

## DRAFT RECOMMENDATIONS FOR PLANNING ZONING AND DEVELOPMENT

REVISED JANUARY 24, 2019.

**Draft Goal:** By ~~2022~~2026, ~~XXXX~~ 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 ~~XXXX~~ units affordable to households earning 60% of the area median income or less.

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The Task Force recommends that the Board of County Commissioners revise its existing goal for affordable housing to be more aspirational and account for the housing units likely to be built under the Metro Housing Bond. The Task Force also recommends that the County continue its current efforts to facilitate additional housing at all income levels, and to continue to assure that design standards do not provide unnecessary impediments to housing affordability.

Additionally, the Task Force recommends that the County apply an Equity Lens to its current citizen involvement programs related to land use and zoning.

**Recommendation 5: Include housing affordability packages in upcoming annual planning work programs to include consideration of the following elements:**

**Tier One.** The Task Force recommends the following elements as most likely to effect change in the shortest period.

- a) **Provide an ~~enhanced~~ tiered density bonus for inclusion of affordable housing and create a transferrable development rights bonus system.** The Task Force feels a density bonus should provide a realistic financial incentive for development of affordable housing units, including all multi-family and single-family units, for mixed income, including the lowest income levels.
- b) **~~Remove~~ Increase maximum density for multi-family development in commercial zoning districts.** In most commercial zoning districts, housing is limited to 25 units per acre in commercial areas, while there are very few size restrictions on commercial development. For example, the code would currently allow a multi-story office building, but not a 100-unit residential building of the same dimensions.
- c) **Develop a hierarchy of parking standards based on proximity to transit that considers credits for alternative modes, the nature of the occupancy and affordability.** Parking requirements can be an added unnecessary cost in some instances. For example, there is some evidence that households in the 0-30% AMI range have fewer vehicles than households in higher income ranges. Similarly, developments near high capacity transit stations may require fewer parking spaces

per unit. The task force recommends that any changes be supported by recent studies and data.

- d) **Provide enhanced ability to create ~~safety-Shelter~~ off the ~~streets-Streets~~ (SOS) housing.** The Task Force recognizes that current code provides very limited ability to site ~~safety-Shelter~~ off the ~~streets-Streets~~ (SOS) ~~housing-programs or-and~~ shelter options. Other jurisdictions have allowed camping “rest areas” as well as transitional shelters, which are currently only allowed in very limited areas in the county.

**Tier Two.** The items below are either addressed by legislation pending before the 2019 legislature, or are less likely to result in significant numbers of affordable housing units in the near term. The Task Force recommends that the County address them in subsequent Planning Work Programs depending upon the outcome of the legislation.

- e) **Provide for cottage cluster development in appropriate zoning districts.** The Task Force would like to see the ability to ~~create~~-realistic cottage cluster developments.
- f) **Make duplexes and triplexes outright uses in single-family zones, subject to clear and objective criteria.** The Task Force believes that classifying “plex” units as conditional uses rather than outright uses, leads to greater uncertainty and longer processing times ~~and expense~~.
- g) **Repeal owner occupancy requirement for ADUs.** State legislation has been introduced that would prohibit this requirement statewide.
- h) **~~Allow-Explore additional opportunities for micro-units, co-housing and live/work units for a variety of housing choices.~~** The Zoning and Development Ordinance currently allows mixed uses in many areas, and allows ~~live/work-mixed use units-buildings~~ under a home occupation permit in residential zones. However, there may be opportunities to increase this type of unit in conjunction with addressing building code and other issues ~~that considers appropriate compatible uses~~.
- i) **Address ability to add housing to schools, places of worship and church-owned properties.** Housing is currently allowed at school-~~s-owned properties~~ and places of worship so long as it is ~~allowed-developed at a density consistent with~~ the underlying zones, ~~but T~~ there may ~~other~~ be opportunities to expand ~~these opportunities~~ ~~by considering appropriate permitting solutions for conditional uses~~.

**Recommendation 6: Evaluate and apply an Equity Lens to the County’s Planning, Zoning and Housing Outreach efforts.**

The Task Force has developed an Equity Lens to help evaluate actions related to housing affordability and homelessness. The lens contains the following vision statement:

We envision a Clackamas County Task Force on Affordable Housing and Homelessness that engages communities of color and those disproportionately impacted by historic and current housing disparities in the county, that leads by example and actively makes informed decisions while bringing the voices of those disproportionately affected to the table, and that considers current and future impacts that our decisions make on communities of color and impacted populations.

The Task Force recommends that the County apply the attached equity lens or a similar tool to evaluate how the county communicates and works with diverse communities in its planning and zoning outreach processes. A copy of the Task Force lens is attached (not here, but in the recommendation document).

#### **Carry Over Items**

- j) Consider negotiating rights of first refusal for housing authority or tenant organizations.** *(Staff comment: this needs more discussion, and would not likely reside in a zoning code)*
- k) Community benefit agreements.** *(Staff comment: this needs to be unpacked a little more, so that we can understand it.)*