

Re: Written Testimony, **City Council and Planning Commission Joint Session, June 25, 2019**
item 5.1: Cottage Cluster/ Adu presentation, **comment on page 5.1 / 35.**

To: Mayor Gamba, Council President Falconer, and Councilors Parks, Batey, Hyzy; and members of the Planning Commission.

Page 35 which compares the prices of various types of housing is rather misleading in a conceptual sense.

The most glaring deficiency of this cost comparison is there is no adjustment for size of household and number of occupants in these various housing types.

This is to a large degree **an apples and oranges comparison**, particularly as it concerns standard single family detached house.

- 1) Standard single-family homes may have a greater number of occupants than the cottage cluster or adu, and if so, **the actual housing price per occupant may be less for standard single family than adu or cottage cluster units. Then too, a recent trend I am seeing in my standard single-family neighborhood, is my neighbors renting out their basements to young families or to young folks early in their careers.** Comparing a standard single family detached home with cottage clusters and adu's shortchanges the more robust features of single family detached homes.
- 2) I don't think the Standard single-family home belongs on the comparisons, page 5.1 / 35. This really isn't a significant option for Milwaukie because much of it is already developed with standard single-family homes. But the **City Council should advocate to Metro government a more rapid expanding of the Urban "Growth" Boundary so as relieve housing demand now going to urban cores** – this demand which would otherwise go to building out the urban area with population growth. The rate of build out is materializing far too slowly. Since the initiation of the Urban Growth Boundary, it is expanded outward by roughly 10% versus regional population growth of 78%, per real estate professor at Portland State University.

Sincerely,

"Elvis" Clark

Ardenwald neighborhood

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