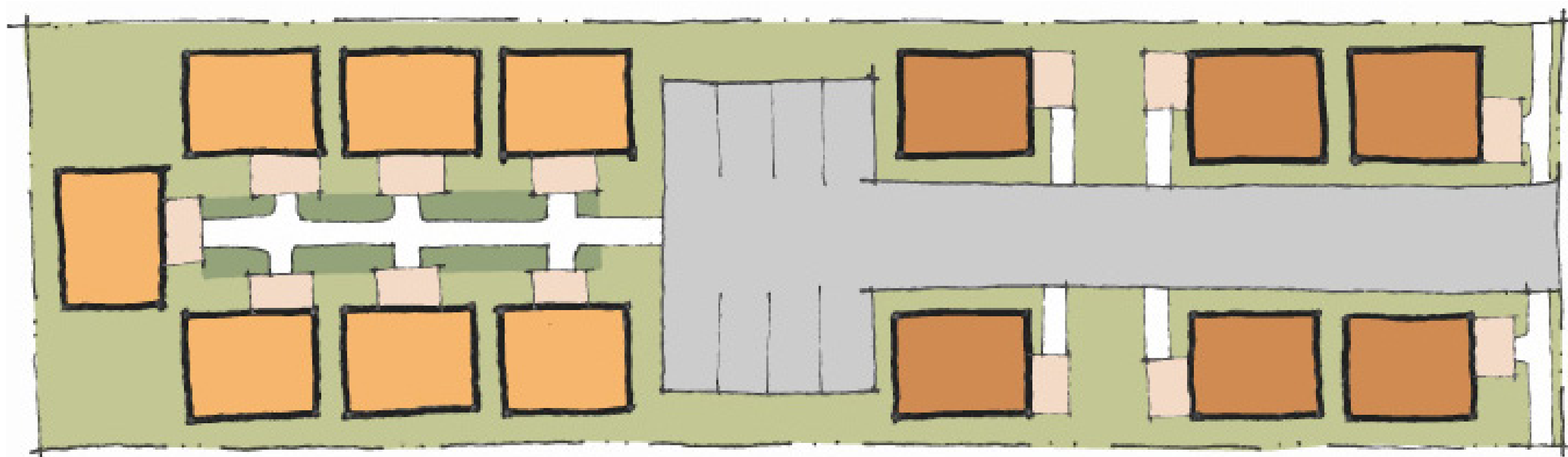
## NARROW LOT REDESIGN

### Current Site



Lot size:  
**0.5 acres**

### Redesign Concept



Plan View

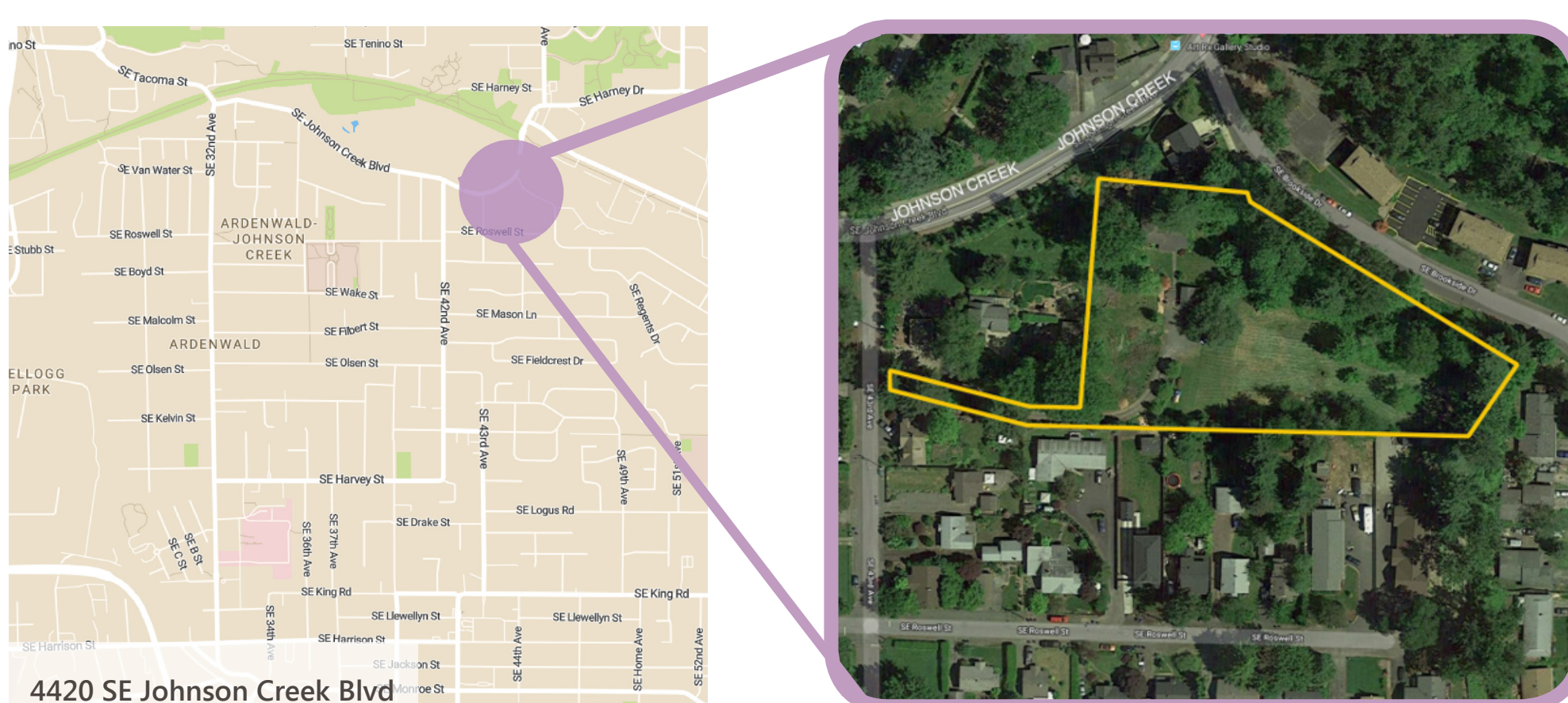
Cottage Court Buildings	Unit Count	Price / Unit	Mortgage / Month
750 sf (1.5 Story Cottage 20' x 35')	7	\$247,500	\$1,063
	6	\$302,000	\$1,297
Total	13		
Parking Spaces	8		

## WHAT DO YOU THINK ABOUT THIS CONCEPT?

PLACE  
THOUGHTS

## OPEN SPACE REDESIGN

### Current Site



Lot size:  
**2.0 acres**

### Redesign Concept



Cottage Court Buildings	Unit Count	Price / Unit	Mortgage / Month
1,050 sf (2 Story Cottage 15' x 35')	14	\$320,250	\$1,375
1,000 sf (2 Story Cottage 20' x 35')	16	\$305,000	\$1,310
700 sf (Carriage House 20' x 35')	4	\$228,900	\$983
Total	34 + Existing Unit		
Parking Spaces	19		

## WHAT DO YOU THINK ABOUT THIS CONCEPT?

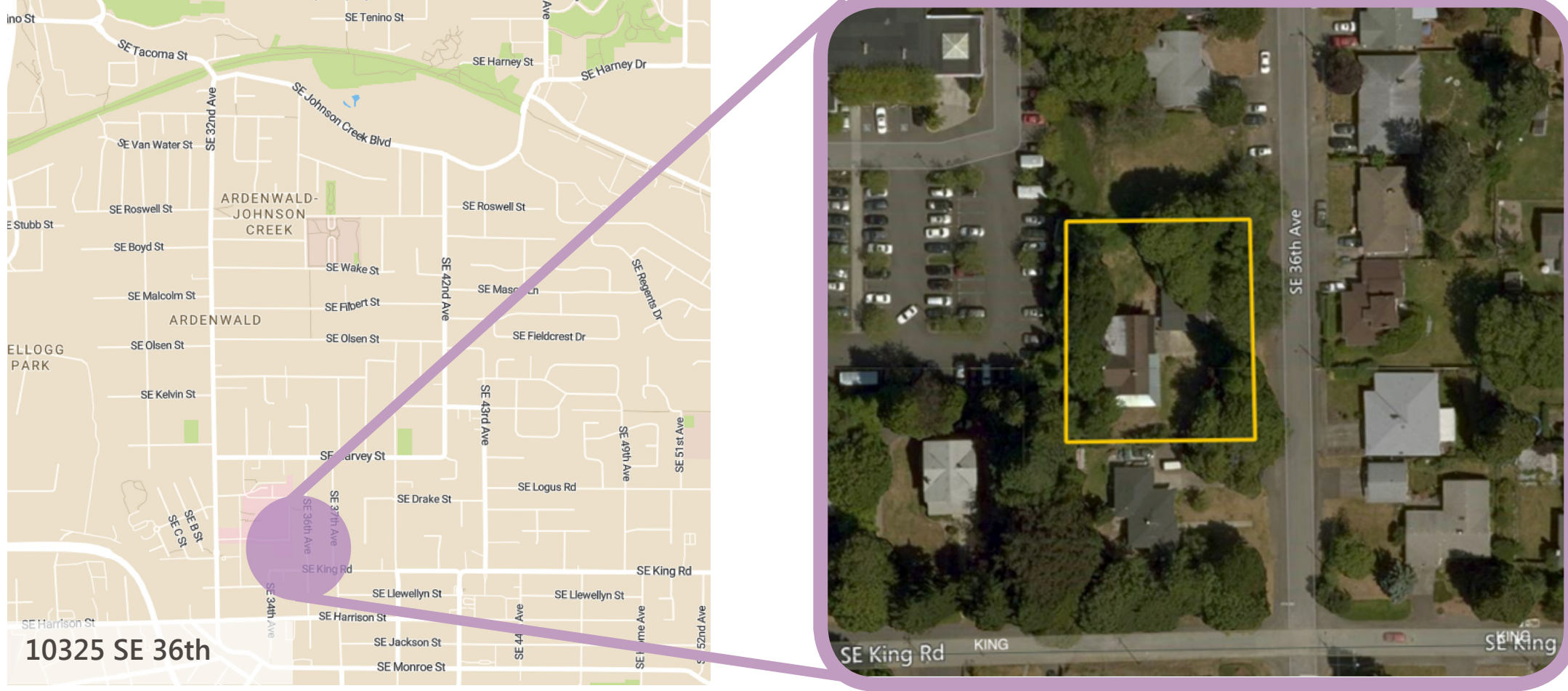
PLACE  
THOUGHTS

# A NEW APPROACH TO HOUSING

HOW COULD COTTAGE COURTS BE DESIGNED FOR EXISTING LOTS IN MILWAUKIE?

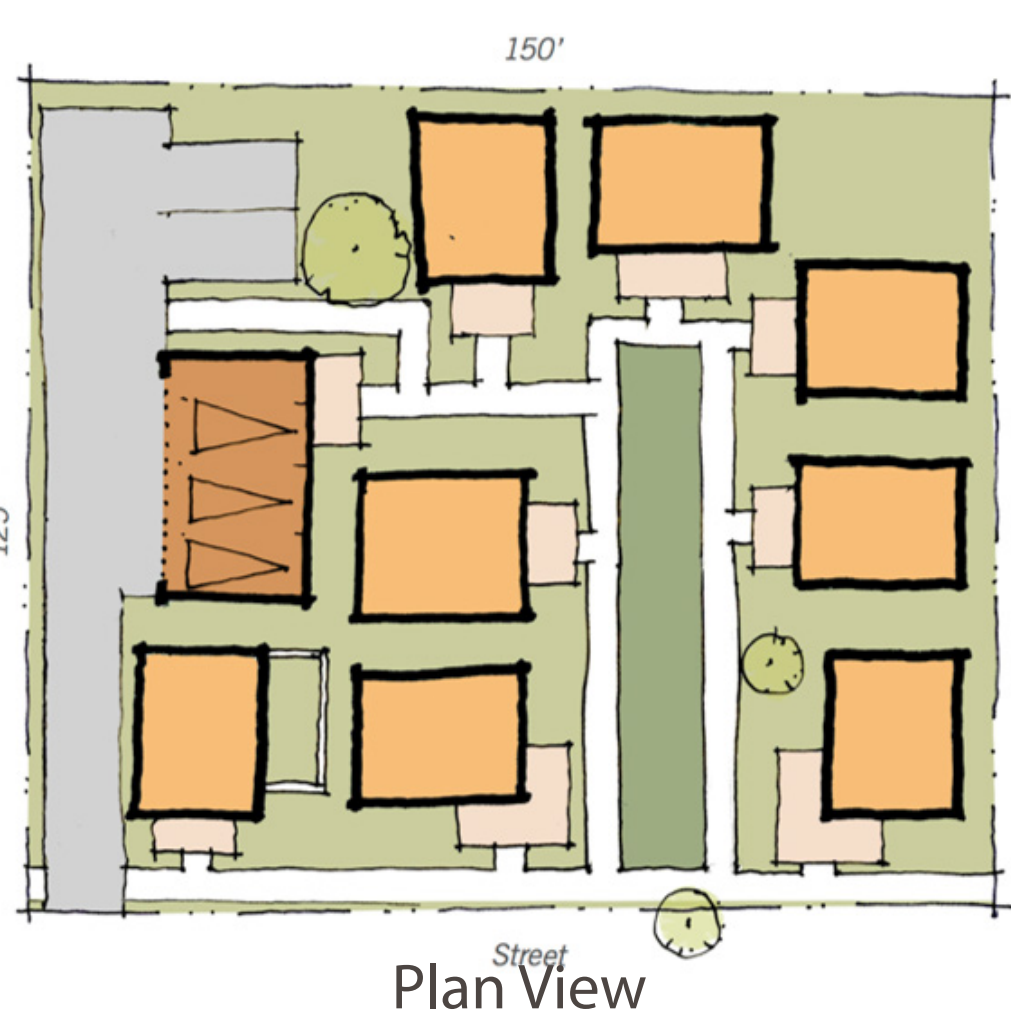
## FULL LOT REDESIGN

### Current Site



Lot size:  
**0.4 acres**

### Redesign Concept



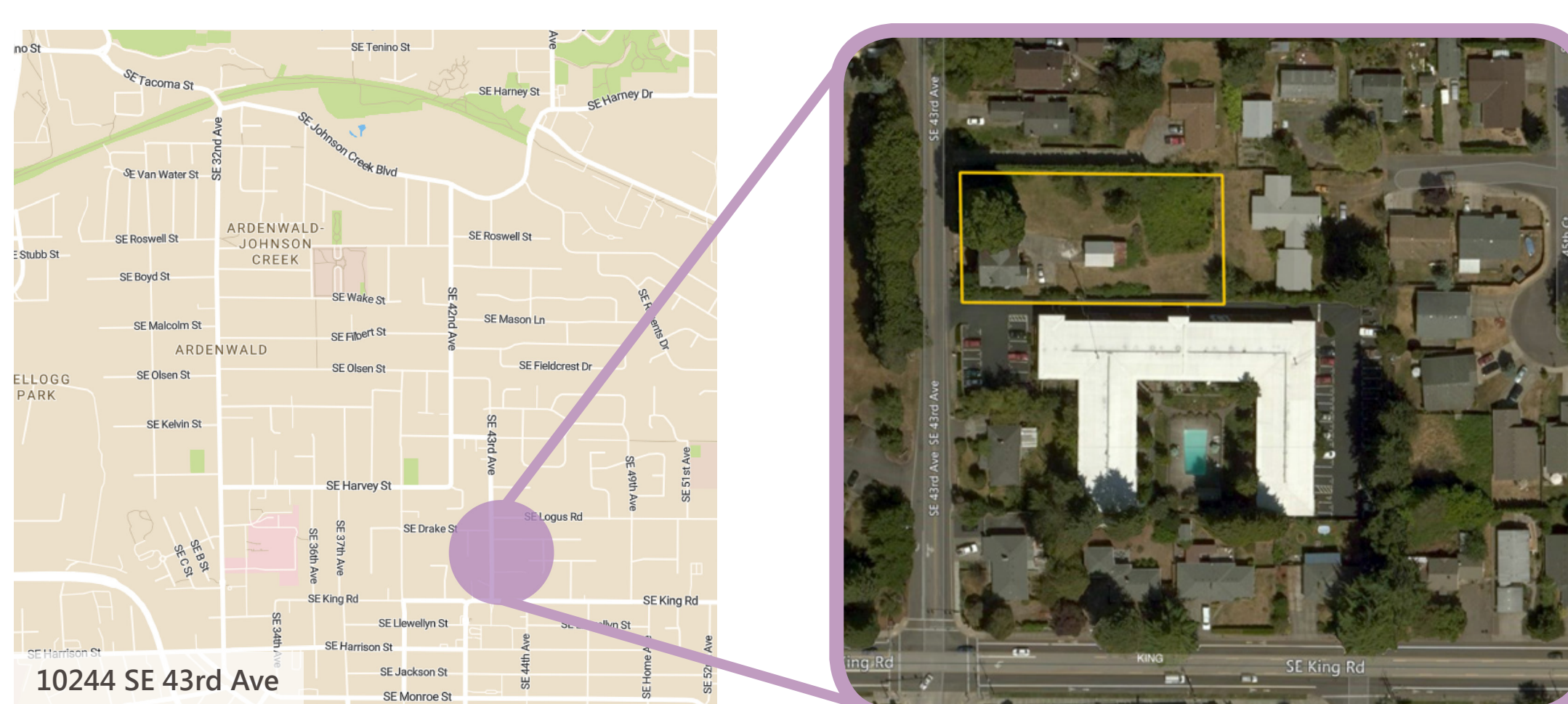
Cottage Court Buildings	Unit Count	Price / Unit	Mortgage / Month
1,000 sf (2 Story Cottage 20' x 25')	8	\$316,500	\$1,359
700 sf (Carrage House 20' x 25')	1	\$234,500	\$1,007
Total	9		
Parking Spaces	5		

## WHAT DO YOU THINK ABOUT THIS CONCEPT?

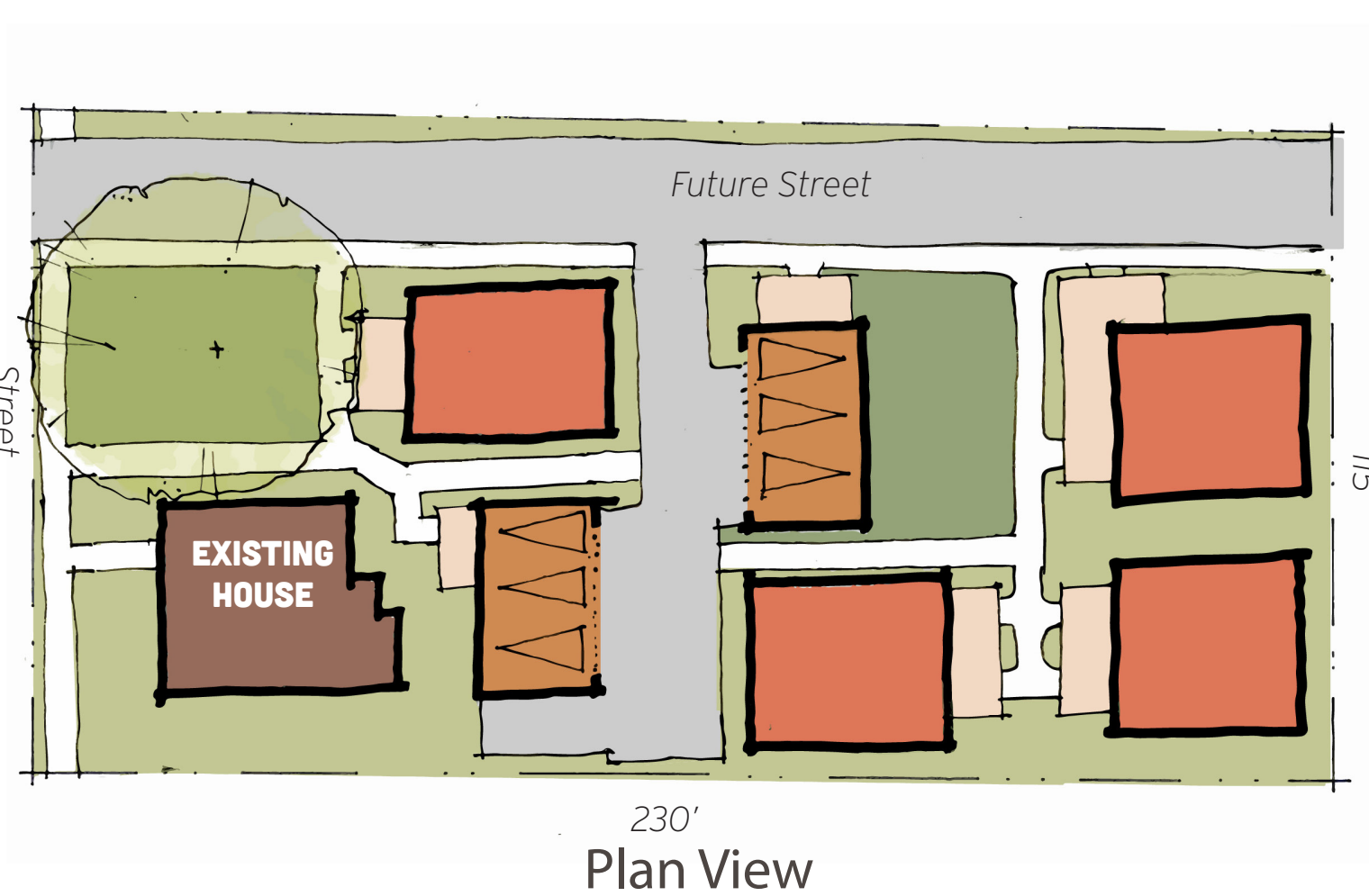
PLACE  
THOUGHTS

## FULL LOT REDESIGN #2

### Current Site



Lot size:  
**0.6 acres**



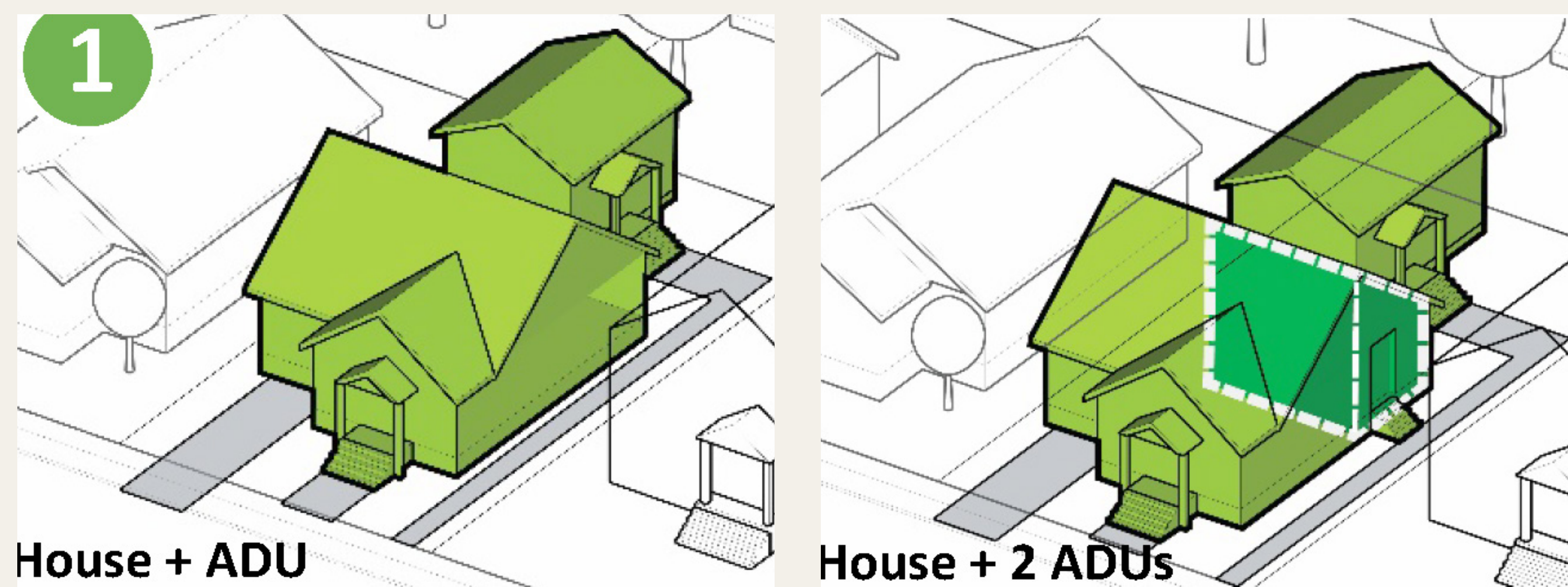
## WHAT DO YOU THINK ABOUT THIS CONCEPT?

PLACE  
THOUGHTS

Cottage Court Buildings	Unit Count	Price / Unit	Mortgage / Month
700 sf (Carrage House 20' x 35')	2	\$234,500	\$1,007
1,050 sf (Duplex 30' x 35')	8	\$316,500	\$1,359
Total	10 + Existing Unit		
Parking Spaces	7		

# ACCESSORY DWELLING UNITS

## WHAT IS AN ADU?



- An accessory dwelling unit (ADU) is a self-contained home on the same property as a larger, principal home
- ADUs can be detached, attached, or internal to the primary home
- Also known as granny flats, carriage houses, in-law units, and others

## SENSITIVITY TESTING

	Cost Per Unit	Housing Situation	Monthly Rent Per Unit	
<p>LESS AFFORDABLE</p> <p>↑</p> <p>↓</p> <p>MORE AFFORDABLE</p>	\$575,800	Standard single-family home	\$0	
	\$395,300	Single-family home	\$0	
		Attached ADU	\$1,160 (62% AMI)	
	\$395,300	Single-family home	\$0	
		Attached ADU	\$1,160 (62% AMI)	
		Detached ADU	\$1,780 (95% AMI)	
	<b>Remove Parking Requirement</b>			
	\$395,300	Single-family home	\$0	
		Attached ADU	\$1,130 (60% AMI)	
	<b>Remove Parking Requirement; Remove SDCs</b>			
\$395,300	Single-family home	\$0		
	Attached ADU	\$1,040 (56% AMI)		
	Detached ADU	\$1,660 (89% AMI)		

# ADUs AND CURRENT CHALLENGES

## TODAY'S CHALLENGES

**1. LIMITED ALLOWANCE OF ADUS**  
Only one ADU is allowed in single family zone.

**2. SDCS AND FEES FOR SMALLER DEVELOPMENTS**  
System development costs (SDCs) and fees impact small units disproportionately.

**3. PARKING REQUIREMENTS COMPETE WITH BUILDABLE AREA**  
Two off street parking spaces are required which compete with the buildable area of a site reducing units and affordability.

## WOULD YOU SUPPORT?

▶ **ALLOWING UP TO TWO ADUS**  
Allowing two ADUs per residence is the most significant change to enable ADUs as a workforce housing strategy.

▶ **REDUCING SDCS + IMPROVEMENT REQUIREMENTS**  
Exploring opportunities for fee reform can enable ADUs as a workforce housing strategy.

▶ **REDUCING PARKING REQUIREMENTS**  
Especially for smaller and more constrained sites, reducing parking requirements to one per site would allow for more ADU development.

● I'm supportive. ● I have concerns.

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# ADUs AND CURRENT CHALLENGES

## TODAY'S CHALLENGES

4.

### LOCATION OF ADUS

Existing code prevents ADUs in front of a single family home, within 40 ft from the front lot line or within the side and rear setbacks depending on the size.

5.

### ADU SIZE BASED ON THE SIZE OF PRIMARY UNITS

Maximum ADU sizes based on the size of primary units presents inequities by disproportionately limiting ADUs on lots with smaller dwellings, typically owned by lower-income households.

6.

### LONG REVIEW PROCESSES

An unnecessary lengthy review processes for ADUs can hinder the development of more affordable units.

## WOULD YOU SUPPORT?

### ALLOW LOCATION FLEXIBILITY

Allow flexible siting of the location of an ADU anywhere on a lot.

### MAXIMUM ADU SIZES

Instead of dictating maximum ADU sizes by the size of primary units, a baseline standard maximum ADU size should be established for all units to prevent inequities.

### STREAMLINE REVIEW PROCESS

Development review processes should be streamlined for ADUs to be permitted by cheaper and shorter review process as long as the ADU meets size and other code restrictions.

I'm supportive.  I have concerns.

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