

Land Use Housing Strategies Project:
Phase 2: HB2001 Implementation

Middle housing in urban, unincorporated
Clackamas County

Community Leaders Meeting
February 7, 2022



**Expanding
Housing Choice**
in Clackamas County

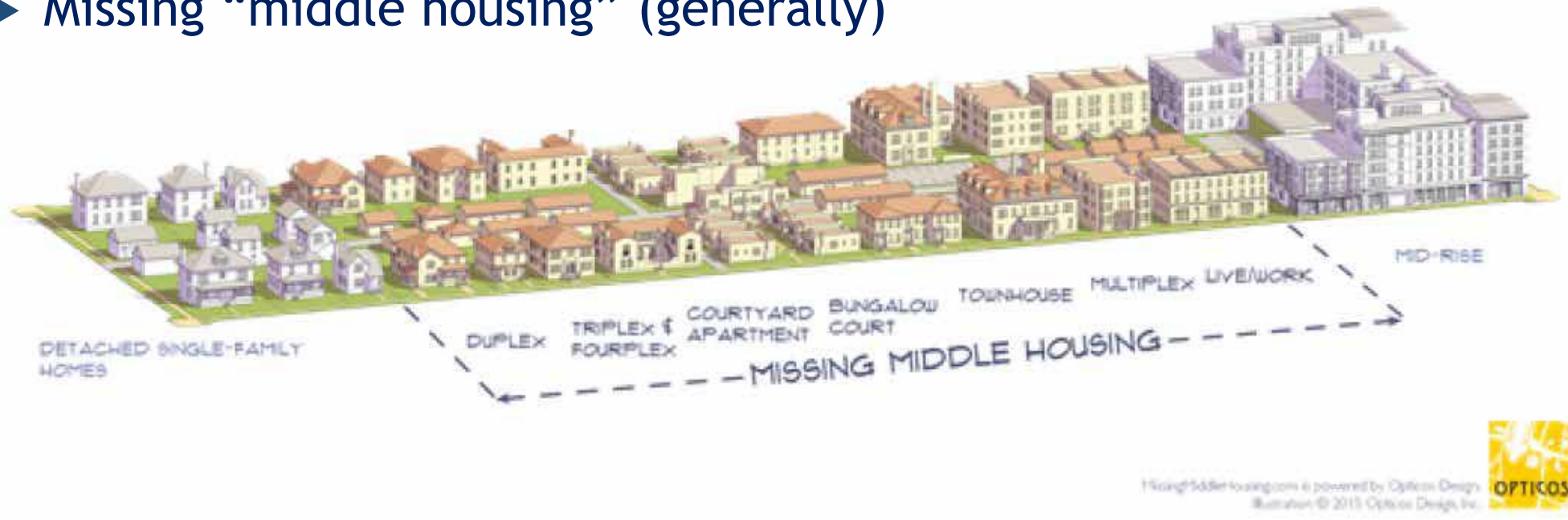
HB 2001 IMPLEMENTATION PROJECT

What is HB2001?

Brief Overview

House Bill 2001: The “middle housing” bill

- ▶ Missing “middle housing” (generally)



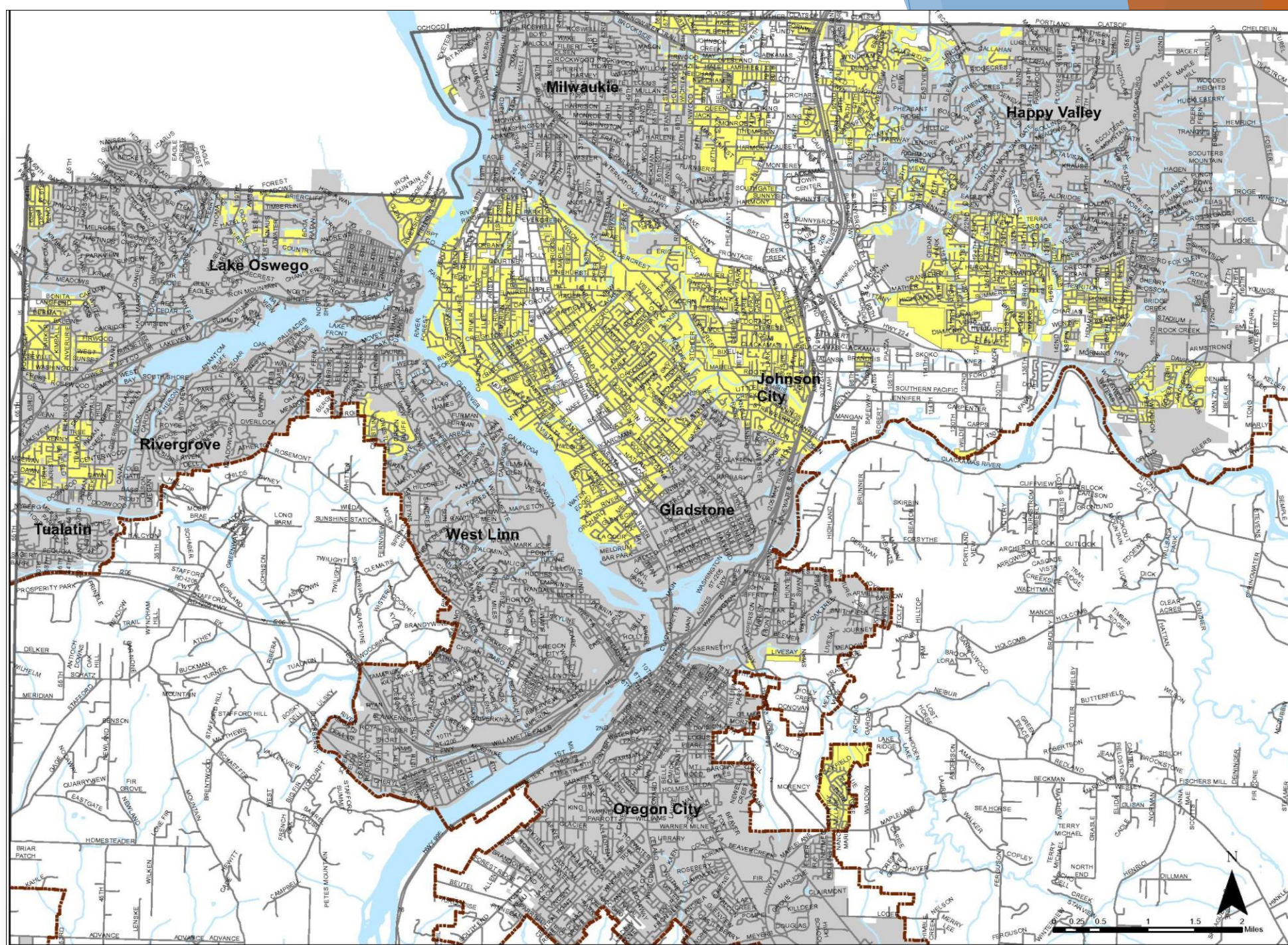
- ▶ HB2001: Duplexes, triplexes, quadplexes, townhomes and cottage clusters



Urban Unincorporated Areas Affected by HB 2001

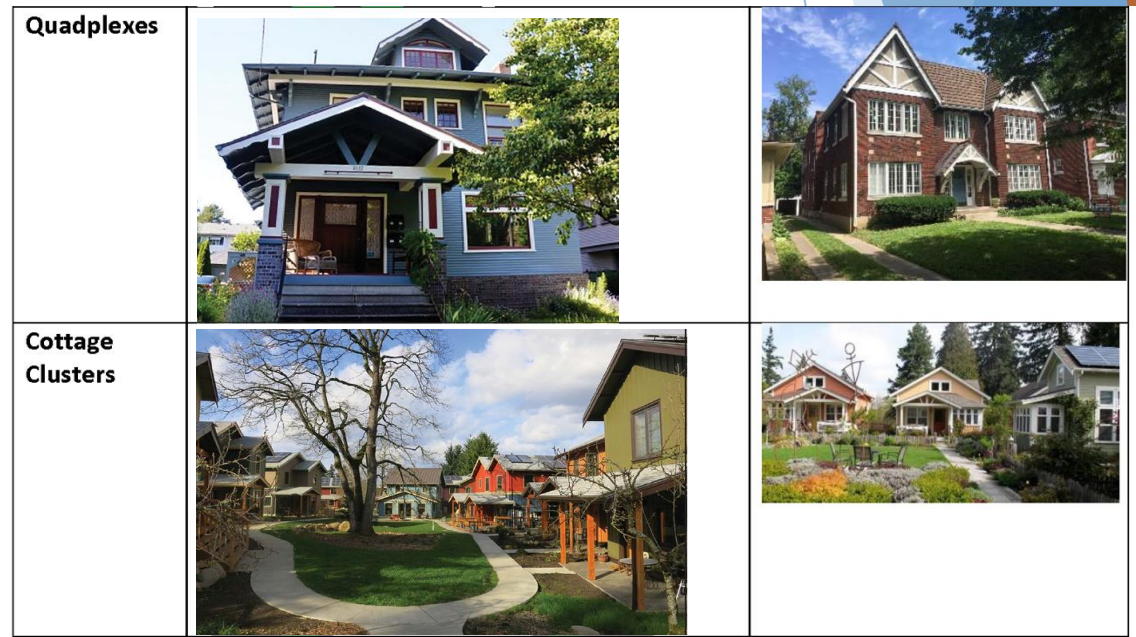
Zoning districts:

- R-5
- R-7
- R-8.5
- R-10
- R-15
- R-20
- R-30
- VR-5/7
- VR-4/5



By June 30, 2022, the county must:

- ▶ Adopt zoning standards consistent with state regulations *or*
- ▶ Use the state's Middle Housing Model Code



To comply with HB2001...the county has no control over:

1. Housing types
2. Zoning districts
3. Review process
4. Duplex siting and design standards
5. Housing price



To comply with HB 2001...the county has *some* control (within limits) over:

1. How big a site must be for middle housing to be developed
2. Protections for floodplains and other protected natural resource areas
3. Parking
4. Some siting and design standards
 - ▶ *Siting*: size and location of buildings and other features
 - ▶ *Design*: How the buildings look

ZDO and Comprehensive Plan Amendments

Zoning & Development Ordinance (ZDO): 22 Sections amended

- ▶ Add all middle housing types as allowed uses
- ▶ Clarify which development standards apply to middle housing
- ▶ New section with all siting and design standards unique to triplexes, quadplexes, townhouses and cottage clusters: **minimum lot sizes, entry orientation, driveways, windows, cottage cluster courtyards, etc.**
- ▶ Remove 3,000-sq.-ft. minimum lot size for residential development
- ▶ Sidewalk requirements

Comprehensive Plan

- ▶ Chapter 6, Housing
- ▶ Chapter 4, Land Use

What Have We Heard?

Summary of Feedback & How It is Being Used

Feedback to date

- ▶ Planning Commission work sessions: Oct. 2021 & Jan. 2022
- ▶ Board of County Commissioners policy session: Feb. 2022
- ▶ Public outreach:
 - ▶ Initial engagement conducted in spring-summer 2021
 - ▶ 2nd round community engagement conducted in winter 2021-22
 - ▶ Online survey: 342 responses
 - ▶ 2 community feedback panel meetings
 - ▶ 5 video discussion groups, one each in:
 - ▶ Russian
 - ▶ Spanish
 - ▶ Chinese
 - ▶ Vietnamese
 - ▶ English

General response to middle housing concept

- ▶ **Benefit** most frequently mentioned: Increasing the amount of affordable housing
- ▶ **Other benefits**
 - ▶ More options for home buyers
 - ▶ Possible source of additional income for landowners
 - ▶ Additional housing density
 - ▶ Middle housing is attractive and compact
 - ▶ Might attract local businesses to neighborhoods
- ▶ **Concerns** most frequently mentioned: Overcrowding; parking
- ▶ **Other concerns**
 - ▶ Impacts to open space and damage to land
 - ▶ From many survey respondents, changing neighborhood character

Mixed response to adopting flexible rules to encourage middle housing

- ▶ Approximately 50% supported allowing some flexibility
 - ▶ Those who supported flexibility said it was a **tradeoff** to increase affordable housing
- ▶ Approximately 50% did not support flexibility

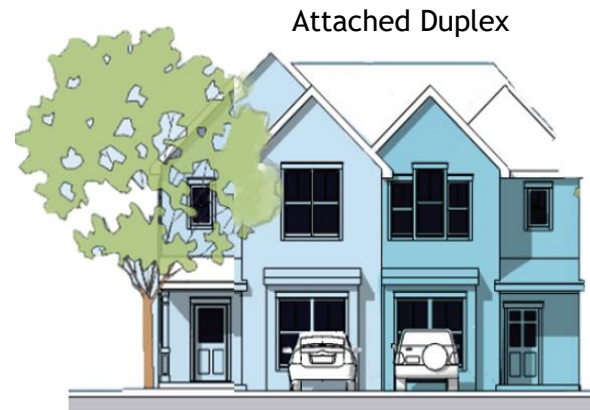
Specific Standards Discussed

TOPIC	OPTIONS DISCUSSED	
	ALLOW (minimum requirements)	ENCOURAGE (rules might remove barriers)
Detached vs. Attached “Plexes”	All duplexes, triplexes & quadplexes must be attached	Duplexes, triplexes & quadplexes may be detached
Lot Size Requirements	Larger for some middle housing than for single-family housing	Same as single-family regardless of number of middle housing dwelling units
Distance from Property Lines	Same as single-family requirement	Middle housing can be closer to property lines
Size of Building Footprint	Same as single-family requirement	Middle housing can take up more of the lot
Sidewalks	Must build sidewalks for four or more units	Can pay a “fee-in-lieu-of” (FILO) development. (These funds are used to build sidewalks elsewhere in the county.)
Parking	Must provide parking on-site	Can count street parking

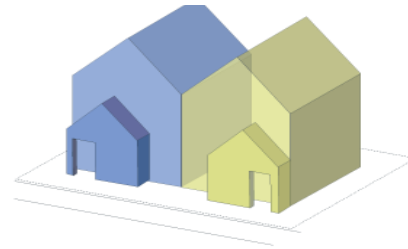
Allow detached plexes?

Draft amendments:

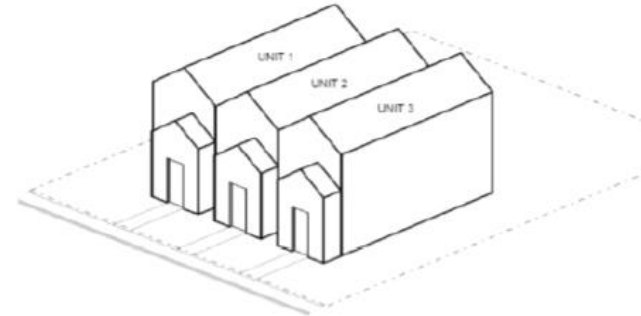
- Do not include detached “plexes”
- Continue to allow detached ADUs (good alternative to detached duplex)
- Can be revisited in future



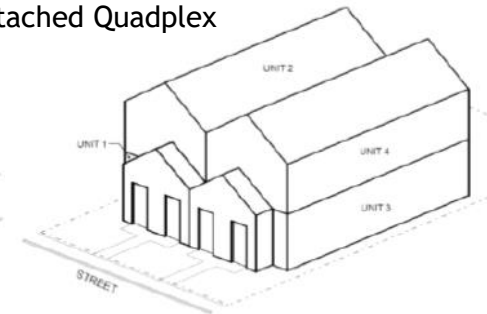
Attached Duplex



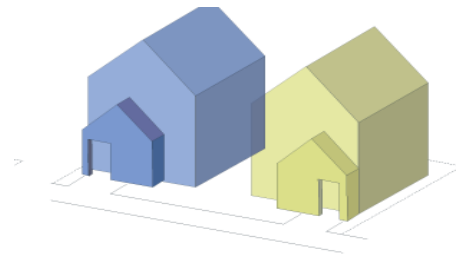
Attached Triplex



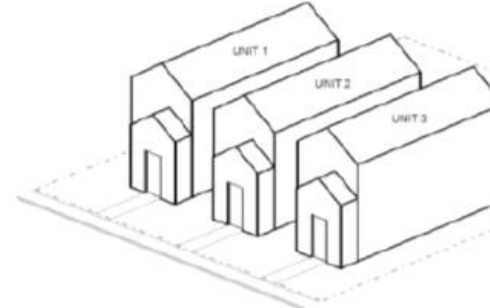
Attached Quadplex



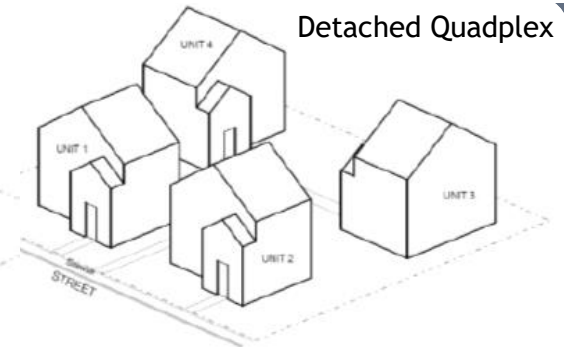
Detached Duplex



Detached Triplex



Detached Quadplex



Require larger lot sizes for non-duplex middle housing?

Minimum lot size draft amendments include:

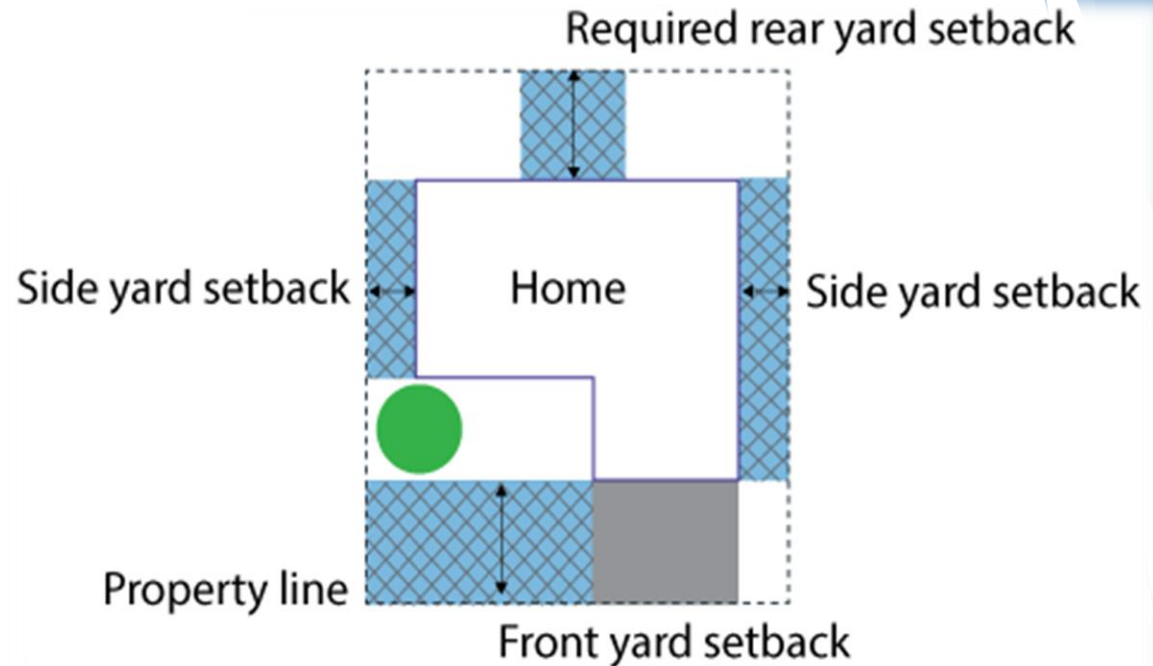
- *Triplexes:*
5,000 sq. ft.
- *Quadplexes:*
7,000 sq. ft.
- *Cottage clusters:*
7,000 sq. ft.



Setbacks and Lot Coverage

Draft amendments

- Include same setbacks and lot coverage as single-family housing
- Comply with state requirements for cottage clusters and townhomes



- ▶ Setbacks: distance between building and property line
- ▶ Lot coverage: area covered by building(s) shown as percentage of total land area

Sidewalks

Draft amendments

- Require middle housing with 4 or more units to build sidewalks (cannot pay fee-in-lieu-of [FILO] development)
- Do not change to FILO allowance for residential development with 3 or fewer units



Cottage clusters

Draft amendments

- Number of cottages per cluster (for each courtyard)
 - Minimum: 4
 - Maximum: 9
- Maximum footprint per cottage dwelling
 - 900 sq. ft. living space, plus
 - 200 sq. ft. for an attached garage (optional)
- Minimum setbacks
 - 10 ft (front and rear)
 - 5 ft (sides)
- One community building allowed
- Courtyard
 - Must have walkway, landscaping, and any of the following: recreational amenities, a patio, seating, or a gazebo
 - At least half of the dwellings must be within 10 feet from the common courtyard and be directly connected to it with a walkway



What's Next?

Implementation Schedule

Upcoming Events

2 nd Round Discussion Group Meetings	Early Feb. 2022
Virtual Q&A Session (public)	Feb. 22, 2022
Planning Commission Public Hearings	March 28, April 11 (if needed)
Board of Commissioners Public Hearings	April 27, May 11, May 25 (if needed)

Discussion and Questions

For more information visit:

www.clackamas.us/planning/hb2001



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