

Planning, Zoning and Development Action Planning

Housing Affordability and Homelessness Task Force

October 24, 2018
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Goal

◆ Performance Clackamas Strategic Plan

- By 2022, 2000 units of housing, affordable to a variety of residents, will be developed within Clackamas County, through a combination of public and private partnerships, and appropriate regulatory changes. Of that number, the Housing Authority goal will be to provide 1000 units affordable to households earning 60% of the area median income or less.

Context

- Unincorporated county and 16 cities
 - Separate zoning authority for each jurisdiction
- Housing Needs Analysis
 - Land supply
 - Allowed density
 - Options to increase one or both

Possible Regulatory Changes

- ◆ Offer density bonuses for affordable housing
 - Current code allows one bonus unit per affordable unit up to 5% (single-family) or 8% (multifamily) of the base density

Possible Regulatory Changes

◆ Provide for “missing middle” housing

- Current code allows duplex/triplex as conditional use in single-family zones on lots $\frac{2}{3}$ the size of a single-family lot per unit
- Duplex/triplex allowed in multifamily zones, typically at 12 units per acre
- Clustered single-family generally not allowed

Possible Regulatory Changes

- ◆ Increase the housing supply at all levels
 - Current code allows detached and attached single-family, ADUs, manufactured homes on lots or in parks, congregate housing facilities, duplexes, triplexes, multifamily, condominiums, clustered single-family, and transitional shelter communities
 - Allowed density ranges from unlimited to one dwelling per 30,000 square feet

Possible Regulatory Changes

◆ Allow Accessory Dwelling Units

- Current code allows one ADU per primary single-family dwelling in all single-family residential zones inside an urban growth boundary
- Maximum size is 900 square feet in most zones, 500 square feet in attached single-family dwelling zones
- Owner occupancy of either the ADU or the primary dwelling required except in Sunnyside Village or the Hoodland Residential area

Possible Regulatory Changes

- ◆ Reduce Parking Requirements for Affordable Housing
 - Current code requires one space behind front setback line for each ADU and each single-family dwelling
 - 1.5 spaces per unit for duplexes/triplexes
 - Multifamily: 1.25 spaces for a one-bedroom, 1.5 for a two-bedroom, 1.75 for a three-bedroom

Possible Regulatory Changes

◆ Implement Inclusionary Zoning

- State law limits to structures of 20 units or more
- Affordability requirement applies to maximum of 20 percent of the units
- Fee-in-lieu must be offered as an alternative
- A financial incentive must be provided unless fee-in-lieu option is chosen

Possible Regulatory Changes

- ◆ Expedite Permitting for Affordable Housing
 - Maximum 100 to 120 days for a final local land use decision
 - Typically the timeline is shorter unless an appeal is filed

Possible Regulatory Changes

- Reduce or waive fees for affordable housing
 - Permit fees
 - System development charges