

## Housing Goals and Policies – “Pinned Down” Version

**EQUITY GOAL:** *Provide housing options and reduce housing barriers for people of all ages and abilities, with a special focus on people of color, aging populations, and people with low incomes.*

1. Provide the opportunity for a wider range of rental and ownership housing choices in Milwaukee, including additional middle housing types in low and medium density zones.
2. Establish development standards that focus more on regulating size, shape, and form and less on the number of housing units.
3. Promote zoning and code requirements that remove or prevent potential barriers to home ownership and rental opportunities for people of all ages and abilities, including historically marginalized or vulnerable populations such as people of color, aging populations, and people with low incomes.
4. Leverage resources and programs that aim to keep housing (including existing housing) affordable and available to residents in all residential neighborhoods of Milwaukee.
5. Encourage development of new homes and modification of existing homes to accommodate people of all ages and abilities through use of universal design.
6. Consider cultural preferences and values when adopting development and design standards, including but not limited to the need to accommodate extended family members and provide opportunities for multi-generational housing.
7. Support the Fair Housing Act and other federal and state regulations that aim to affirmatively further fair housing.
8. Collaborate with community partners to provide a continuum of programs that address the needs of unhoused persons and families, including temporary shelters, long-term housing, and supportive services.
9. Reduce the displacement of renters through tenant protection policies.
10. Develop, monitor and periodically update metrics that evaluate the City’s success in achieving this chapter’s Equity Goal.

**AFFORDABILITY GOAL:** *Provide opportunities to develop housing that is affordable at a range of income levels.*

1. Continue to research, leverage and implement housing affordability strategies that meet the needs of Milwaukie households and can adapt to changing market conditions.
2. Allow and encourage development of housing types with lower construction costs and sales prices per unit that can help meet the needs of low or moderate-income households, including middle housing types in low and medium density zones as well as larger apartment and condominium developments in high-density and mixed-use zones.
3. Consider programs and incentives that reduce the impacts that development/design standards and fees have on housing affordability, including modifications to parking requirements, system development charges, and frontage improvements.
4. Provide a simplified permitting process for the development of accessory dwelling units (ADUs) or conversion of single-family homes into duplexes or other “middle housing” types.
5. Expand partnerships with non-profit housing developers and other affordable housing providers and agencies that preserve or provide new low to moderate income-housing units, create opportunities for first-time homeownership, and help vulnerable homeowners maintain and stay in their homes.
6. Support the continued use and preservation of manufactured homes, both on individual lots and within manufactured home parks as an affordable housing choice.
7. Support the use of tiny homes as an affordable housing choice, while addressing adequate maintenance of these and other housing types through the City’s code enforcement program.
8. Clearly define and implement development code provisions to permit shelters and transitional housing for people without housing.
9. Monitor and regulate vacation rentals to reduce their impact on availability and long-term affordability of housing.
10. Work with other jurisdictions as well as regional and state agencies to identify the region’s housing needs and pursue a shared approach to improve housing affordability across all household income ranges.
11. Develop, monitor and periodically update metrics that evaluate the City’s success in achieving this chapter’s Affordability Goal.

**SUSTAINABILITY GOAL:** *Promote environmentally and socially sustainable practices associated with housing development and construction.*

1. Ensure that the scale and location of new housing is consistent with city goals to preserve open spaces, achieve a 40% citywide tree canopy, and protect wetland, floodplains, and other natural resource or hazard areas.
2. Provide additional flexibility in site design and development standards in exchange for increased protection and preservation of trees and other natural resources.
3. Use incentives to encourage, and where appropriate require, new housing development, redevelopment, or rehabilitation projects to include features that increase energy efficiency, improve building durability, produce or use renewable energy, conserve water, use deconstructed or sustainably produced materials, manage stormwater naturally, and/or employ other environmentally sustainable practices.
4. Promote the use of active transportation modes and transit to provide more reliable options for neighborhood residents and help reduce driving.
5. Increase economic opportunities for locally owned and operated businesses by encouraging the development and redevelopment of more housing near transit, shopping, local businesses, parks, and schools.
6. Encourage the adaptive reuse of existing buildings in residential and mixed-use areas that can help meet Milwaukie's housing needs.
7. Prepare, regularly monitor and periodically update an inventory of the buildable supply of residential land that can help meet the City's future housing needs in an efficient and sustainable manner.
8. Allow for a reduction in required off-street parking for new development within close proximity to light rail stations and frequent bus service corridors.
9. Advocate for additional frequent transit service in areas with the potential for significant residential growth.
10. Develop, monitor and periodically update metrics that evaluate the City's success in achieving this chapter's Sustainability Goal.

**LIVABILITY GOAL:** *Enhance the ability of Milwaukee's neighborhoods to meet community members' economic, social, and cultural needs, and promote their contributions to health, well-being, and universal access and design.*

1. Implement land use and public investment decisions and standards that foster creation of denser development in centers, corridors, and neighborhood hubs to support community gathering places, commercial uses, and other amenities that give people opportunities to socialize, shop, and recreate together.
2. Require that new housing projects improve the quality and connectivity of active transportation modes by providing infrastructure and connections that make it easier and more direct for people to walk or bike to destinations such as parks, schools, commercial services, and neighborhood gathering places.
3. Administer development code standards that require new housing to engage with the public realm and provide for appropriate setback and lot coverage standards.
4. Require that multi-family housing units have access to usable open space, either on-site or adjacent to the site.
5. Implement development or design requirements to help create transitions between lower and higher density residential development areas where the mass, size or scale of the developments differ substantially. Requirements could include massing, buffering, screening, height, or setback provisions.
6. Reduce development code barriers to cohousing and other types of intentional communities that help foster a sense of community.
7. Create and monitor performance measures and metrics that track the City's 1) success in developing new housing and preserving existing housing for households of all income levels, household sizes, and housing tenure and 2) infrastructure improvements needed to accommodate future growth targets.
8. Develop, monitor and periodically update metrics that evaluate the City's success in achieving this chapter's Livability Goal.