



Land Use Housing Strategies Project

Jennings Lodge CPO Meeting

Tuesday, February 23, 2021

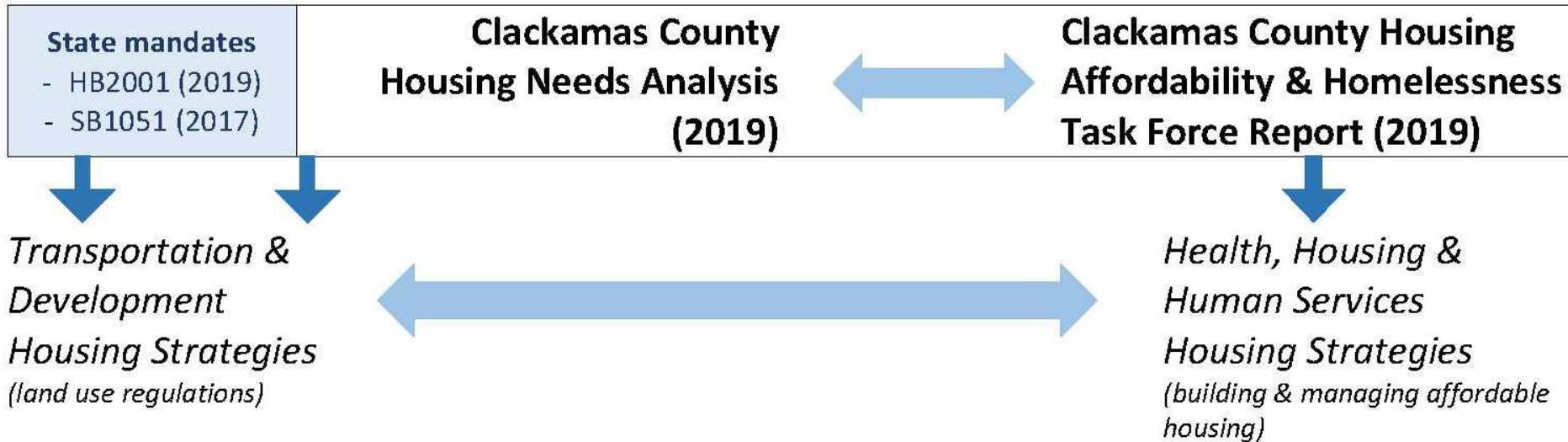


Clackamas County Housing Needs Analysis - HNA (2019)

- ▶ Housing is increasingly less affordable
- ▶ Limited supply of residential land in urban area
- ▶ Projections show a need to provide for up to 5,000 more housing units in urban unincorporated areas of Clackamas County
 - Greatest need is for multifamily (MF) units
- ▶ Need housing units that are:
 - Affordable
 - Available
 - Of different types, sizes and costs

Land Use Housing Strategies Project

Purpose: Support the development of a more affordable variety of housing in the urban unincorporated areas of the county through changes to the land use zoning code.



HOUSING TO MEET THE NEEDS OF ALL CLACKAMAS COUNTY RESIDENTS

Strategy Development

- ▶ Identified 12 potential strategies based on:
 1. State mandates
 - ❑ House Bill 2001 (2019)
 - ❑ Senate Bill 1051 (2017)
 2. Recommendations from the county's Housing Affordability and Homelessness Task Force
 3. County 2019-2021 Long-Range Planning Work Program
- ▶ Recommended phasing of the strategies based on
 - ▶ Equity
 - ▶ Production of new units
 - ▶ Regulatory context
- ▶ **Issue Paper: Housing Strategies Related to Comprehensive Plan and Zoning & Development Ordinance Updates**

Phase 1 Strategies

- 1) *Consider* increasing or removing maximum density requirements for multifamily developments in certain commercial zoning districts (C-3, CC, OC, RTL)
- 2) *Consider* changing minimum parking standards for multifamily developments based on proximity to transit and/or dwelling unit affordability
- 3) *Consider* providing a tiered density bonus to developers for including affordable housing in their developments

► Who is affected?

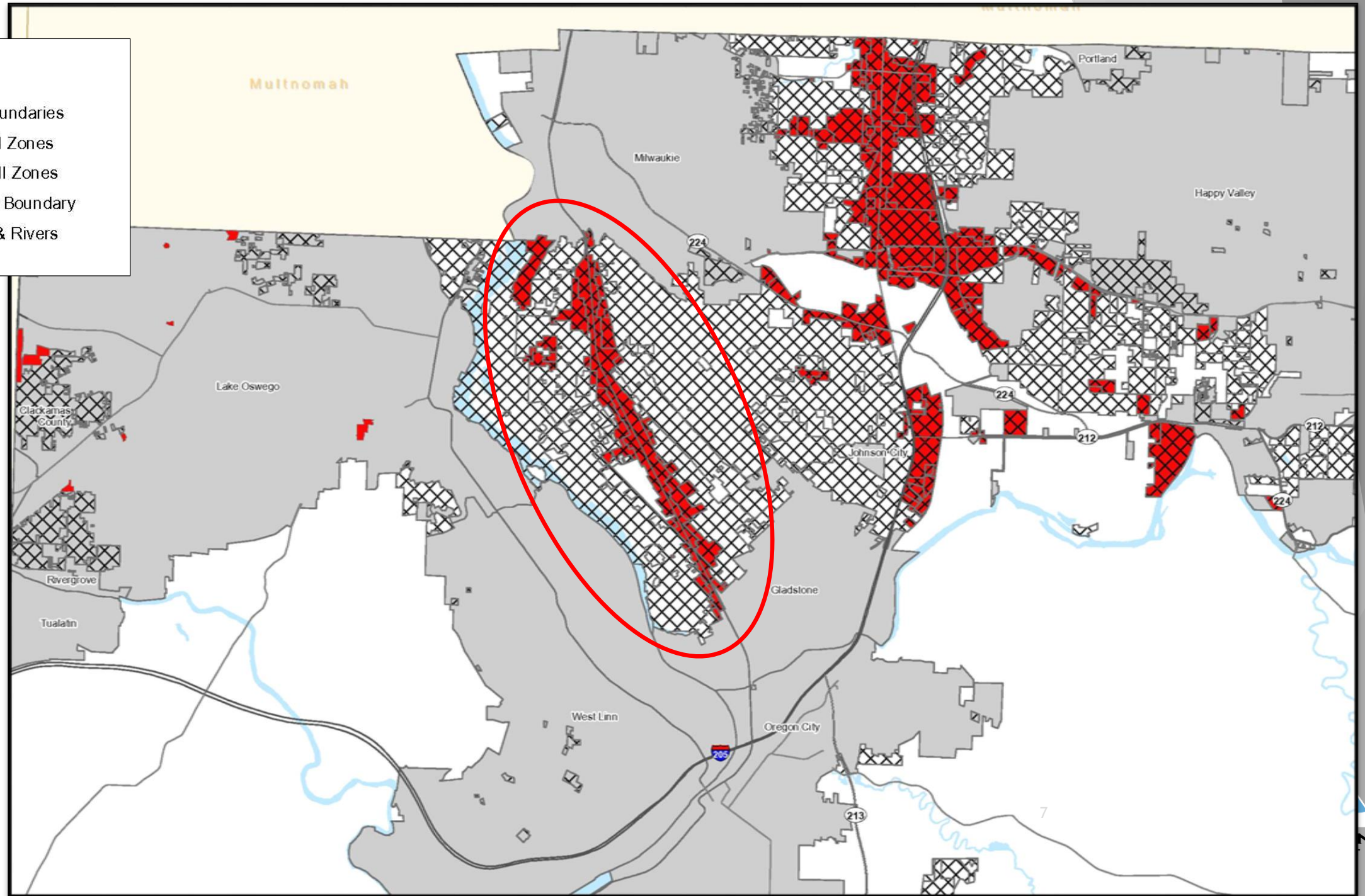
- Primarily areas inside the Metro Urban Growth Boundary (UGB) where multi-family housing is currently allowed

Phase 2 Strategies

- 1) Allow duplexes, triplexes, quadplexes, cluster cottages and townhouses in urban single-family zones (HB 2001[2019])
 - 2) Modify the zoning code to have clear and objective criteria for all housing (SB 1051[2017])
 - 3) Clarify Comprehensive Plan policies for rezoning in low density residential districts
- ▶ Who is affected?
- ▶ Primarily areas inside the Metro Urban Growth Boundary (UGB)
 - ▶ Primarily areas currently zoned for single-family dwellings
 - ▶ To some extent, all residential development could be affected by review of clear & objective standards

Legend

- City Boundaries
- Phase I Zones
- Phase II Zones
- County Boundary
- Lakes & Rivers



Phase 1

already underway



Phase 1 - Work to date

▶ Research

▶ Working Group

- ▶ 16 members, 6 staff support
- ▶ 3 meetings so far
- ▶ 1 future meeting (March 2021) to discuss code amendments, once drafted

▶ Outreach

- ▶ Press releases/social media/webpage
- ▶ Presentations to Community Leaders, CPOs, etc.
- ▶ On-line survey Dec 2020 - Jan 2021

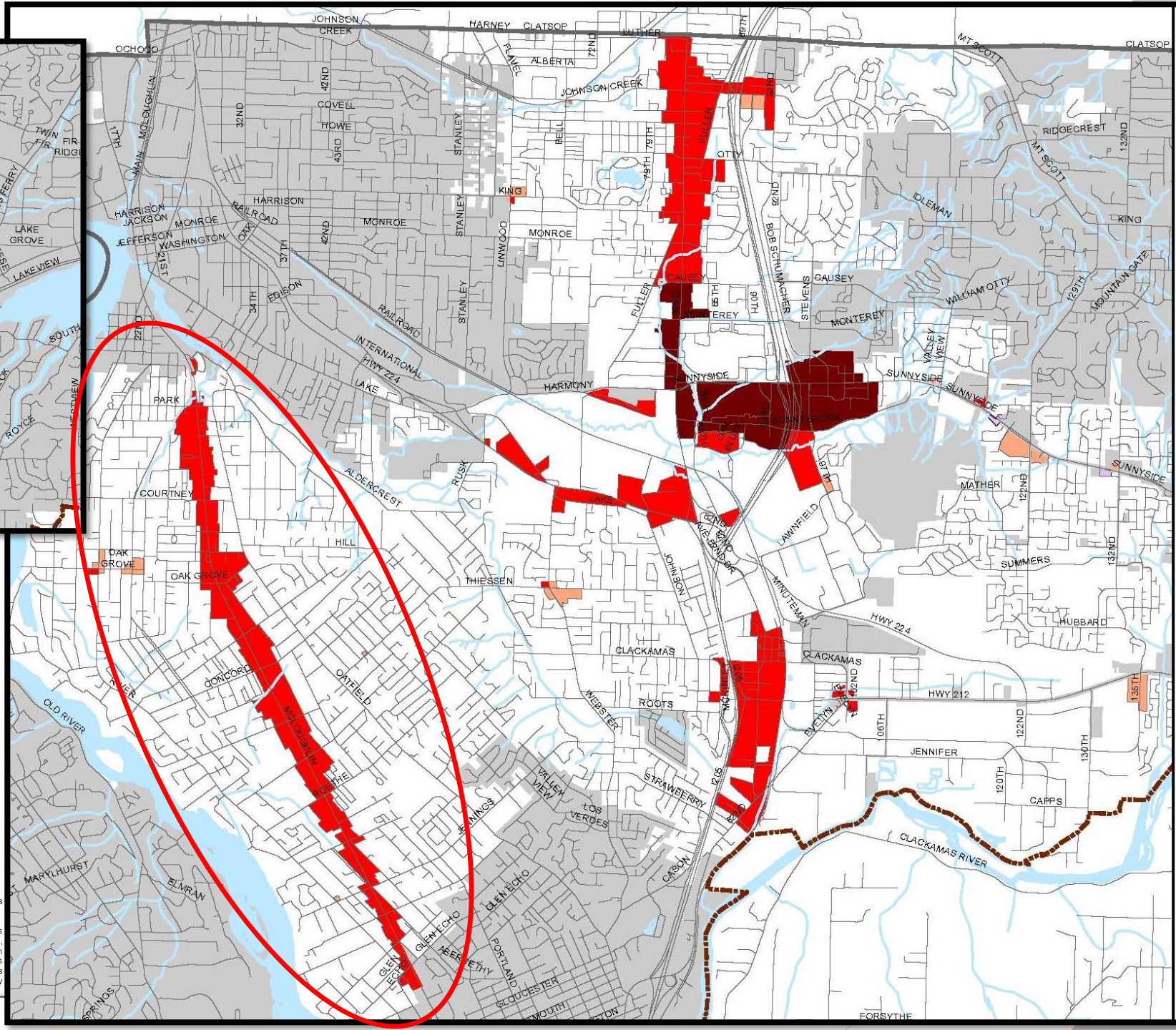
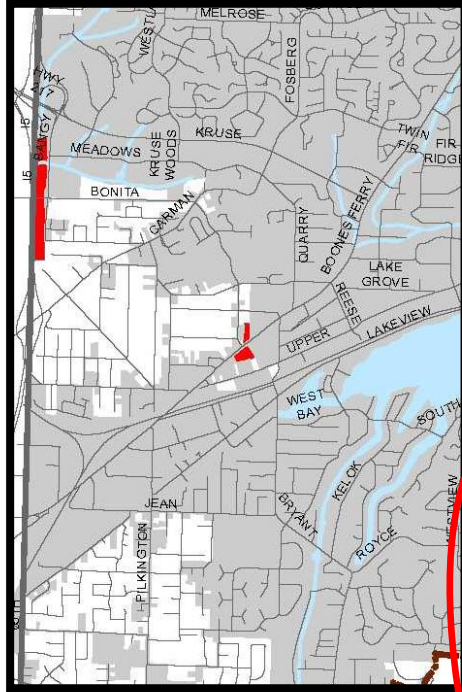
1. Maximum Allowed Density (units/acre) in Commercial Zones

▶ County Zoning Code

- ▶ Most commercial zones have no height limits, maximum floor area ratios or maximum density for commercial developments, but some have maximum residential densities (dwelling units per acre).
- ▶ Multifamily dwellings are limited to 25 units/acre in commercial districts most commonly found in urban areas, particularly along major transportation corridors (C-3, CC, OC, RTL).
- ▶ Other commercial districts either do not allow multifamily dwellings or (in/near Clackamas Regional Center) have no maximum for multifamily dwellings.

▶ The Issue

- ▶ Many sites need at least 50-60 units/acre to make development financially feasible
- ▶ Developers are constructing buildings at increased densities where allowed, e.g., 40-48 units/acre near the Fuller Road MAX Station

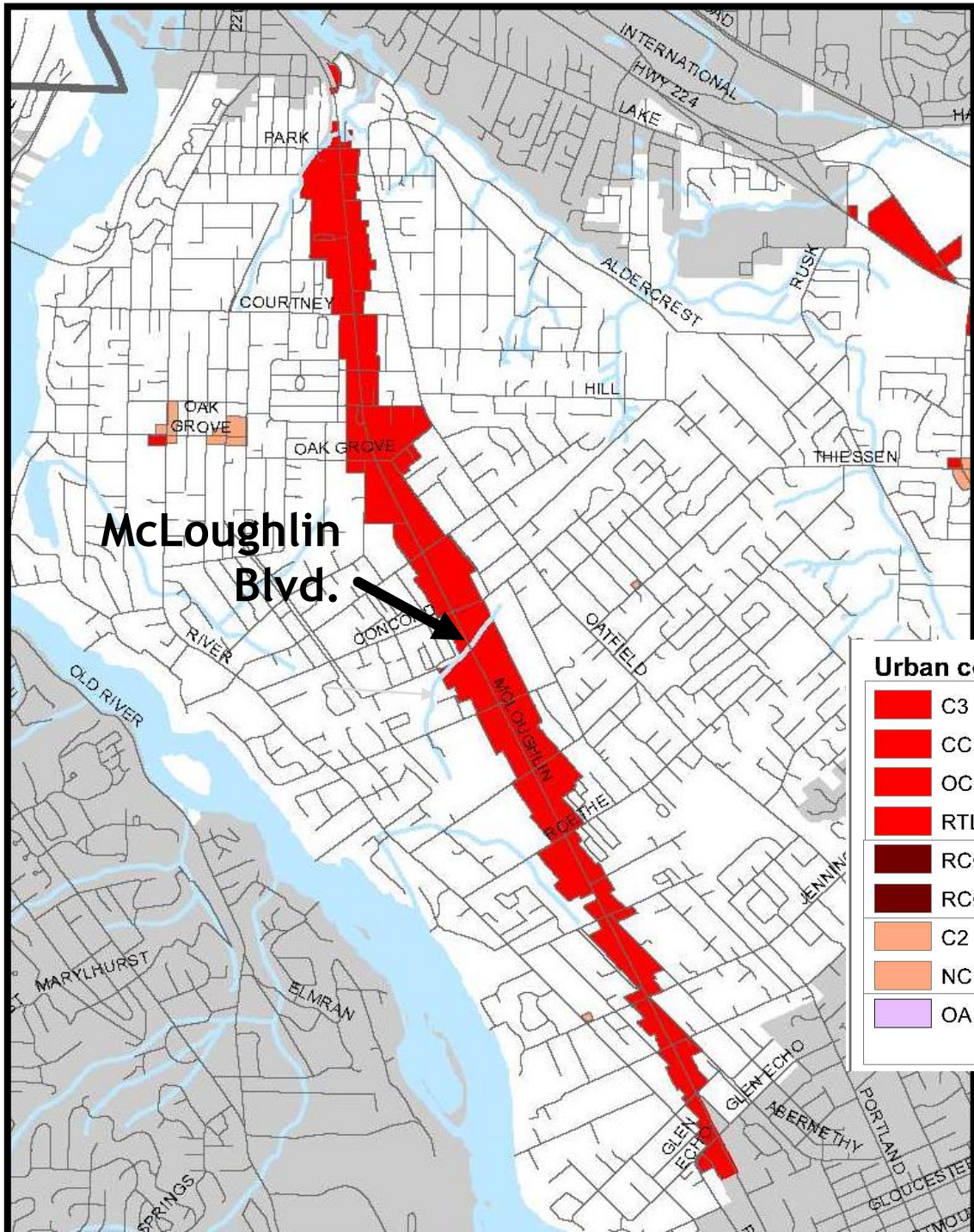


Urban commercial zones

	C3	MF housing allowed - Max. 25 DU/acre
	CC	MF housing allowed - Max. 25 DU/acre
	OC	MF housing allowed - Max. 25 DU/acre
	RTL	MF housing allowed - Max. 25 DU/acre
	RCC	MF housing allowed - No max.
	RCO	MF housing allowed - No max.
	C2	MF housing not allowed
	NC	MF housing not allowed
	OA	MF housing allowed - Max. 18 DU/acre

The information provided was derived from digital databases on Clackamas County's GIS. Although we strive to provide the best data we can, we sometimes use data developed by jurisdictions outside Clackamas County. Therefore, Clackamas County cannot accept any responsibility for any errors, omissions, positional accuracy, and therefore, there are no warranties which accompany this product. Although information from Land Surveys may have been used in the creation of this product, in no way does its product represent or constitute a Land Survey. Users are strongly cautioned to verify all information before making any decisions.





McLoughlin Blvd.



Urban commercial zones	
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Example of ≈ 25 units/acre



Examples of 40+ units/acre

slide 13



Example of ≈ 100 units/acre

1. Response to Strategies for Maximum Allowed Density (units/acre) in Commercial Zones

▶ Working Group:

- ▶ Generally supports increasing, but not removing, maximum density limits

▶ Survey respondents

- ▶ Generally do not support removing maximum density limits
 - ▶ Approx. half to two-thirds disagreed or strongly disagreed with eliminating density or with allowing “higher-rise” buildings
- ▶ Somewhat support increasing maximum density limits to allow for buildings with up to 5 stories
 - ▶ Just under half agreed or strongly agreed with allowing “mid-rise” buildings

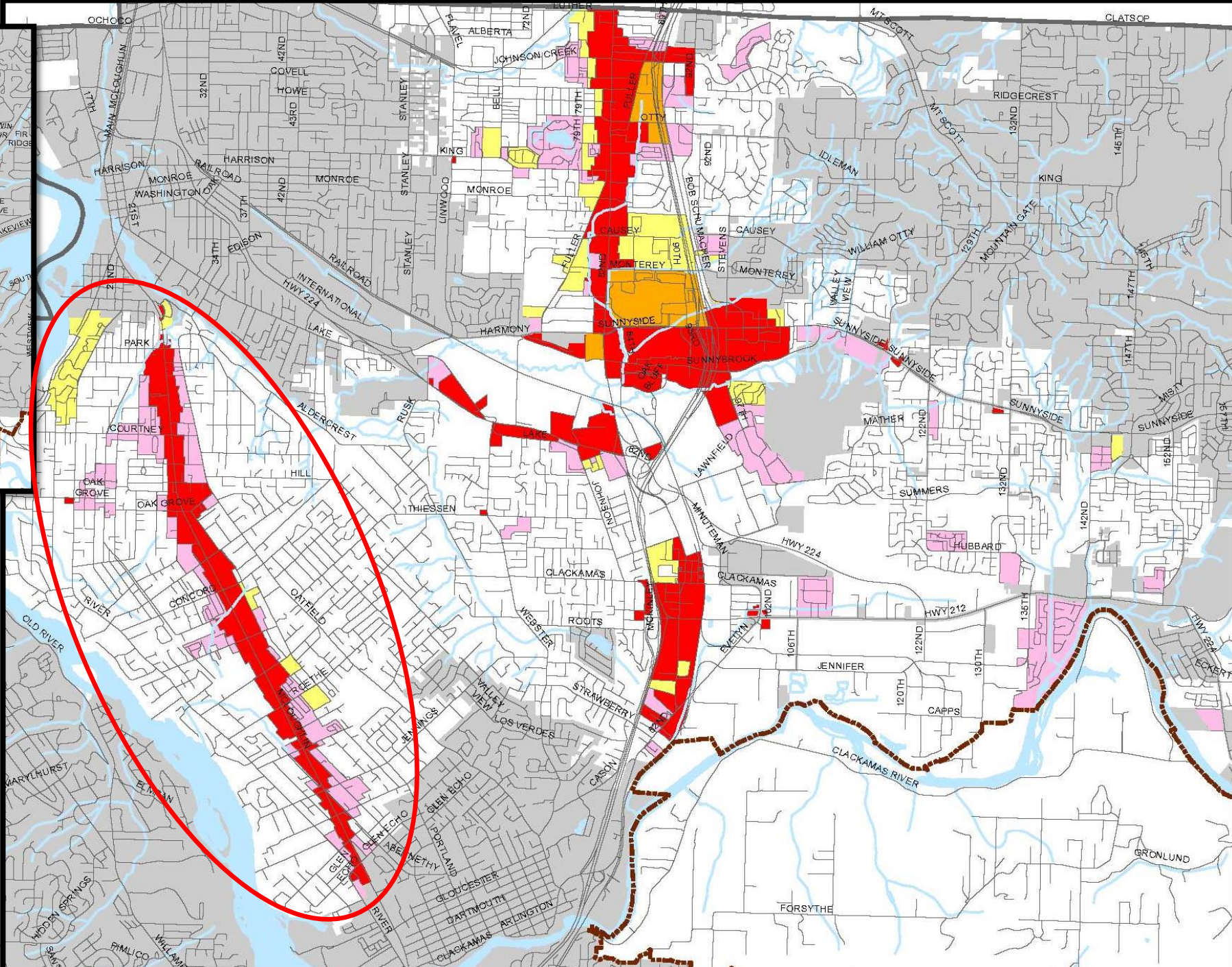
2. Parking Requirements

▶ County Zoning Code

- ▶ Multifamily units require 1.25-1.75 parking spaces per residential unit, depending on number of bedrooms
- ▶ There is no established parking ratio for studio (no bedroom) units
- ▶ There is just one parking ratio (spaces/residential unit) for all multi-family developments
- ▶ The only way to change the parking ratio is by request to the Board of County Commissioners

▶ The Issue - data shows us that:

- ▶ There is a relationship between household income level and vehicle ownership/use
- ▶ Proximity to light rail reduces, but does not eliminate, the need for parking



Urban multi-family use zones

- C3
- CC
- OC **Commercial zones that allow MF housing**
- RTL
- RCC
- RCO
- OA
- PMU
- PMU1
- PMU2 **Mixed-use zones that allow MF housing**
- PMU3
- PMU6
- SCMU
- VTH
- MR1 **Medium-density MF residential zones**
- MR2
- HDR
- SHD
- VA **High-density MF residential zones**
- PMD
- RCHDR

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2. Response to Strategies for Parking Requirements

▶ Working Group

- ▶ Generally recognizes parking can affect affordability
- ▶ May support reducing parking ratios for multifamily developments in some circumstances
- ▶ Has concerns about the implications of providing too little parking

▶ Survey respondents

- ▶ Not very supportive of reducing parking for multifamily housing generally or for reducing parking for affordable units or those near transit
 - ▶ 24% - 36% agree or strongly agree that multifamily parking requirements should be reduced
 - ▶ Just under half agree or strongly agree that the parking ratio should remain the same

3. Affordable Housing Bonuses

- ▶ What -- A developer can build more units or a larger building in exchange for ensuring some units are affordable for lower income households
- ▶ County Zoning Code -- Very minimal bonus (rarely used)
 - ▶ 1 additional unit allowed for each affordable unit, up to 8% of base density
 - ▶ Example: If allowed density is 100 units and a project proposes to make 8 or more units affordable, they may add 8 units to the project, for a total of 108
- ▶ Other Jurisdictions
 - ▶ Allow up to 50% increase in density or number of units for including affordable units
 - ▶ Added flexibility with other development standards (parking, setbacks, landscaping, height, etc.)

3. Response to Affordable Housing Bonuses Strategy

- ▶ Working Group generally supports:
 - ▶ Amending the county's affordable housing bonus to be more effective,
 - ▶ Creating more incentive for developers
- ▶ Survey respondents:
 - ▶ Moderate support for providing higher bonuses for affordable housing
 - ▶ Approx. half agreed or strongly agreed that higher bonuses should be provided
 - ▶ Survey comments added context

Considerations

- ▶ The actual number of multifamily units that can be developed on a site is impacted by:
 - ▶ Maximum densities
 - ▶ Required parking
 - ▶ Other development standards (such as setbacks, landscaping, etc.)
 - ▶ Added construction costs for mid- to high-rise construction Health outcomes and climate change
- ▶ No single strategy is going to solve the problem, but will give us opportunities to move the needle in the right direction

Phase 1 Tentative Adoption Schedule

- ▶ **March 2021:**
 - ▶ Planning Commission work session
 - ▶ Board of County Commissioners (BCC) policy session
- ▶ **May 2021:** Planning Commission public hearing(s)
- ▶ **June 2021:** BCC public hearing(s)

For more information:

Go to <https://www.clackamas.us/planning/land-use-housing-strategies>
or

Contact Martha Fritzie (mfritzie@clackamas.us)

To receive project email updates:

Contact Ellen Rogalin (EllenRog@clackamas.us)

