

EXHIBIT LIST

IN THE MATTER OF ZDO-282: Land Use Housing Strategies Project – Phase 2

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
1	03/02/22	Planning Staff	Notices: DLCDC; CPOs, Agencies and Interested Parties; newspaper
2	02/02/22	Suzie McHarness	Email expressing concerns about pedestrian safety and other safety issues
3	02/22/22	Ty Downing	Email noting opportunity for middle housing to add affordable housing units
4	02/22/22	Carolyn Krebs	Email requesting an edit to change to proposed housing goal and other recommendations
5	03/03/22	Suzie, possibly McHarness	Email expressing concerns about pedestrian safety
6	03/04/22	Laura Kelly, DLCDC	Email with initial comments about proposal – request to remove conditional use process for manufactured home parks in urban low-density zones
7	03/11/22	Anita Bartholomew	Email in support of middle housing with few restrictions
8	03/17/22	acascorbi@mac.com	Email in support of middle housing
9	3/28/22	Nick Berry	Email requesting additional considerations for accessory dwelling units (ADUs)
10	3/28/22	PKS International; Stamberg Outreach Consulting; Cascadia Partners; Envirolssues; Community Engagement Liason Services	Summary Findings and Recommendations from HB2001 Multicultural Outreach: Phase 1 Final Report & Phase 2 Initial Findings from Discussion Group Meetings
11	4/18/22	PKS International; Stamberg Outreach Consulting; Community Engagement Liason Services	<i>Clackamas County HB2001 Multicultural Community Engagement – Phase 2, Final Project Report</i>
12	4/19/22	Joe Mazzara	Email expressing concerns about the process and public input

EXHIBIT LIST

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<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or Source</i>	<i>Subject & Date of Document (if different than date received)</i>
13	4/19/22	Samuel Goldberg, Fair Housing Council of Oregon	Email requesting additional findings related to Goal 10
14	4/25/22	Muciri Nyamu Gatimu	Email requesting consideration of ADUs in the medium density zone (MR-1)
15	4/26/22	Staci McIntire, Home Builders Association (HBA) of Metropolitan Portland	Letter in support of ZDO-282; requests consideration of a few changes to proposal, related to detached plexes and FILO
16	4/26/22	H Palmer Kellum, Jr	Email expressing concerns about HB2001; cites Statues related to urban service provision and requests BCC find that HB2001 does not apply to urban unincorporated areas



Notice of Land Use Public Hearings
for Community Planning Organizations, Hamlets, and Other Interested Parties

Subject: Ordinance ZDO-282, Land Use Housing Strategies Project (LUHSP) Phase 2: House Bill 2001 (HB2001) Implementation

Notice Date: February 18, 2022

Contact: Martha Fritzie, Principal Planner
150 Beaver Creek Road, Oregon City, OR 97045
Phone: 503-742-4529
Email: mfritzie@clackamas.us

Phase 2 of the Land Use Housing Strategies Project (LUHSP) involves work to implement House Bill 2001 (HB2001). HB2001, passed by the 2019 Oregon legislature, mandates that jurisdictions, including Clackamas County, allow people to build what is called “middle housing” -- duplexes, triplexes, quadplexes, cottage clusters, and townhomes -- in urban areas where they might now only be allowed to build single-family detached housing. In unincorporated Clackamas County, these requirements will apply to properties in urban zoning districts R-5, R-7, R-8.5, R-10, R-15, R-20, R-30, VR-5/7, and VR-4/5.

Ordinance ZDO-282 contains the amendments to the county’s Zoning & Development Ordinance and Comprehensive Plan that are needed to implement HB2001 and subsequent legislation related to land divisions involving middle housing developed under HB2001 rules. The amendments primarily include items that are mandatory under HB2001, but also include clarifying language and some optional provisions that are allowed under HB2001 or that staff has proposed to ease administration of the middle housing rules.

The Planning Commission and Board of County Commissioners have scheduled hearings to receive testimony from the public and other interested parties on the proposed amendments. Because the amendments may affect your community or area of interest, we are giving you and your organization advance notice of the opportunity to review and comment on them before or at the public hearings.

The full text of the proposed amendments is available at www.clackamas.us/planning/zdo282, by contacting Martha Fritzie at the phone number or email listed above, or by contacting Planning & Zoning at 503-742-4500 or zoninginfo@clackamas.us. Additional background information is available at <https://www.clackamas.us/planning/hb2001>,

Public Hearings and Testimony

Interested parties are welcome to provide testimony in advance of or at the hearings listed below. Both the Planning Commission and Board of County Commissioners public hearings are currently held virtually using the Zoom platform. One week before the hearing dates, a Zoom link to the public hearing and details on how to observe and testify will be posted at the hearing web address. If any hearings are to also be held in-person, this information and the hearing location will be posted at the hearing web address at least one week prior to the hearing.

Public Hearing Dates and Times:

Planning Commission: 6:30 p.m., Monday, March 28, 2022
www.clackamas.us/planning/planning-commission

Board of County Commissioners: 10:00 a.m., Wednesday, April 27, 2022
www.clackamas.us/meetings/bcc/landuse

Written testimony may be submitted before the hearings to Martha Fritzie at mfritzie@clackamas.us or 150 Beaver Creek Road, Oregon City, OR 97045.

- Written testimony received by 4 p.m., Wednesday, March 23, 2022, will be included in the information packet provided to the Planning Commission one week before its scheduled hearing; written testimony received after that time and before 10 a.m., Monday, March 28, 2022, will be emailed to the Planning Commission before the hearing. If the Planning Commission continues the March 28th hearing, additional testimony submittal deadlines will be identified at that hearing.
- Written testimony received by 4 p.m., Monday April 18, 2022, will be included in the information packet provided to the Board of County Commissioners (BCC) one week before its scheduled hearing; written testimony received after that time and before 4 p.m., Tuesday, April 26, 2021, will be emailed to the BCC before the hearing. If the BCC continues the April 27th hearing, additional testimony submittal deadlines will be identified at that hearing.

Interested parties who want to present **verbal testimony** at either hearing will be asked to sign up and/or indicate their interest in testifying at the beginning of the hearing.

Overview of Proposed Amendments

Ordinance ZDO-282 proposes changes to accomplish the following five actions.

1. Allow duplexes, triplexes, quadplexes, townhouses, and cottage clusters (“middle housing”) in urban low-density residential areas and identify development and design standards that apply to this middle housing.

To implement HB2001, the county must stay within the minimum standards established by the state in the Oregon Administrative Rules (OAR 660, Division 46), but may also use standards found in the state’s *Middle Housing Model Code*. Generally, this means that the county has:

- no control over what, how, and where middle housing types must be allowed in the urban area, and
- limited control over certain siting and design standards for some middle housing, as long as those standards do not result in unreasonable cost or delay in the development of

Exhibit 1, ZDO-282

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middle housing. To meet the “do not result in unreasonable cost or delay” standard, the regulations must be the same (or less restrictive than):

- those for a single-family dwelling;
- what is included in *the Middle Housing Model Code*; or
- what is included in the OARs for “minimum compliance” with each standard.

The amendments proposed in ZDO-282 include changes that are needed to allow middle housing in urban low density residential areas and identify the development standards for such middle housing and would:

- Add new definitions for middle housing types and specify where they are allowed outright.
- Add a new ZDO section – Section 845, *Middle Housing* – which would contain all siting and design standards unique to triplexes, quadplexes, townhouses, and cottage clusters in zones affected by HB2001. Section 845 would contain general standards, including minimum lot sizes for triplexes, quadplexes and cottage clusters, and standards specific to each type of middle housing, including: entry orientation, driveway regulations, windows, cottage cluster courtyard regulations, and others.
- Establish a minimum lot size of 5,000 sq. ft. for the development of triplexes and 7,000 sq. ft. for quadplexes and cottage clusters. Under the HB2001 rules, larger minimum lot sizes would be allowed if certain “performance standards” were met, but the county’s land supply does not meet those standards. Therefore, the proposal includes the largest minimum lot sizes that can be established under the state’s rules.
- Establish a maximum density for townhomes that is three or four times the density for single-family homes (depending on zoning district). These densities meet the requirements allowed under the state’s rules.
- Establish minimum parking requirements at the highest level allowed under the state’s rules: one parking space per dwelling unit.
- Prohibit the development of middle housing without public sewer service, except for duplexes that meet certain exceptions allowed for detached single-family dwellings in the urban area.
- Retain existing requirements and exemptions sidewalk construction, which will mean that sidewalk construction will be required for middle housing with four or more units, whereas the option to pay a fee in lieu of sidewalks that is currently available to single-family dwellings and other development with three or fewer dwelling units.
- Other infrastructure requirements for middle housing would be the same as for a detached single-family dwelling.

ZDO-282 also includes amendments to the county’s’ Comprehensive Plan to enable the middle housing zoning code amendments. The Comprehensive Plan updates are focused on Chapter 6, *Housing*, which contains the goals and policies to guide the ZDO as it relates to housing. This chapter is outdated and long overdue for an update. Chapters 4 and 10 will be amended to ensure there are no inconsistencies or barriers to the implementation of HB2001.

2. Remove the 3,000 square foot minimum lot size for residential development.

Currently the ZDO requires a lot be at least 3,000 sq. ft. in size (in most zoning districts) in order for development of a dwelling to be approved. This requirement means that if an existing, legally-established lot happens to be smaller than 3,000 sq. ft., it cannot be developed with a dwelling, even if the development could meet all other applicable development standards. In the county’s urban area there are a number of older, platted lots

Exhibit 1, ZDO-282

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that are 25' x 100' (2,500 sq. ft.). For these lots to be developed, owners have had to develop two or more lots with a single dwelling or replat lots (e.g., reconfigure four platted lots into three) in order to develop – both options that cost property owners time and money.

ZDO-282 proposes to remove the 3,000 sq. ft. minimum lot size for residential development and instead let the applicable development standards (setbacks, lot coverage, parking, etc.) determine what can be built on a lot. There are three reasons for this proposal:

- The 3,000 sq. ft. minimum lot size has been in the county's zoning code for decades and current staff has found no evidence pointing to the rationale behind its original inclusion. Staff is aware that this rule creates more expense and inconvenience for property owners wanting to develop.
- In 2019, the legislature passed Senate Bill 534 (SB534), which required certain jurisdictions to allow the development of at least one dwelling on each platted lot that is zoned for a single-family dwelling, regardless of the size of the platted lot. While an argument can be made that this legislation does not apply to the County's urban unincorporated areas, the language is unclear.
- The rules for HB2001 specify that a duplex must be allowed "*on any property zoned to allow detached single-family dwellings, which was legally created prior to the [jurisdiction's] current lot size minimum for detached single-family dwellings in the same zone.*" Staff interprets this provision to mean that the 3,000 sq.ft. minimum lot size cannot be applied to a duplex. And if a duplex is allowed, staff believes it does not make sense to continue to prohibit the development of a detached single-family dwelling.

3. Simplify the maximum lot coverage requirements in urban low density residential zoning districts.

Currently the R-2.5 and R-5 zoning districts allow up to 50% of a lot to be covered with structures and the R-7 through R-30 districts allow up to 40% of a lot to be covered. However, there are exceptions that allow 50% lot coverage for existing lots of record that are smaller than 6,000 sq.ft. and created prior to current zoning or for any lot that is developed with a townhouse. In addition, lots in a Planned Unit Development (PUD) have a maximum lot coverage of 65%.

ZDO-282 proposes to simplify the lot coverage requirements in the R-7 through R-30 zoning districts. This change would eliminate the need for most of the exceptions and simply allow for a 50% maximum lot coverage on any lot in those zoning districts.

The exception for lots within a PUD would remain; PUD lots are generally smaller than what the underlying zoning district allows because a PUD includes common area tracts in lieu of larger lots and individual yards.

4. Allow and identify standards for middle housing land divisions.

In 2021, the Oregon Legislature passed Senate Bill 458 (SB458), which requires that any jurisdiction subject to the requirements of HB2001 also allow the division of land developed with any middle housing type (duplexes, triplexes, quadplexes, townhouses, cottage clusters) developed consistent with the HB2001 regulations. With a middle housing lot division, a jurisdiction may include certain limitations such as prohibiting further division of the lots or prohibiting accessory dwelling units on the resulting lots.

5. Repeal design standards specific to manufactured dwellings.

Currently manufactured homes that are to be placed individually on a property (not in manufactured dwelling parks) must have at least 700 square feet of living space if within the rural area and 1,000 square feet of living space if within the urban area. These manufactured dwellings are also subject to a number of standards, like a requirement for a garage or carport, that are not required for other dwellings and that can add significant expense to the placement of the home.

ZDO-282 proposes to repeal Section 824, *Manufactured Dwellings*, which contains these requirements for two reasons:

- The Oregon legislature is currently poised to pass a bill that would prohibit jurisdictions from having such standards for manufactured dwellings. Including these amendments with this package will be more efficient than addressing them later; and
- The existing standards for manufactured dwellings can create cost barriers to providing them as a more affordable housing option.

Removing these standards would mean that manufactured dwellings would be subject to the same standards as detached, single-family dwellings. In addition, removing the minimum size for manufactured dwellings in the urban area would effectively allow a them to be accessory dwelling units or dwellings in a cottage cluster, to the extent that it could meet all of the applicable development standards for those types of dwellings.

Additional Information and Staff Report

For general information about the county's implementation of HB2001:

www.clackamas.us/planning/hb2001

For additional information about ZDO-282 and its public hearings (and for a copy of the staff report available March 21, 2022):

www.clackamas.us/planning/zdo282

or

Martha Fritzie, 503-742-4529, mfritzie@clackamas.us

or

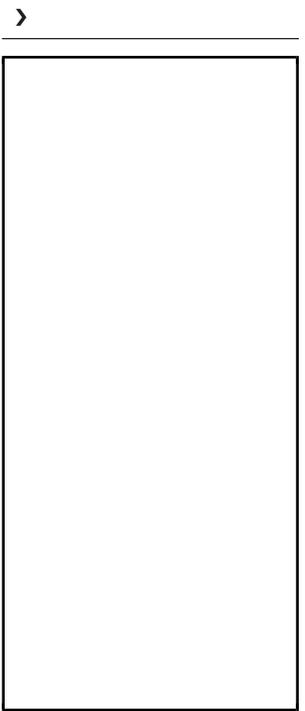
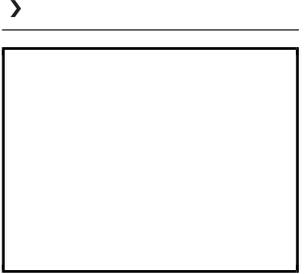
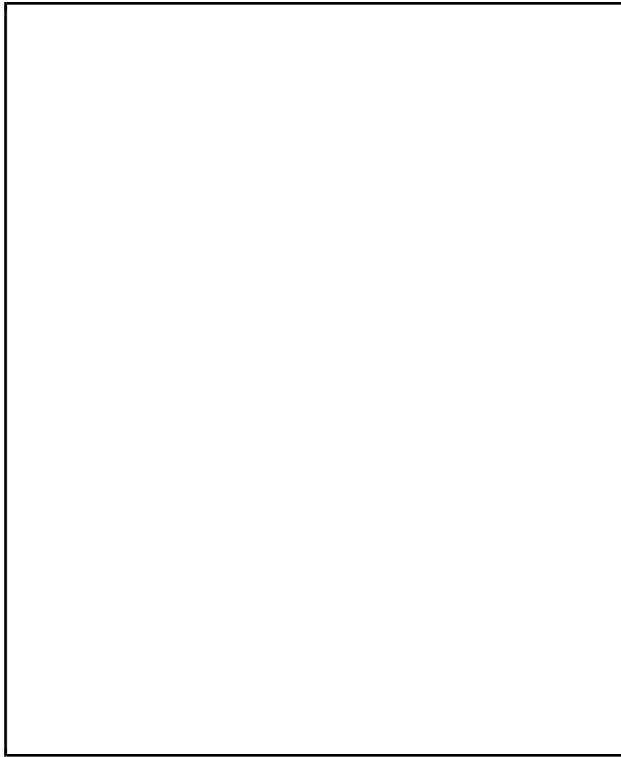
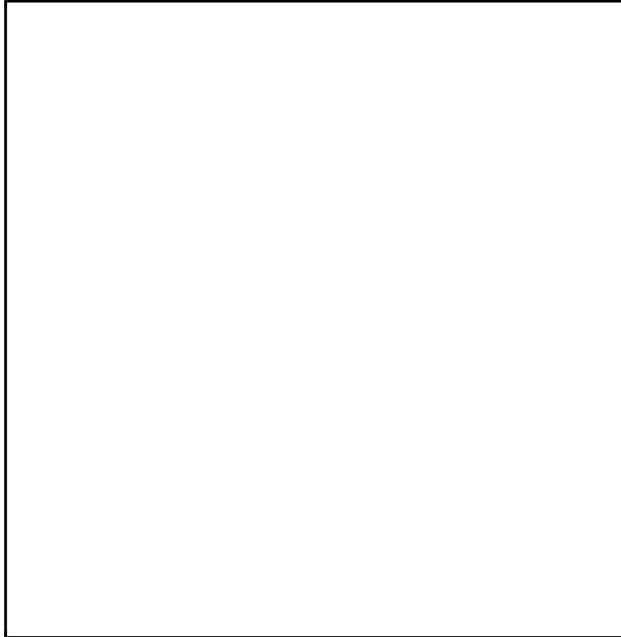
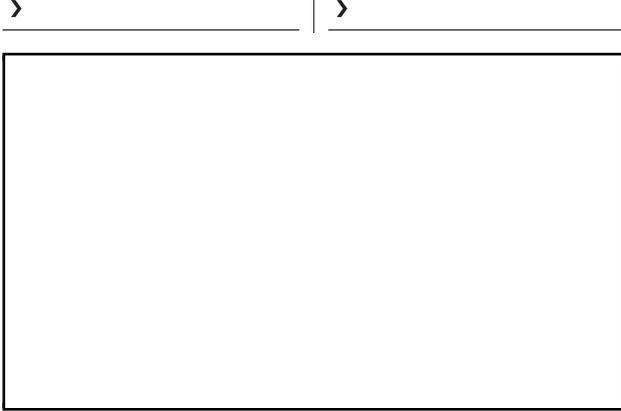
Planning & Zoning Customer Service, 503-742-4500, zoninginfo@clackamas.us

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email DRenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? |Требуется ли вам устный или письменный перевод? |翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



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INFORMATION & EDUCATION



RENTALS



MERCHANDISE FOR SALE



NORTH
 ♠ Q 9 7 6
 ♥ 7
 ♦ Q 8 6 3
 ♣ Q 7 6 3

WEST **EAST**
 ♠ 5 4 ♠ J 2
 ♥ J 9 3 2 ♥ A K 10 8 6 5
 ♦ A ♦ K J 10 9
 ♣ J 10 9 8 5 4 ♣ K

SOUTH
 ♠ A K 10 8 3
 ♥ Q 4
 ♦ 7 5 4 2
 ♣ A 2

Vulnerable: East-West
 Dealer: East

The bidding:
 South West North East
 1 ♠ 3 ♥ 3 ♠ 1 ♥
 4 ♠ Dbl. All pass

Opening Lead: Diamond ace

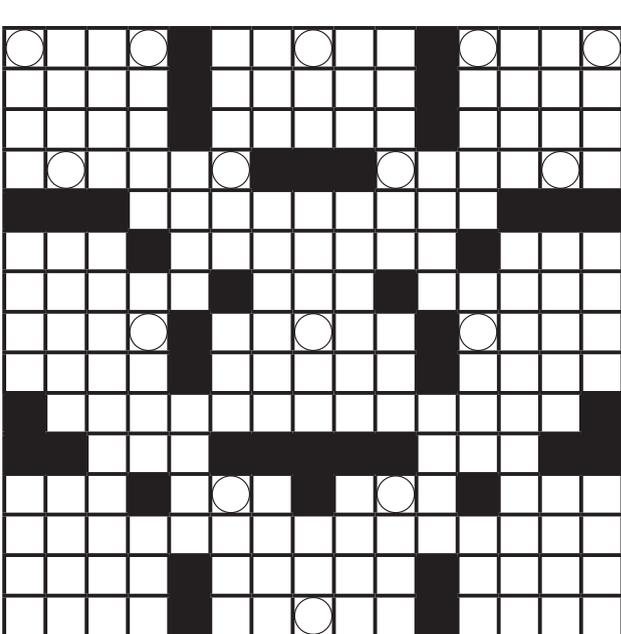


Exhibit 1, ZDO-282

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Fritzie, Martha

From: DLCD Plan Amendments <plan.amendments@dlcd.oregon.gov>
Sent: Friday, February 18, 2022 10:42 AM
To: Fritzie, Martha
Subject: Confirmation of PAPA Online submittal to DLCD

Warning: External email. Be cautious opening attachments and links.

Clackamas County

Your notice of a proposed change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.

Local File #: ZDO-282

DLCD File #: 003-22

Proposal Received: 2/18/2022

First Evidentiary Hearing: 3/28/2022

Final Hearing Date: 4/27/2022

Submitted by: mfritzie

If you have any questions about this notice, please reply or send an email to plan.amendments@dlcd.oregon.gov.

Exhibit 2, ZDO-282

Page 1 of 2
Fritzie, Martha

From: Rogalin, Ellen
Sent: Wednesday, February 2, 2022 2:44 PM
To: Fritzie, Martha
Subject: FW: expanding housing

Feedback on middle housing, though lots of it seems to relate more to roads – see below.

Ellen Rogalin, Community Relations Specialist

971-276-2487 (cell)

Office hours: 9 am – 6 pm, Monday-Friday

From: Suzie Q <suziemcharness@gmail.com>
Sent: Wednesday, February 2, 2022 2:30 PM
To: Rogalin, Ellen <EllenRog@clackamas.us>
Subject: expanding housing

Warning: External email. Be cautious opening attachments and links.

Hi Ellen, (please forward this to the appropriate persons)

I am sending this email because I do not have the skills to do that online video.

My husband and I are native Oregonians. Portland and Oregon city. We have lived in our house here in North Clackamas for 30 years now.

We finally finished remodeling our house. The old beautiful hardwood doors were finally refinished in September. You see, someone shot at the neighbor who was running past our house. Now we have a bullet lodged in our bedroom door. We now have a hole in our house!!! The police could not get the bullet out. Missed me by TWO FEET!!! I was standing in front of our glass doors! I'm so mad and sad! My heart is broken!!! I have pictures. ...and a police report. Two including Portlands.

We have many safety issues here. But one of the biggest along with drive-by-shootings and constant reckless driving is that we have NO SIDEWALKS! Just mudholes. Gravel has been gone for at least 28 years.

I have watched the building going on around us and dealing with constant super heavy equipment and cement, and lumber trucks rumbling past our house bouncing to the stop. We live on the corner of Flavel Dr. and Clatsop st. I have been waiting for years to see this come to an end and now people are selling off their yards!

The reckless driving is unbearable!! I had to stop walking my 88 year old mother with white hair and a walker....she was INVISIBLE to them and so am I!... and all the other neighbors including the ones in electric wheelchairs. There are at least four. I know because I have been walking my precinct for 20 years! Their phones are much more important than people!!!

Exhibit 2, ZDO-282

With more housing comes more cars but guess what? All those cars park on the side of the road so we HAVE TO WALK IN THE STREET. I have been honked and yelled at, but they can't see I have nowhere else to walk (on their phones.) ...Oh and the mud holes!

By the way, I have Dr's orders to WALK with a weighted vest!!! I have Osteoporosis.

One corner I waked for over 29 years, which I can no longer walk, is a most important corner because it runs around the crest and is the only way around the neighborhood due to streets that do not go through. WE NEEDED THAT CORNER! but we only have 1 FOOT! that's 12 inches folks, between the property line of the new house and the pavement - that's the street! On a 90 degree corner with reckless drivers seeding all over the place. You would be SHOCKED! Can I send pictures?

I have videos of drivers spinning in the intersection outside my house. I had to put BIG boulders and a BIG berm out front because they drove through my yard several times and once just missed hitting our bedroom on the front corner and drove out the driveway backwards. Oh do they love to play on our streets. Hoodlums!!! Gangsters!!! They own Portland AND North Clackamas!

The developers do not consider the local public and how it affects our daily lives or what they are TAKING away from us! - our Safety!

Please come walk around here so you know what we are dealing with, so when they beg to build closer to the street you can say "We have to consider public safety!"

Governor Brown said, "Safety is paramount."

Honestly! Walking out my door, there is NO safe place to walk. Every day I risk my life just to take a walk!!! Breaking a hip and landing in a nursing home isn't what I call living either!

Can I send a letter? Pictures? I am only asking for some safety PLEEEASE!

I am taking a hammer to some old bricks I have to put in a few holes out front. And I just got some "smile your on camera signs" I hope to discourage someone. Anyone. Even one. And our taxes just went up. hahahahaha!

Suzie McHarness

503-407-2917

6100 se Clatsop Street Portland Oregon 97206

(portland address but Co. resident)

Exhibit 3, ZDO-282

Page 1 of 2
Fritzie, Martha

From: Ty Downing <photodown@hotmail.com>
Sent: Tuesday, February 22, 2022 1:15 PM
To: Fritzie, Martha; Rogalin, Ellen
Subject: Middle Housing
Attachments: Clackamas BOC thoughts.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External email. Be cautious opening attachments and links.

Hello, please see my attached comments.

This Middle Housing code change represents a massive opportunity to effectively and rapidly add affordable housing units. I have some very nuanced insight into affordable housing, as my business is buying slumlord mobile home parks and re-building them into solid communities.

I'm happy to discuss my experience and ideas with interested parties.

Thank you,

Ty

Ty Downing
Mobile Home Parks Operator
503-653-3887
photodown@hotmail.com

Hello, thank you for considering my suggestions.

I am a real estate investor who specializes providing affordable housing. I've seen incredible changes in the housing market, and I want to advocate for the most obvious, rapid, and affordable housing solutions.

Specifically, I want to request that the BOC allow manufactured housing to be a significant – if not preferred! -- option for these new 'middle housing' models.

Here are the advantages of manufactured housing, versus stick-built homes:

- Manufactured housing can be built for 60% of the cost of stick-built homes.
- Build quality in a factory setting is controlled with rigid standards, procedures, and inspections.
- Building materials are never exposed to moisture or the elements.
- Homes are built far more efficiently in a factory setting, resulting in a much-reduced per-home carbon footprint.
- Manufactured housing models can be rapidly delivered, installed, and occupancy-certified, on guaranteed schedules.
- Manufactured housing facilities are able to build to a variety of codes; including HUD, Park Model Homes (ANSI 119.5), and Modular (IRC).
- Technology is resulting in rapid evolution of building technologies that strongly favor systems-built housing outcomes, over those of stickbuilt.

Oregon's manufactured housing builders are experts in building small, smart designs, such as the ones required by the 'middle housing' legislation.

Additionally, there is exciting progress all over the globe on re-imagining dwelling unit standards, and increasing understanding and flexibility from legislators and municipalities as the magnitude of the housing challenges intensify. For instance, there is an ASTM committee recently formed to write a series of standards for building Tiny Homes, which will be available for worldwide adoption when completed. And this 'middle housing' law is an excellent example of a logical, realistic solution.

To summarize: Please consider manufactured/systems-built housing as a priority when crafting these new code changes. We need every tool in the trade to solve housing supply issues, and manufactured housing should be at the forefront of our efforts.

Exhibit 4, ZDO-282

Page 1 of 2
Fritzie, Martha

From: Rogalin, Ellen
Sent: Tuesday, February 22, 2022 7:50 PM
To: Fritzie, Martha; Fields, Joy; Buehrig, Karen
Cc: Hughes, Jennifer
Subject: FW: Comment on proposed Comprehensive Plan Amendment (doesn't need to be shared in 2/22 meeting)

Follow Up Flag: Follow up
Flag Status: Flagged

FYI – below is a comment Carolyn Krebs sent with suggestions for the Comp Plan Housing Goal wording and her preferences on setbacks and lot coverage standards.

Ellen Rogalin, Community Relations Specialist

971-276-2487 (cell)

Office hours: 9 am – 6 pm, Monday-Friday

From: C KREBS <cmkrebnsnw@msn.com>
Sent: Tuesday, February 22, 2022 7:23 PM
To: Rogalin, Ellen <EllenRog@clackamas.us>
Subject: Comment on proposed Comprehensive Plan Amendment (doesn't need to be shared in 2/22 meeting)

Warning: External email. Be cautious opening attachments and links.

Recommend an edit to the Comprehensive Plan Housing Goal:

Current:

Protect the quality, lifestyle, and values of existing neighborhoods.

Proposed (with recommended in red underline):

Enhance the ability of Clackamas County to provide housing opportunities that meet the economic, social, and cultural needs of community members, while using land and public facilities as efficiently as possible and supporting more walking, biking and transit use while protecting green spaces and natural resources.

I'd like to see the county keep their current setbacks and lot coverage standards. Minimum setbacks and lower lot coverage allow for natural resources, and will help us to keep our greenspaces.

Thank you for your consideration,

Carolyn Krebs

Sent from Mail for Windows

Exhibit 5, ZDO-282

Page 1 of 1
Fritzie, Martha

From: Rogalin, Ellen
Sent: Thursday, March 3, 2022 10:16 AM
To: Fritzie, Martha; Snuffin, Christian; Marek, Joe
Subject: FW: expanding housing

Please see email below with concerns about housing and some traffic issues.

Martha – I've added her to the interested parties list.

Ellen Rogalin, Community Relations Specialist

971-276-2487 (cell)

Office hours: 9 am – 6 pm, Monday-Friday

From: Suzie Q <suziemcharness@gmail.com>

Sent: Thursday, March 3, 2022 9:19 AM

To: Rogalin, Ellen <EllenRog@clackamas.us>

Subject: expanding housing

Warning: External email. Be cautious opening attachments and links.

Hi Ellen,

I have lived in our house here in North Clackamas for 30 years. I have serious concerns about the safety of walking around here. It has become %100 more dangerous.

I have osteoporosis and I HAVE to walk! There is NO safe place around here! No sidewalks and more cars parking on the roadside leave ONLY walking in the street!

I get yelled at by cars and they dont look to see I have no sidewalk! No where else.

I want to be notified of any meeting about the housing.

I am freaked out because now the Portland side is selling off their lawns!

Safety should be the highest priority!

AND! that walk signal at the corner of Johnson Creek and Flavel/Linnwood has been run down by cars four times a few months. Better not stand there to use that walk signal! I have been crossing Johnson Creek at 58th waiting for the cars to clear. It is actually safer!

Thank you ~ Suzie

Exhibit 6, ZDO-282

Page 1 of 3
Fritzie, Martha

From: KELLY Laura * DLCD <Laura.KELLY@dlcd.oregon.gov>
Sent: Friday, March 4, 2022 1:30 PM
To: Fritzie, Martha
Cc: EDGING Sean * DLCD
Subject: RE: Expanding Housing Choice PAPA submittal

Warning: External email. Be cautious opening attachments and links.

Hi Martha,

Thank you for the opportunity to review and comment on the city's proposed Expanding Housing Choice PAPA submittal. We commend you for a thorough proposal to implement OAR Chapter 660 Division 46 (Middle Housing in Medium and Large Cities). We do not have any comments at this time but do have one observation and suggestion which is included below.

Observation and Suggestion

- It appears that the County is proposing to retain the conditional use requirement for manufactured dwelling parks in certain zones (e.g. R-5-R-30, R-2.5, PMD). This raises questions about compliance with clear and objective requirements of ORS 197.307, which requires a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing. Because Clackamas County is already recommending repealing design standards specific to manufactured dwellings, revising the approval process for manufactured dwelling parks to an outright permitted use in these zones might be appropriate at this time.

Please feel free to contact me if you have further questions or concerns.

Sincerely,
Laura



DLCD

Laura Kelly

Metro, Clackamas and Multnomah County Regional Representative
 Portland Metro Regional Solutions
 Oregon Department of Land Conservation and Development
 Cell: 503-798-7587 | Main: 503-373-0050
laura.kelly@dlcd.oregon.gov | www.oregon.gov/LCD

From: Fritzie, Martha <MFritzie@clackamas.us>
Sent: Thursday, February 24, 2022 12:36 PM
To: KELLY Laura * DLCD <Laura.KELLY@dlcd.oregon.gov>
Cc: EDGING Sean * DLCD <Sean.EDGING@dlcd.oregon.gov>
Subject: RE: Expanding Housing Choice PAPA submittal

Hi Laura. There shouldn't be anything particularly shocking in the amendments. We used the minimum compliance for most of the standards and added some specific standards from the Model Code (mostly Section 845). Our code is a little

Exhibit 6, ZDO-282

strange in that we regulate density by "district land area" rather than dwelling units per acre, so it is a little confusing at first glance. Minimum lot size has kind of a different meaning in our code also.

Please feel free to reach out to me if you have questions or want to discuss the amendments. I guess I would say the focus for HB2001 changes should be in Sections 202, 315, 845, 1006 and 1015.

We have also included the middle housing land divisions in these amendments. Since we did not have expedited land divisions in our code at all, it has created a lot more changes than we originally anticipated and this is one area where we may have some clean-up to do to make sure all the sections are working together properly (see primarily Sections 1012, 1105 & 1307).

Also, we are in the process of putting together a short summary of the changes in each ZDO and Plan section and will have those posted [here](#) in the next week or so.

And finally, please note that we are continuing to tweak these amendments and have a short list of remaining issues to resolved, but do not think we have any significant substantive changes to make. I just mention this because I have been talking periodically with Theresa Cherniak and it sounds like our process is a bit different and more flexible about changes that it is in Washington County. We don't necessarily like to, but can actually continue to make changes (keeping in mind that certain substantive changes will require re-noticing, of course) through the entire hearings process.

Thanks,
Martha

Martha Fritzie, Principal Planner
Clackamas County DTD | Planning & Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
(503) 742-4529
Office hours 7:30am to 6:00pm | Monday – Thursday

Please visit our [webpage](#) for updates on Planning services available online, service hours and other related issues. Thank you.

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your [feedback](#). We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: KELLY Laura * DLCD <Laura.KELLY@dlcd.oregon.gov>
Sent: Thursday, February 24, 2022 11:58 AM
To: Fritzie, Martha <MFritzie@clackamas.us>
Cc: EDGING Sean * DLCD <Sean.EDGING@dlcd.oregon.gov>
Subject: Expanding Housing Choice PAPA submittal

Warning: External email. Be cautious opening attachments and links.

Hi Martha,

We received the notification of submittal of the County's Expanding Housing Choice code and plan amendment package. We looked over the summary of changes included in the notice document, and nothing jumped out at us. So,

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As we dig into the text, we wanted to check in with you to ask whether there are any sections you'd like us to focus on during our review? Any questions you would like us to address?

Thanks,
Laura



Laura Kelly

Metro, Clackamas and Multnomah County Regional Representative
Portland Metro Regional Solutions
Oregon Department of Land Conservation and Development
Cell: 503-798-7587 | Main: 503-373-0050
laura.kelly@dlcd.oregon.gov | www.oregon.gov/LCD

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Page 1 of 1
Fritzie, Martha

From: anita bartholomew <anita@anitabartholomew.com>
Sent: Friday, March 11, 2022 8:06 PM
To: Fritzie, Martha
Subject: Middle Housing comments

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External email. Be cautious opening attachments and links.

Hello,

I am a homeowner who believes that the only restrictions that should be placed on the kinds of middle housing people can build should be the usual restrictions related to electrical, plumbing, mechanical, and building code. Nothing else.

Here's why.

We have more and more homeless people in the tri-county area. Rent prices are insanely high for people who make minimum wage or close to it. It's simple supply and demand. The only way to bring down rent costs is to build more housing, quickly. The more restrictions the county puts on building such housing, the costlier it will be to build units, the fewer units will be built, and the fewer still that will be affordable. Onerous restrictions mean rents will continue to rise. And more people will find themselves either homeless or at the precarious edge of homelessness. This includes families with children. Single parents are especially vulnerable.

- Eliminate everything and anything non-essential from the regulations.
- Do not charge system development fees until and unless the entire area has sufficient housing for all, especially housing that a family with a minimum wage earner can afford.
- Instead of fees, give homeowners incentives to add units to their properties; many of the lots around here are one-quarter acre or more and can easily accommodate more than one family.

The state legislature passed HB2001 because it recognized that we have a housing crisis. Since the passage of that bill, the crisis has worsened. Please help fix it. Don't put more impediments in the way.

Thank you.

Anita Bartholomew
16650 SE Sunridge Lane
Milwaukie, OR 97267

From: Rogalin, Ellen
Sent: Thursday, March 17, 2022 1:51 PM
To: Fritzie, Martha
Subject: FW: Contact Us Form

FYI

Ellen Rogalin, Community Relations Specialist

971-276-2487 (cell)

Office hours: 9 am – 6 pm, Monday-Friday

From: ts-webteam@clackamas.us <ts-webteam@clackamas.us>

Sent: Thursday, March 17, 2022 1:45 PM

To: Contact Us - Building Permits <ContactUs-BuildingPermits@clackamas.us>; Web Development Team <webteam@clackamas.us>

Subject: Contact Us Form

Warning: External email. Be cautious opening attachments and links.

Question/Comment from Web User

I have a question or comment about: Building Permits

Phone:

Email: acascorbi@mac.com

Message: As a resident of north Clackamas County who has lived in several other areas of the nation, I want to say I am **TOTALLY IN FAVOR** of allowing/encouraging "middle housing" to be built in our county. That kind of low-density multifamily housing is a valued asset in many other urban/suburban areas, adding to the affordability and variety of local housing. I'd like to see more of it here in the greater Portland metro area. Thank you very much.

Page Link: <https://www.clackamas.us/contactus>

DO NOT REPLY TO THIS EMAIL.

Click on the email link to reply to sender

Click on page link to view related page

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Archived: Wednesday, April 13, 2022 8:40:15 AM

From: Nick Berry

Sent: Mon, 28 Mar 2022 17:33:58

To: Fritzie, Martha

Subject: Re: Testimony for Middle Housing Hearing

Importance: Normal

Warning: External email. Be cautious opening attachments and links.

Martha-

Thank you very much for your time and help. I would like the planning commission to consider allowing ADU's on structures such as duplexes and triplexes that will be allowed under the current middle housing proposals and not limit an ADU to only single family residences, or in certain zoning area, townhomes.

Thanks again for your help.

Nick

> On Mar 28, 2022, at 4:34 PM, Fritzie, Martha <MFritzie@clackamas.us> wrote:

>

> Thank you, Nick. I can forward your comments to the Planning Commission, but I just want to clarify that ADUs are already allowed in the zoning districts that are going to be allowing the middle housing under the current proposal. Is there something else about ADUs that you were wanting to have considered?

>

> Martha

>

> -----

> Martha Fritzie, Principal Planner
> Clackamas County DTD|Planning & Zoning Division
> 150 Beaver Creek Road|Oregon City, OR 97045
> (503) 742-4529
> Office hours 7:30am to 6:00pm|Monday – Thursday

> -----

> Please visit our webpage for updates on Planning services available online, service hours and other related issues. Thank you.

>

> The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your feedback. We appreciate your comments and will use them to evaluate and improve the quality of our public service.

>

>

> -----Original Message-----

> From: Nick Berry <nickgb98@gmail.com>

> Sent: Monday, March 28, 2022 2:16 PM

> To: Fritzie, Martha <MFritzie@clackamas.us>

> Subject: Testimony for Middle Housing Hearing

>

> Warning: External email. Be cautious opening attachments and links.

>

> Martha Fritzie-

>

> I am writing to ask that the planning committee consider allowing ADU's in addition to the current middle

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housing proposals.

- >
- > Thank you for your time.
- >
- > Nick Berry
- >

Findings from Session 2 Focus Groups

Clackamas County HB2001 Multicultural Community Engagement – Phase 2

Prepared on behalf of Clackamas County
by Ping Khaw, PKS International and
Jamie Stamberger, Stamberger Outreach Consulting

MARCH 2022



PREFACE

Our project team held a second round of six focus groups with Black, Indigenous, and other people of color and other members of culturally specific groups. The purpose of this second round of groups was to discuss and get specific feedback on the proposed changes to the Clackamas County Zoning and Development Ordinance. Many participants in the second round of focus groups had participated in the first round of focus groups. Four of the focus groups were culturally specific to one race or ethnicity and were held in the common language of those participants. The remaining two groups were comprised of a diverse group of participants that identify as Black, Indigenous, other people of color, or members of a culturally specific group.

In this second round of groups, we shared the collective findings from the HB2001 online survey and the first round of focus groups. We asked participants whether or not the findings reflected what they had heard in their groups and if they had more they wanted to share about middle housing and associated potential zoning code changes. We also asked participants whether or not draft code amendments based on the results from the first round of groups and online survey seemed to meet the community requests they had heard. In some of the groups, we were also able to share proposed changes to the Comprehensive Plan and gather thoughts and feedback from participants. Lastly, we asked participants for feedback about their experience participating in the groups and how Clackamas County can do better to include more diverse voices and representation in their land use planning processes.

SUMMARY OF KEY FINDINGS

TOPIC	FINDING	RECOMMENDATION
Benefits of middle housing	Agreed providing more affordable housing is the primary benefit of middle housing. However, participants in nearly every group are not convinced middle housing will actually be more affordable. Questions and concerns about affordable housing came up often - people requested information and help. As in the first round of focus groups, some participants in the second round said middle housing also provides a possible source of additional income for landowners.	
Concerns about middle housing	Most groups did not agree fully with the primary concerns that came out of the online surveys and first focus groups. Several groups strongly disagreed with the concerns about changes in neighborhood character expressed in the online survey in which most respondents were White single-family homeowners. They felt	

	<p>these concerns meant diverse communities are not welcome in certain neighborhoods. A few participants said they share concerns about traffic, parking, crowding, crime, decreased property values, lack of green space, and potential exploitation by developers. Newly shared concerns included: design of middle housing being too identical or sterile and units not being big enough for multi-generational families.</p>	
<p>Allow flexibility to promote middle housing?</p>	<p>As in the first round, feelings about flexibility in rules were also mixed in the second round of focus groups. Three groups expressed mixed support for flexible rules to encourage middle housing in their group. Another two groups were fully in favor of more flexible rules.</p>	
<p>Detached “plexes”: proposed amendment does not allow detached “plexes”.</p>	<p>Participants in one group said this is acceptable. Participants in another group disagreed, and said it is not acceptable, that the county should allow detached “plexes”. Many more participants in the second round of focus groups than in the first round said the county should allow duplexes, triplexes and quadplexes to be detached than not.</p>	
<p>Lot size requirements: proposed amendments require a minimum 5,000 sq ft for triplexes, and 7,000 sq ft for quadplexes and cottage clusters. Duplexes allowed on 3,000 square foot lots. County is not allowed to require more than 7,000 sq ft for middle housing.</p>	<p>Four groups agreed that the proposed amendments are acceptable, but some individuals had mixed feelings.</p>	<p>MIXED RESPONSE, BUT LEANS MORE TOWARDS ALLOWING</p>
<p>Property line setbacks and building footprints: proposed amendment would include the same setbacks and lot coverage rules for middle housing as for single-family housing, and would comply with state requirements for cottage clusters and townhomes.</p>	<p>Most (4 of 6) groups said the proposed amendments were acceptable. Two groups felt strongly that rules about setbacks and building coverage should allow for enough green space, open space, and privacy.</p>	<p>APPROVE AMENDMENT</p>

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<p>Sidewalks: proposed amendment would require middle housing with four or more units to build sidewalks (cannot pay fee-in-lieu-of – FILO).</p>	<p>Most (4 of 6) groups agreed that this amendment is acceptable. One participant did not agree that FILO for sidewalks should be allowed for any middle housing, regardless of number of units.</p>	<p>APPROVE AMENDMENT</p>
<p>Parking: proposed amendment does not allow street parking to count towards required parking for any middle housing. The county can require a maximum of one on-site parking space per dwelling unit.</p>	<p>Nearly all (5 of 6) groups agreed this amendment is acceptable. One participant added that one parking space per unit is likely not enough, but will help.</p>	<p>APPROVE AMENDMENT</p>
<p>Special Rules for Cottage Clusters</p>	<p>Many participants in most (5 of 6) focus groups agreed that cottage clusters are the best fit for residential areas. Two participants had concerns about ongoing maintenance responsibilities of residents to keep the common areas looking nice. A number of participants said it is most important for the county to regulate how many cottages can be in one cluster. Suggestions were 9 or 10, 12 was too many.</p>	<p>DECREASE PROPOSED MAX COTTAGES PER CLUSTER, CONSIDER MAINTENANCE CONCERNS</p>
<p>Feedback on community involvement</p>	<p>Many participants said the groups were informative, that they learned a lot. Some were happy to be able to take what they learned back to share with their communities. Many also said they were happy to have been invited to participate in the process and have their voices heard. They said they feel it is good for the county to hear from communities, and they are not always included. Some said they felt like their voices and opinions were heard. Other pieces of feedback included: good to be paid, important that survey results from other groups were shared, good that groups were offered in other languages, good that both focus groups and surveys were used to reach more people and provide more depth of understanding, and that Clackamas County should do more multi-cultural engagement work.</p>	<p>DO MORE MCE WORK, FOLLOW COMMUNITY GUIDELINES – PAYMENT, LANGUAGES, FORMATS IMPORTANT</p>
<p>Barriers to involvement</p>	<p>Participants in half of the groups said it was difficult to understand or visualize specific measurements and numerical information that was presented, such as property line</p>	<p>PROVIDE BETTER VISUALIZATION TOOLS AND ACTIVITIES TO REDUCE</p>

	<p>setbacks, square footages, and proportions of lots covered by buildings. This made it hard for them to answer some questions and give their feedback.</p> <p>One participant said not getting an invitation to these types of processes is a barrier – they just need the invitation to participate.</p> <p>Another said it is difficult to meet in person, and virtual meetings are helpful.</p>	<p>BARRIERS TO FEEDBACK, CONTINUE TO INVITE DIVERSE COMMUNITIES, CONTINUE TO OFFER VIRTUAL ENGAGEMENT</p>
<p>Recommendations for better multi-cultural engagement</p>	<p>Build relationships, include more renters, keep inviting us, publish results and follow up with participants, conduct outreach through community-specific organizations</p>	<p>FOLLOW COMMUNITY REQUESTS AS OUTLINED HERE</p>

DETAILED FINDINGS

FOCUS GROUPS WITH RESIDENTS OF COLOR (SESSION 2)

BENEFITS OF MIDDLE HOUSING

Participants in the second round of focus groups agreed with the findings from the first round of focus groups that providing more affordable housing is the primary benefit of middle housing. However, participants in nearly every group are not convinced middle housing will actually be more affordable. Some inquired about possible caps to rental and sales costs. One participant asked what the county will do to help lower income homebuyers.

“Housing is going up so high, and for me, I’m trying to buy a house. I’m living in a mobile home unit, and I’m leasing on the land... I’ve been shopping around for houses and a lot of them the pricing has just gone up and up, and with the budget I have, I can’t afford any. How would the county solve those issues for people that can’t afford?”

“I hope that when [Middle Housing] are built and are ‘affordable’ they will also be thinking about the pockets of farm workers, for example. We do not want cheap, but housing according to our salaries. We do not earn as a middle class, and we also dream of buying a house.”

Questions and concerns about affordable housing came up often in these discussions, and people requested information and help. Some participants,

particularly in the Latine focus group, said they need affordable housing information to be published somewhere to help them find housing.

"I have seen areas where new housing is building up, and I have come to ask where it is that I can get an application to rent or buy and there is nothing available, everything is already taken. And I'm left empty-handed again, possibly I had the money in my hand but no opportunities. Where are they being published?"

"WHERE is the information to rent or buy new homes published? We get informed only halfway because, if I am interested in the information of this presentation, but it does not tell me how to obtain those homes, it makes no sense for me."

As in the first round of focus groups, some participants in the second round said middle housing also provides a possible source of additional income for landowners. Other benefits they mentioned included: a shift to more community-oriented living, diversity of building types, that businesses might be attracted to neighborhoods making shopping easier, and that building middle housing along public transportation lines would make it easier to not own a car.

CONCERNS ABOUT MIDDLE HOUSING

Results from first round of focus groups and online survey: Online respondents and focus group respondents both mentioned concerns about crowding and parking most often. They differed in that residents of color in focus groups had more concerns about preserving open space and damage to the land from development, while online survey respondents were more concerned about middle housing being "out of neighborhood character".

We asked participants in the second round of groups whether or not they agreed with the primary concerns about middle housing expressed in the online survey and the first round of focus groups with communities.

-
- 1. Most groups did not agree fully with the primary concerns that came out of the online surveys and first focus groups. The Vietnamese group said they had no concerns, and the Russian group said they only partially agreed.**

"...For me overcrowded means fun and supported, I don't mind a lot of relatives around me." – Vietnamese participant

- 2. Several groups strongly disagreed with the concerns about changes in neighborhood character expressed in the online survey in which most respondents were White single-family homeowners. They felt these concerns meant diverse communities are not welcome in certain neighborhoods.**

"It seems that most respondents who already have a home of their own do not agree to share the land, but we all have the equal right." – Latine participant

“The people that took the online survey, that’s what is disturbing about this idea of housing - usually when you move into neighborhoods where you’re not wanted, historically, there’s problems. So, I’m not interested in introducing my children to re-living that kind of life where you live somewhere where you’re not necessarily wanted or welcome. The people who get to decide or allow you to buy those houses won’t have to deal with the torture, just by your kids going to a school. It’s very difficult to integrate neighborhoods that are traditionally one way.” – African American participant

3. Although they did not completely agree, a few participants said they do share concerns about traffic, parking, crowding, crime, decreased property values, lack of green space, and potential exploitation by developers.

“Besides parking, ... living healthy life is very important, and sometimes it's too crowded. I like to see [in] whatever is being built, some areas in the neighborhood where people could grow a garden, have more organic produce, have healthy living and better life. I could see apartments a lot of them are straight up, even homes, just sky...straight up. There's no room for parking, no room for growing anything...I'm not sure that's a good healthy way of living...”

“Some developers will jump in if they can smell the opportunity for money. If there is no details in those regulations, they will take advantage of it, like trying to lower the cost and use Legos to make the houses. Some of the developers make them all the same.”

4. Concerns shared in the second round of focus groups that were not heard in the first included: design of middle housing being too identical or sterile, potentially high cost, and units not being big enough for multi-generational families.

“When houses are different, you can see the personality, [it] looks like community. Housing like that [crowded duplex areas] has ruined the view, but that's the possibility of lowering our living standards with this kind of housing. How to [keep prices affordable] and to maintain the sense of community through the visual design. It's not the most important thing, but we live in a world and see the world through our eyes, and the impact is inside of you.”

“... these days, two and four-plexes are usually not enough to accommodate our families. We need a single home structure because of multi-generation [families] we have.” – Tongan participant

FLEXIBLE RULES TO ENCOURAGE MIDDLE HOUSING

Results from first round of focus groups: About half of focus group participants said the county should allow some flexibility in regulations to encourage middle housing, and half did not think

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flexibility should be allowed. Agreement varied by community. Those who thought flexibility should be allowed felt it was a tradeoff that is necessary in order to increase affordable housing.

We asked participants in the second round of groups whether or not these results reflected what they heard in their group and to share more ideas around allowing flexible rules.

Feelings about flexibility in rules were also mixed in the second round of focus groups.

Three groups expressed mixed support for flexible rules to encourage middle housing in their group. Another two groups were fully in favor of more flexible rules. Some participants in one group talked about tradeoffs – they want to see more diverse building designs and community character but realized that could make development more expensive and not increase affordable housing.

“... [some] duplexes don't have originality, but aesthetically, there's no personality. That's probably the give and take of affordable housing: if you get more flavor, the price will go up. There's no happy medium there. We do need the housing, we need more supply, but there's no free lunch, bottom line.”

FEEDBACK ON PROPOSED MIDDLE HOUSING AMENDMENTS

1. ALLOWING DETACHED DUPLEXES, TRIPLEXES, AND QUADPLEXES

The county's current proposed code amendment does not allow detached “plexes”. Participants in one group said this is acceptable. Participants in another group disagreed, and said it is not acceptable, that the county should allow detached “plexes”.

Many more participants in the second round of focus groups said the county should allow duplexes, triplexes and quadplexes to be detached than not. A few said attached housing might be more affordable due to reduced development costs. Many participants said they would prefer detached housing, mostly because it provides more privacy, and one said detached housing provides more of a sense of ownership. Some participants said whether or not units are allowed to be detached should depend on the site, and it is important to have options for development.

“From a homeowner's perspective I wouldn't want to buy a house sharing a wall, attached. Even though we live close, I have my house with its own wall to myself. I remember my grandmother always explain it, ‘if you are sharing the wall, don't buy it’, for our community it's not good.” – Vietnamese participant

“I'd say detached, especially if you are first time home owners, you want to feel ownership in whatever small space you have. If you are in a duplex or triplex and you own it, you still don't feel ownership over it.” – Tongan participant

2. LOT SIZE REQUIREMENTS

The county's proposed code amendments require a minimum 5,000 square foot lots for triplexes, and 7,000 square foot lots for quadplexes and cottage clusters. Duplexes are allowed to be built on 3,000 square foot lots. The county is not allowed to require more than 7,000 square feet for middle housing.

Four groups agreed that these amendments are acceptable, but some individuals had mixed feelings. One participant felt 3,000 square feet was not acceptable and would not be big enough for a duplex. Some participants were concerned the units built on these properties would be too small. Another felt the concerns about crowding on lots would be solved through the housing market and the choices of home buyers.

"I have a mixed opinion about this. I do agree they should have larger lot sizes because otherwise you're just cramming these smaller units that would be smaller than an apartment, but [in that case] now these triplexes and quads and cottage clusters would have a higher price because they're not in an apartment complex. Yes, in our group there was a mix, a few people saying it would encourage middle housing to keep it on single family sized lots."

3. PROPERTY LINE SETBACKS & BUILDING FOOTPRINTS

The county's proposed code amendment would include the same setbacks and lot coverage rules for middle housing as for single-family housing, and would comply with state requirements for cottage clusters and townhomes.

Most (4 of 6) focus groups said this was acceptable. Two groups felt strongly that rules about setbacks and building coverage should allow for enough green space, open space, and privacy. They said space and privacy are important for individuals, families, kids and pets, and provide a good quality of life.

"The consensus was that living space should be [about equal] to the space allowed for single family home, and the setbacks (on all sides) had to be fair, compatible, enough for families to enjoy the same privileges as single home dwellers (boat, trampoline, grill, play area -should not be limited)." – Russian group participants

"I remember [one place I lived] we were so close together you could hear neighbors taking a shower. [It was] not welcoming or inviting type of environment for visitors, just an eye sore just to look at it. You don't feel the spirit of the community togetherness, that's the concern. In a small space building, so close together, no room for green space, not healthy."

4. NO SIDEWALK F.I.L.O ALLOWED FOR 4 OR MORE UNITS

The county's proposed code amendment would require middle housing with four or more units to build sidewalks (cannot pay fee-in-lieu-of – FILO).

Most (4 of 6) focus groups agreed that this amendment is acceptable. One participant did not agree that FILO for sidewalks should be allowed for any middle housing, regardless of number of units. One group reiterated how important sidewalks are for safety of pedestrians and kids playing.

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Even though they feel sidewalks are important, a few participants in this group were concerned about the look of sidewalk sections built in a neighborhood sporadically. For this reason, these participants felt FILO for sidewalks should be allowed. A participant in another group said if sidewalks are not built, developers should at least be required to leave space for a path or potential future sidewalk.

“Down the street from where I live, from Sunnyside up for 10 or so blocks there's no sidewalks but there's homes and cars parked on the road. The speed limit is 25, but still cars zoom up and down, and when we try to walk to the park, we're going onto the road to walk. Sidewalks are important to make sure it's safe for people to walk.”

“Having sidewalks makes the neighborhood feel safe, meaning crime safe. I feel like this neighborhood is homey, and without sidewalk it feels like there's no structure on the street and people zooming by. If you have a sidewalk, people are generally more cautious in a family friendly neighborhood, slowing down. I would vote for paying a fee, but unfortunately there's a risk your neighborhood will not get [a sidewalk] because of low foot traffic, but I would rather go that route than homeowner pay for it because it might be spotty [sections of sidewalk]. I'd rather have nothing than spotty.”

5. STREET PARKING NOT ALLOWED TO COUNT AS REQUIRED PARKING FOR NEW UNITS

Proposed county zoning code amendments do not allow street parking to count towards required parking for any middle housing. The county can require a maximum of one on-site parking space per dwelling unit.

Nearly all (5 of 6) groups agreed this amendment is acceptable. One participant added that one parking space per unit is likely not enough, but will help.

“On-site parking is the route I would vote for - leave the street parking to be public space - we cannot have ownership of that, it's still public space and people can come and take it. We don't want to be fighting the whole neighborhood's guests coming in. Even one per unit is not enough but it's better than fighting for street parking.”

6. SPECIAL RULES FOR COTTAGE CLUSTERS

The county's proposed amendments include special rules for cottage clusters. These rules include maximum of 900 square feet of living space per unit, property line setbacks of 10 feet in front and back and five feet on the sides, a courtyard is required, walkways, landscaping and recreational amenities are required, and a minimum of half of the units in a cluster are required to be within 10 feet of the common courtyard and directly connected to it by a walkway.

- Many participants in most (5 of 6) round two focus groups agreed that cottage clusters are the best fit for residential areas.

- **Two participants had concerns about ongoing maintenance responsibilities of residents to keep the common areas looking nice.**
- **A number of participants said it is most important for the county to regulate how many cottages can be in one cluster.** Privacy concerns and the size of the common area drove this conversation. Some ideas for how many should be allowed in a cluster per common area included: 9 and 10. 12 seemed like too many to one participant.

“Twelve might be too many, maybe 10. After you have so many, they are all facing each other, gets me worried. Every time I’m out there all the units can see me, privacy issue.”

FEEDBACK ON COMPREHENSIVE PLAN

County Planning & Zoning staff gave a short presentation about planned updates to the Comprehensive Plan. They said that the goal of these updates to the Comprehensive Plan is to make sure the policies guiding changes to the Zoning and Development Ordinance reflect all community members, especially those who have not been involved in past decision-making, like Black, Indigenous, and other people of color, immigrants and refugees.

They then asked: Do you think these updates will help do that?

The Russian group and the Latine group responded to this question.

The Russian group had a detailed discussion about the definition of “community”. *“Is it one county community or several communities joined by their specific cultural, economic, and financial needs?”* They expressed their desire for all come to a compromise and said some will need to give room to the needs of others and listen to all communities.

The Latine group agreed the updates to the Comprehensive Plan will help include more community members. One Latine participant said,

“It is helpful if the results of the opinions of the groups of color are published. And if this groups are given follow-up to continue inviting them to participate in projects of this type, they will feel more integrated into development plans and eventually the community lives more in harmony with their peers.” – Latine participant

FEEDBACK ON COMMUNITY INVOLVEMENT

1. FEEDBACK ABOUT THESE FOCUS GROUPS

Many focus group participants said the focus groups were informative, that they learned a lot. Some were happy to be able to take what they learned back to share with their communities.

“I came back because I liked learning, and I work closely with the community, and they have interesting questions, and it’s nice to have knowledge and be able to answer those questions for them.” – Latine participant

“Valuable. Interesting. Since my life and life of my kids will most likely be in this county. It’s great to know first-hand what goes on in our own backyard and what the future will look like in this county. These things are coming our way, so we would rather know than not know.” – Russian participant

Many participants also said they were happy to have been invited to participate in the process and have their voices heard. They said they feel it is good for the county to hear from communities, and they are not always included. Some said they felt like their voices and opinions were heard.

“I do feel most of my concerns were addressed, the feedback was taken. We pushed for the parking and sidewalks, and those were two main things that were heard and focused on. I feel my opinion was valued, it was a cool experience to be a part of.” – African American participant

“I think it’s good for the county, city, developers to hear from the county. For years, I would go to meetings and ask for these kinds of opportunities. I also advocated for people being paid for their time, all things I recognize have been provided in this space. I want to lend my voice to things that are this impactful.” – African American Participant

“It is valuable because we learn of opportunities available to all people. In projects like this, many times when we want to get involved, they are no longer available, or the project is already closed.” – Latine participant

“I just moved to the county not too long ago and to be able to be reached and participate this focus group means the outreach is working because typically many government policy passed without me knowing.” – Chinese participant

Other pieces of feedback included: good to be paid, important that survey results from other groups were shared, good that groups were offered in other languages, good that both focus groups and surveys were used to reach more people and provide more depth of understanding, and that Clackamas County should do more multi-cultural engagement work.

“I feel [in this focus group] you asked a question, and then I heard all the context and opinions, so my opinion changes on it. Whereas, if I just saw it online... Hearing some context would have changed my mind about what I actually think.”

2. BARRIERS TO YOU OR YOUR COMMUNITY PARTICIPATING IN PROCESSES LIKE THIS

Participants in half of the focus groups said it was difficult to understand or visualize specific measurements and numerical information that was presented, such as property line setbacks, square footages, and proportions of lots covered by buildings. This made it hard for them to answer some questions and give their feedback.

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"Most of them think that for them it makes no sense to talk about measurements, since you cannot imagine the sizes in feet just by listening to them. – 'I think if we were the builders we could clearly understand'" – Latine group

"I'm still trying to visualize the different options, I'm still not getting it, I don't have a response." – Tongan participant

"I don't have the concept to connect numbers with the space, I will let the experts..." – Laotian participant

One participant said not getting an invitation to these types of processes is a barrier – they just need the invitation to participate.

*"It's not difficult to participate, only that no one had invited us before."
– Latine participant*

Another said it is difficult to meet in person, and virtual meetings are helpful.

3. BEST WAY TO CONTINUE TO GET FEEDBACK FROM YOUR COMMUNITY ON HB2001?

From Russian Group:

- Social media
- Community connections (people)
- Local newspapers (older people still read these Russian publications), so to introduce some things in our local publications, and then solicit participation/survey, but people would have some preliminary knowledge of the BILL and would be more likely interested to engage in the future. Local Russian Radio stations. Talk about the bill in detail.

From Latine Group:

- Promote meetings in Spanish

From Vietnamese Group:

- Social media (Facebook Vietnamese Group)
- Vietnamese staffs working with community such as IRCO
- Multnomah County, DHS
- Do outreach at School, Church...
- Should have more Vietnamese flyers give out at Vietnamese Markets...

From Chinese Group:

- social media
- local church group

4. BEST WAY TO ENCOURAGE YOUR COMMUNITY TO PARTICIPATE IN ONLINE SURVEYS?

- Incentivize more community leaders to recruit participants
- Advertise in local ethnic stores
- Offer surveys and promote surveys in other languages
- Communities are not on County email lists (connect to county)

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- Some communities are not on social media
 - o *“Speaking for the Hispanic/Latino community, I can say one of the barriers is not a lot of them are not on social media, except maybe Facebook, but they probably don’t follow a lot of pages where your ads come up.”*
- Conduct outreach through community specific organizations
- Offer raffles, gifts, and incentives to take surveys
 - o *“Do a raffle. Have people take a survey, or listen to a presentation to enter a raffle (while people shop, they get a chance to win something). Other businesses do it. Reach out with information, gifts, incentives at events.” – Russian group*

5. ADVICE FOR CLACKAMAS COUNTY AS THEY WORK TO INCREASE THE INVOLVEMENT OF BLACK, INDIGENOUS, AND OTHER POC, IMMIGRANTS AND REFUGEES?

- **Build relationships**

“Keep creating relationships like this one. I’m in several groups and it’s becoming more common to hear someone from the city wants to join the group or sit in. Come and show up more often to regular things we’re doing, so when there’s a need that comes up from the community, I know somebody at the city (for example). Build a reputation with the community and you’ll know who to be in relationship with, ...once you know that you’ll know: ‘we want to reach a group of people, let’s see if we can reach out to this person to help us get the survey out’. Use your resources to reach out to people on the other side of the table. Those people probably need some resources and know the communities you need to reach. The people you want to meet, you will, when you involve yourself in different ways in your job. I’ve noticed PBS, ODOT were the first people I saw bringing [community members] in, teaching them like you did tonight, it takes time, think about building a relationship.” – African American participant

- **Include more renters**

“For example, a lot of people in this [Russian] group already have housing, so we can be biased, but people who are still in the process of purchasing or renting their home – they need to be a part of these discussions. Think broader.” – Russian group

- **Keep inviting us**

“Do not stop doing what you are doing. The community that works long hours needs to be informed of projects, laws and opportunities like this. Only leaders like you, host, you have the resources to invite us. Participating is what we want. ”

- **Publish results and follow up with participants!**

“It is helpful if the results of the opinions of the groups of color are published. And if this groups are given follow-up to continue inviting them to participate in projects of this type, they will feel more integrated into development plans and eventually the community lives more in harmony with their peers.”

“We are also interested in follow ups, many times they invite us only once. They tell us what is planned, but they never tell us how everything ended up, we are left

in doubt, they do not send us results, much less put the opportunities available to us. We feel used!"

- **Conduct outreach through community-based organizations**

"If you reach out to a specific organization that works with different people, that's how I learned about this panel is because of where I work, we have connections to different communities that are Spanish speakers, if you go through organizations they trust, they are more likely to go online and fill it out, rather than finding it online." – Latine participant

"Here in Portland, we have the Coalition of Communities of Color, APANO, etc. groups have their own pods, when we're organizing that's how we reach target communities by using coalitions. You have to do person to person outreach, reach out to those places where people are. My community can be found at NE health clinic. Personally, I manage the black community of Portland page, good place to send info to folks who manage pages for specific group. I got info for this meeting from Re-Program. Usually, programs reach out to different minority groups, programming is a good way to reach people." – African American participant

Findings from Online Survey & Session 1 Focus Groups

Clackamas County HB2001 Multicultural Community Engagement – Phase 2

Prepared on behalf of Clackamas County
by Ping Khaw, PKS International and
Jamie Stamberger, Stamberger Outreach Consulting

JANUARY 2022



PREFACE

DEMOGRAPHICS OF PARTICIPANTS & HOW TO USE THESE FINDINGS

We understand the primary intent of adding middle housing to be to increase affordable rental and homeownership options for those who currently rent, or otherwise do not own, especially during a time of unprecedented increases in rental and home sales prices. People of color are more likely to be renters and less likely to own homes than their White and Asian counterparts in Clackamas County¹, and thus stand to benefit more from middle housing development.

This study included focus groups with members of communities of color. However, the vast majority (222 of 342) of online survey respondents consulted for their feedback about middle housing, and whether or not to allow the tradeoffs of flexible regulations in order to encourage it, were White and/or landowners.

We strongly recommend that Clackamas County pay close attention to the results of the discussion groups with people of color in this report, and increase their outreach to specific racial and ethnic groups that have lower homeownership rates and are more likely to benefit from middle housing. As you interpret the results of the online survey, understand that the residents that stand to benefit the most from middle housing were the least represented.

Survey and Discussion Group Respondents by Race and Homeownership Rate:

Race	Homeownership Rate in Clackamas County	# Survey Responses	# in Focus Groups	Total Included
Asian	72.8%	23	19	42
White alone, not Hispanic or Latino	71%	222	na	222
American Indian and Alaska Native	61.3%	3	0	3
Two or more races	53.3%	Unknown	Unknown	Unknown
Hispanic or Latino	44.7%	19	8	27
Black or African American	38.2%	1	6	7
Native Hawaiian and Other Pacific Islander	26%	2	0	2
Homeownership rate for online survey respondents as a whole	74.2%			

¹ US Census Bureau, American Community Survey, 2012-2016

SUMMARY OF KEY FINDINGS

TOPIC	FINDING	RECOMMENDATION
Knowledge of HB2001	Online survey only: 64% had heard of or knew about HB2001. 22% were very unfamiliar, and 14% knew a lot. Respondents of color were more likely to report being very unfamiliar.	Continue to increase intentional outreach to communities of color about HB2001.
Reaction to adding middle housing	Online survey only: 42% are concerned, 35% are excited.	
Benefits of middle housing	More affordable housing was most mentioned in both the online survey and discussion groups.	
Concerns about middle housing	Online survey respondents and discussion group respondents both mentioned concerns about crowding and parking most often. They differed in that residents of color in discussion groups had more concerns about preserving open space and damage to the land from development, while online survey respondents were more concerned about middle housing being “out of neighborhood character”.	
Are cottage clusters the best fit?	Online survey only: 52% agree, 31% disagree. Those who agreed had a variety of reasons, including decreased homelessness, that they would be more affordable, and that they are more likely to be owner-occupied. Those who disagreed most mentioned crowding and parking as their concerns.	
Why cottage clusters?	Online survey only: Most compatible with existing neighborhood and more likely to be owner-occupied were most mentioned, followed by dedicated outdoor space and lowest density housing type.	
Special rules for cottage clusters	Regulating how many cottages can be in one cluster was the most important of the options given for regulating cottage clusters among both discussion group participants and survey respondents. Discussion participants said it is also very important for the county to require sidewalks and off-street parking for cottage clusters. They felt it was least important for the county to require screened parking.	<ul style="list-style-type: none"> • Set rules for maximum number of cottages per cluster. • Require sidewalks for cottage clusters • Require off-street parking for cottage clusters.

Allow duplexes, triplexes, quadplexes to be detached?	Discussion group participants had mixed feelings about whether or not to allow duplexes, triplexes and cottage clusters to be detached. Some worried detached buildings might be more expensive. Most survey respondents were said duplexes should be allowed to be detached. They had less clear feelings about detached triplexes. More than half wanted quadplexes to remain attached.	MIXED RESPONSE
Require larger lot sizes for triplex, quadplex, cottage clusters?	Discussion group participants were divided on whether or not the county should allow middle housing on single-family-sized tax lots. Those who agreed said it was important in order to encourage middle housing. Most online survey respondents said the county should require larger lot sizes for middle housing.	MIXED RESPONSE
Allow flexibility in property setbacks?	More discussion group participants agreed than disagreed the county should allow buildings to be built closer to property lines. However, not all participants weighed in on this topic, and those who did not want this flexibility were passionate about it. A small majority of online survey respondents said the county should not allow buildings to be built closer to property lines.	MIXED RESPONSE
Allow bigger building footprints on lots?	The Latinx group said the county should allow bigger building footprints to encourage middle housing, and the Russian group was divided on this issue. Over half of survey respondents said the county should not allow larger building footprints for middle housing, and about a third said the county should allow them.	MIXED RESPONSE
Pay a fee instead of building sidewalks?	Most discussion group participants said sidewalks should be required for new development, and developers should not be able to pay a fee instead of building a sidewalk at the new development. A large majority of online survey respondents agreed.	Require sidewalks to be built at the site of new development (no in lieu of fee)
Include on-street parking as required parking?	All discussion group participants said the county should not allow builders to count street parking as part of the required parking for new development. They agreed that off-street parking should be provided for all units. Most online survey respondents agreed.	Do not allow street parking to count towards required parking. All new units should include off-street parking.

DETAILED FINDINGS

DISCUSSION GROUPS WITH RESIDENTS OF COLOR (SESSION 1)

1. BENEFITS OF MIDDLE HOUSING

More affordable housing was the benefit mentioned most by focus group participants from communities of color. Many mentioned the currently high prices of rent and home sales and said they are unaffordable. Latinx respondents talked about wanting to own homes and about the difficulty they face accessing homeownership due to cost, availability, and immigration status. One African American participant said they are on their “third round of gentrification”, having been economically displaced from North and Northeast Portland. They want housing prices to remain affordable in Clackamas County. Another participant pointed out that the history of colonization and White supremacy has denied people of color access to land and homeownership. They said middle housing might present opportunities for the County to make homes available to those who have been historically excluded through redlining and other practices.

Other benefits mentioned included: more options for home buyers, possible source of additional income for landowners, additional density of housing, that they are attractive and compact, and that middle housing and higher density might attract local businesses to neighborhoods.

“[Middle housing] is a great opportunity for us Latinx to acquire a house in better condition than we already have and more affordable.”

“Having smaller establishments makes more room for parking and personalized housing rather than these larger apartment complexes taking up that square footage.”

2. DRAWBACKS OF MIDDLE HOUSING

Crowding, less open space, parking concerns, and damage to the land were the drawbacks focus group participants mentioned most. Some said they are not convinced middle housing will actually be more affordable if left to market forces. Some said middle housing may be too small for families. Others had concerns about traffic, and a few said they are concerned middle housing will increase homelessness. Some in the community feedback panel worried wealthy landowners could take advantage of middle housing and more flexible regulations to increase their wealth and perpetuate exclusion of people of color from land

Exhibit 10, ZDO-282

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ownership. One participant asked if middle housing might increase predatory land purchasing practices for the elderly who own valuable lands. Another worried developers might make all the units rentals instead of units they could purchase.

Other concerns mentioned once included:

- Concern that if rules are made more flexible, developers will exploit the flexibility at the expense of communities.
 - Displacement concerns need to be addressed. What will happen if rents continue to rise in the area and lower income people can't afford to live here?
 - Legal issues arising from shared common space.
 - Decreased property values of single-family homes.
 - Increased crime.
 - Middle housing won't fit with existing neighborhood character.
 - Neighborhood safety concerns for parks and playgrounds.
- **Crowding and less open space** – Participants value green spaces in their communities and say open space is vital to a healthy community. They worry middle housing could replace this open space and detract from their community. One said they have been looking forward to moving to Clackamas County for the tranquility, but middle housing makes them wonder if this will change. Participants said having trees and growing food is important to them, and they want to make sure there is room for this.

“There’s no green space where I live, there’s a little but it’s not usable, there’s no sun to grow food, there is so little space between the buildings, a strip of grass but completely unusable for agriculture, food, kids, it limits the opportunity for what’s available.”

“It’s been my dream to move to Clackamas area, but now that some areas are going to be busy, how do I ensure I get to experience all the peace, cleanness and tranquility everyone is talking about here.”

- **Damage to the land** – Many African American participants in the community feedback panel expressed a concern about what damage middle housing development might cause to the environment. They expressed concerns about middle housing contributing to climate change, stormwater runoff and water pollution, destruction of wildlife habitat, and removal of tree canopy that is hard to replace.

“We’re facing global warming, and that’s just one thing that stuck out to me. ... I know people need to be housed, but are we considering the land as we’re making these decisions?”

“I think it’s very important to have tree canopy requirements. Once the land is used up, and the canopy chopped down, it can take a whole generation or two to recover. I see the zones being divided up without the requirement of land reserved for nature. This is

something that needs to be addressed beforehand, or you will find out the hard way why it is so very important.”

3. FLEXIBLE RULES TO ENCOURAGE MIDDLE HOUSING

About half of discussion group participants think the county should allow some flexibility in regulations to encourage middle housing, and half did not think flexibility should be allowed. Agreement varied by community. Those who thought flexibility should be allowed felt it was a tradeoff that is necessary in order to increase affordable housing.

"We all want comfort, but now we are too uncomfortable with the high prices we pay for housing. If they lowered the rent I would not mind living closer to the other home, if I think we need more housing, even if they are smaller and closer to one another, even if it is uncomfortable."

Parking and sidewalk requirements were the most mentioned areas for which participants *did not* feel the county should allow regulatory flexibility. Most said the county should allow duplexes, triplexes, and quadplexes to be detached. Responses were mixed for allowing larger units on single-family-sized lots, allowing flexibility in setbacks, and allowing larger building footprints.

1. ALLOWING DETACHED DUPLEXES, TRIPLEXES, AND QUADPLEXES

Most discussion group participants said the county should allow duplexes, triplexes, and quadplexes to be detached if site conditions allow. They said this would increase diversity of housing arrangements and provide more privacy. Those who disagreed said detached units might be more expensive due to construction costs, and one thought multiple units would take up more space and detract from open space on the lot.

2. ALLOWING TRIPLEXES, QUADPLEXES, AND COTTAGE CLUSTERS ON SINGLE-FAMILY-SIZED LOTS

Five groups had opinions on lot size requirements. Of these, about half of participants said the county should require larger lot sizes for triplexes, quadplexes, and cottage clusters, while the other half said the county should allow those units to be built on single-family-sized lots if possible. Those who were in favor of allowing them on single-family lots felt flexibility is necessary in order to encourage middle housing.

3. ALLOWING BUILDING CLOSER TO PROPERTY LINES

More discussion group participants agreed than disagreed the county should allow buildings to be built closer to property lines. However, not all participants weighed in on this topic, and those who did not want this flexibility were passionate about it. Those who disagreed with more flexible setbacks are worried about losing areas to plant trees and that developers will use the flexibility to maximize their profit regardless of

impacts on the community. One participant who agreed with flexibility setbacks clarified that only the front and back setbacks should be made flexible; the 5-foot setbacks on the sides “are small enough already”.

4. ALLOWING MORE BUILDING COVERAGE ON A LOT

Only participants in the Latinx group and the Russian group commented about whether the county should allow middle housing to take up a greater proportion of the lot than single-family housing currently allows. Participants in the Latinx group said the county should allow more lot coverage to encourage middle housing. The Russian group was divided; they understood the need for flexible regulations to encourage housing but are worried flexible property coverage rules would reduce open space to a problematic level.

“We can allow it. Sure. But does it mean that middle housing inhabitants will have a less quality of life because they don’t have any free space left for recreation?”

5. ALLOW A FEE INSTEAD OF A SIDEWALK AT NEW DEVELOPMENT

Most discussion group participants said sidewalks should be required for new development, and that developers should not be able to pay a fee instead of building a sidewalk at the new development. They felt sidewalks are vital to neighborhoods and important for safety to avoid walking in the street. However, some participants in the Russian group and the Latinx group said it is acceptable to allow a fee instead of a sidewalk. Some Latinx participants felt it is better to save up the fees to build sidewalks in areas with schools, for example, than to build separated sections of sidewalk in a neighborhood.

“If you build a house and put sidewalk it looks better and serves to walk, it can be more safety for older people, it gives them stability. If you don’t build a sidewalk and that fee goes to a savings account, and the house is sold before you have a sidewalk built, it won’t have the same value as if you had it. I would definitely like the sidewalk to be added to the house at the time of construction.”

6. ALLOW STREET PARKING TO COUNT AS REQUIRED PARKING FOR NEW UNITS

All participants said the county should not allow developers to count street parking as part of the required parking for new development. They agreed that off-street parking should be provided for all units. Many participants in the community feedback panel said off-street parking is needed for safety, for elders and people with disabilities, and to avoid being rained on. Some said the county should require at least two spots for units to account for families. One participant wondered how the county would keep multiple developers from counting the same street parking in their totals so that none had enough.

“What if you have spaces that are counted on the street - how is a person that has less capabilities allowed to live in these structures? If you’re an

*elder, you can't walk down the street to your house with your groceries.
Am I expected to walk with my infant in the rain?"*

"I have had to park literally blocks down on the other side of a busy street and walk, thinking about the safety of myself or my car where it's not even in my eyesight if something were to take place, if there were a break-in."

"When you're coming in late at night or early in the morning, it's easier and safer to have a parking space nearby where it's safe."

7. SPECIAL RULES FOR COTTAGE CLUSTERS

For cottage clusters, participants said it is most important for the county to regulate how many cottages are in one cluster. They also said the county should require off-street parking and sidewalks for cottage clusters.

Participants said hiding parking from view (screened parking) was the least important for the county to regulate. Some said it is not important for the county to regulate cottage cluster design (how they look).

The Vietnamese focus group agreed they like cottage clusters the best of the middle housing options. One participant said they are concerned about lack of privacy from sharing common outdoor space.

4. RECOMMENDATIONS FOR DEVELOPMENT IN GENERAL

- Many participants in the community feedback panel recommended that the county make plans for limiting damage to the land when making development rules and planning development, in general.
- A few also said the county should look to other countries for inspiration.
- One participant encouraged the county to create development plans with the goal of increasing land ownership among those who were systemically denied access in the past.
- Another participant encouraged the county to think outside the box and not repeat the damaging practices of the past.

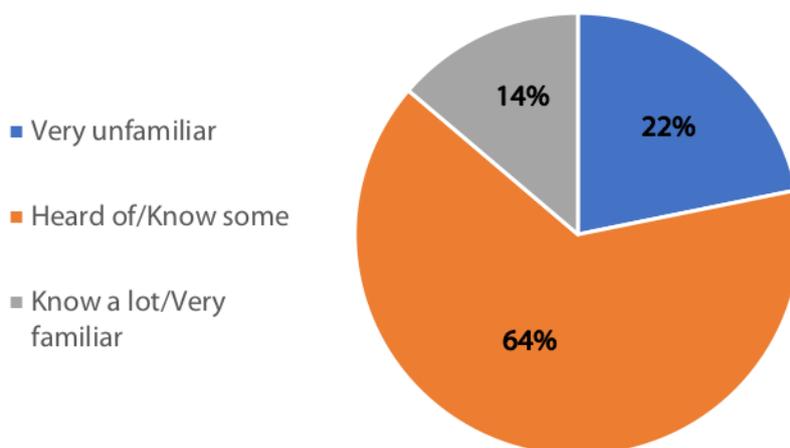
"I've seen the grid being laid out before, that's something that came with the colonizers. Think about not following that same plan - it's been harmful to the people and the land and the animals we share it with. Let's think about doing better."

ONLINE SURVEY RESULTS

Total Responses: 342

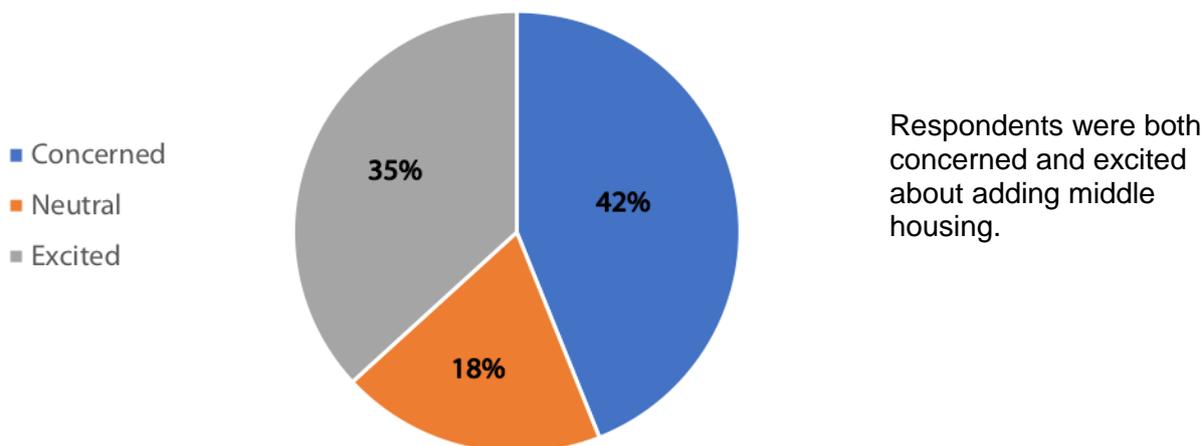
Survey period: Dec. 6, 2021 – Jan. 10, 2022

Q1: Are you familiar with House Bill 2001 (HB 2001) -- Middle Housing?



The majority of respondents had heard of or knew something about HB2001. Residents of color were less likely to know about it.

Q2: How do you feel about the potential to add middle housing types into urban single-family neighborhoods?



3. Why do you feel the way you do about adding middle housing to single family neighborhoods?

Respondents had a lot of opinions about the benefits and drawbacks of adding middle housing.

Creation of more, and more affordable, housing was the benefit respondents mentioned the most by far. Many acknowledged the dramatic increases in housing costs in the area and the need to help people afford to pay rent or buy a home. Other benefits they mentioned including having more economically and structurally diverse neighborhoods, reducing homelessness, and economic benefits to the community such as more sources of income for homeowners, an increased tax base for the county, and attracting more local businesses.

“We need to add density to address affordability and climate change. As a parent to three kids in Clackamas County, I want them to have a livable world and an affordable County so they can live near me when they are older if they want to.”

“We need places to live to reduce the homeless population, and having a variety of housing styles makes for more vibrant, culturally exciting neighborhoods.”

“We need more housing. I’m a homeowner but if I wanted to buy for the first time now, I’d be priced out. Prices and rents are ridiculously high because of supply and demand--too little supply; too much demand. I cringe when I see how many people can’t even live inside because of the costs. Building more homes, LOTS more, will help.”

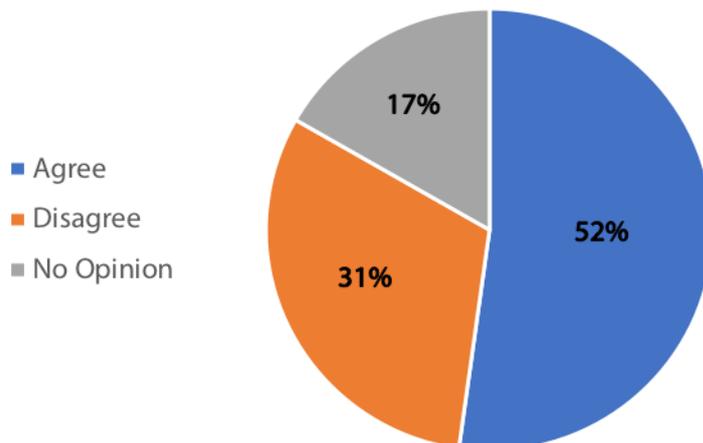
Crowding was the concern cited most often, followed by parking and traffic concerns, and concerns that middle housing will not fit within existing neighborhood character. Some said they are worried about losing open green space, and that middle housing will cause single family home values to go down. Some expressed not wanting more renters in their neighborhood because of their “transient nature” and concern increased renters will lead to increased crime. Some also said they don’t believe middle housing will decrease housing costs.

“The effect of increased density can have a negative impact on a neighborhood. Large numbers of rental units means that often residents do not feel connected to their neighbors. You lose the community when you don't know the people that live around you.”

“They are called ‘single-family neighborhoods’ for a reason. I'm not a snob, but mixing the different styles of homes unfortunately has potential to bring down property values of single-family homes.”

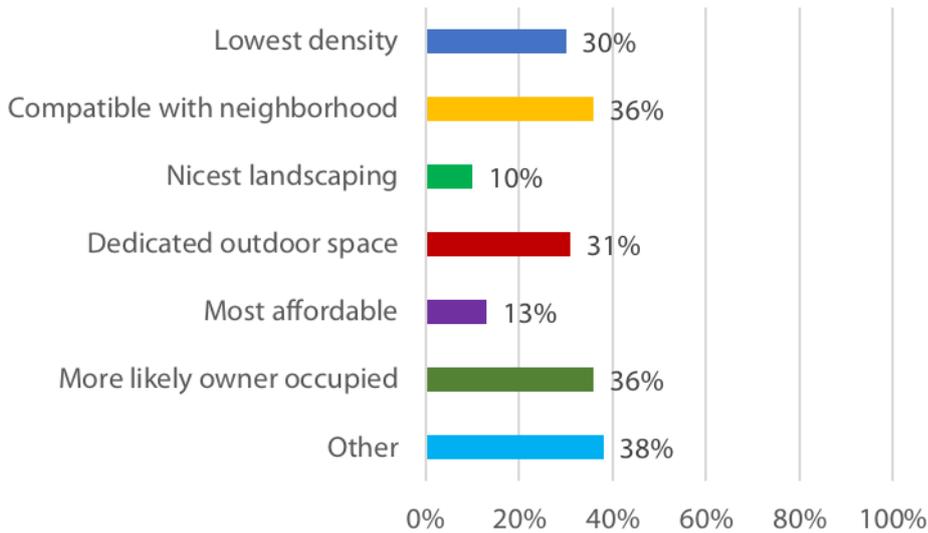
“I think it would overcrowd the neighborhoods, add too much congestion on the already busy roads and increase the crime rate while lowering property values for the existing owners.”

Q4: People who responded to our last survey said that of the middle housing types proposed, cottage clusters and townhomes are the best fit for residential areas. Do you tend to agree or disagree that cottage clusters and townhomes are the best fit in residential areas?



More than half of respondents agree that cottage clusters and townhomes are the best fit for residential areas. However, 31% did not agree.

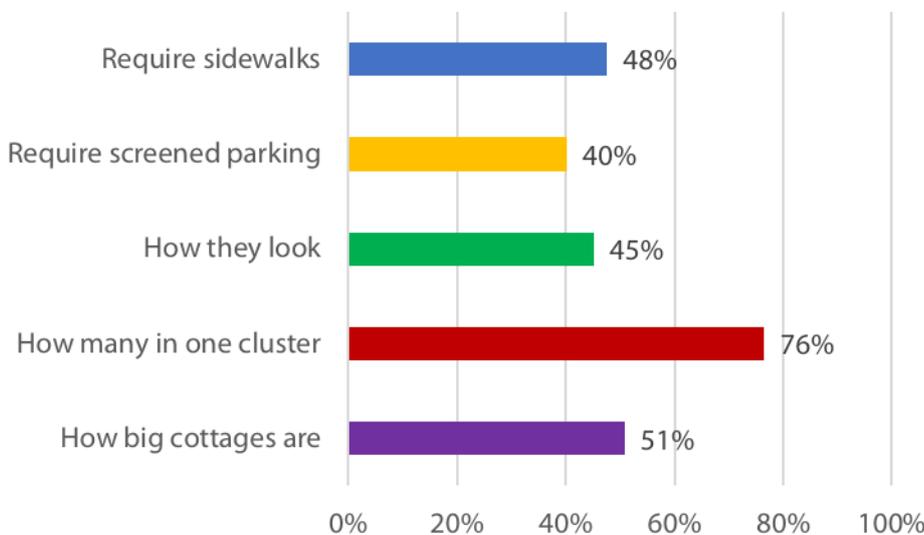
**Q5: Why do you feel this way about adding cottage clusters and townhomes to residential areas?
(choose all that apply)**



Leading reasons for liking cottage clusters and townhomes were that they are more compatible with the neighborhood, more likely to be owner occupied, have dedicated outdoor space, and are the lowest density. Many respondents included “other” comments about why they felt the way they do about cottage clusters and townhomes. About half

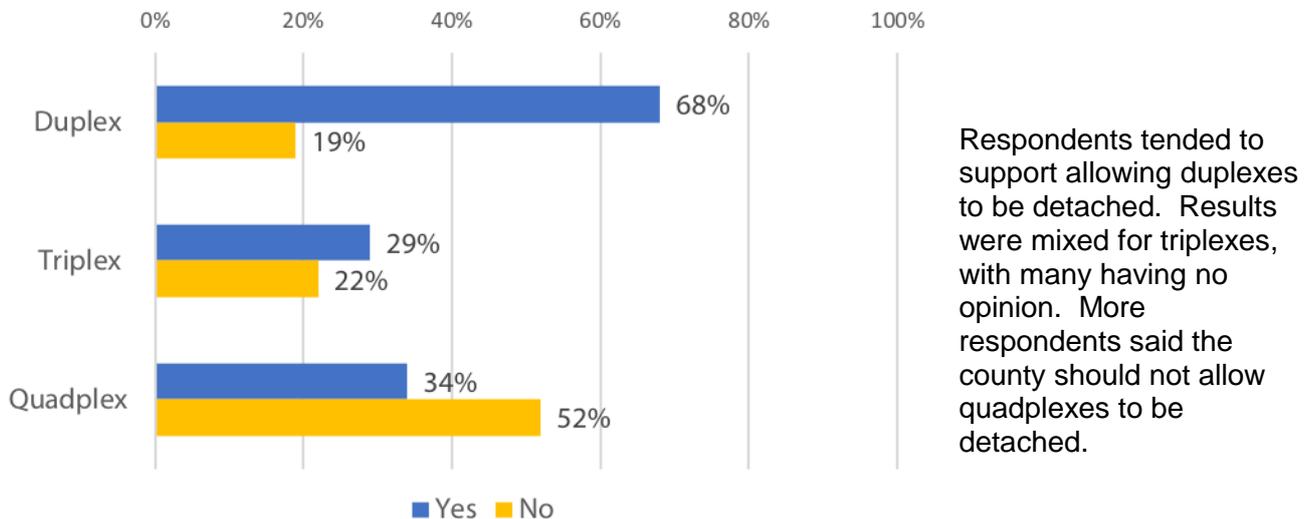
described why they don’t agree that cottage clusters and townhomes are the best fit. They most mentioned concerns about parking and crowding. The other half mostly fit into existing categories above, but some added other reasons they approve of cottage clusters and townhomes, including that they have diverse styles and are good for smaller lots.

Q6: The county can choose to have specific requirements for cottage clusters. Which of the following topic areas do you feel are important for the county to set rules to guide development? (choose all that apply)



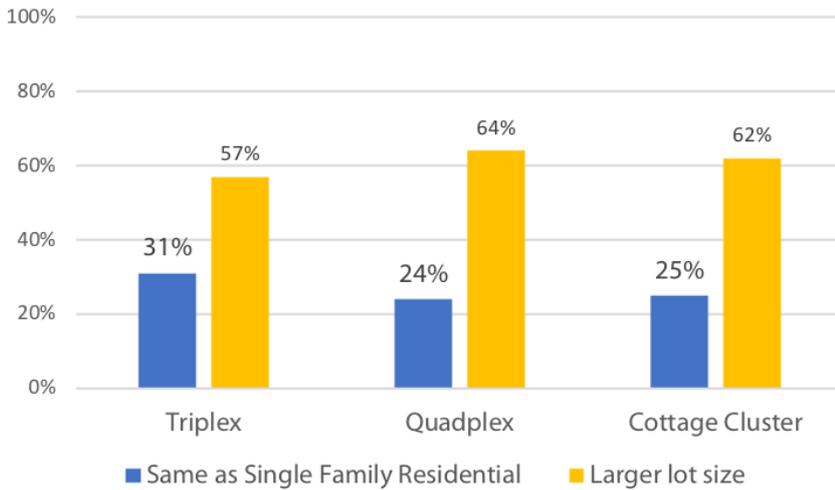
Most respondents said the county should regulate how many cottages can be in one cluster. 40% or more thought most other areas should also be regulated.

Q7: HB 2001 requires attached duplexes, triplexes, and quadplexes on every property that permits single-family homes in all residential neighborhoods. Do you think the county should also allow the following types of middle housing to be detached from one another?



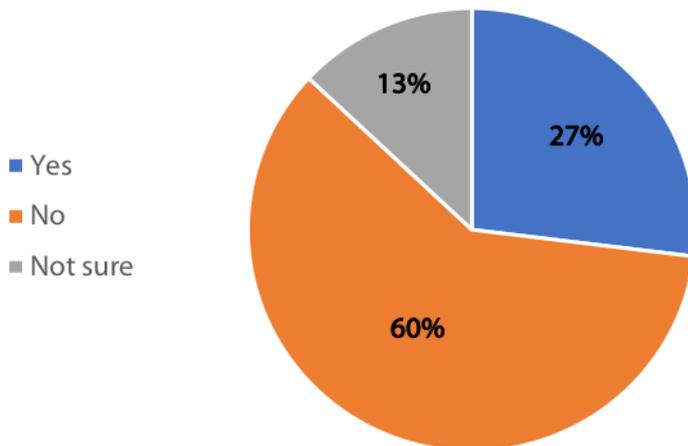
Q8: Currently, the county requires a lot to be at least 3,000 square feet in size in order for a single-family home to be built on it. Under HB2001, the county could increase the required minimum lot size for triplexes to 5,000 square feet and for quadplexes and cottage clusters to 7,000 square feet. Do you think larger lot sizes should be required for the following types of middle housing?

Exhibit 10, ZDO-282



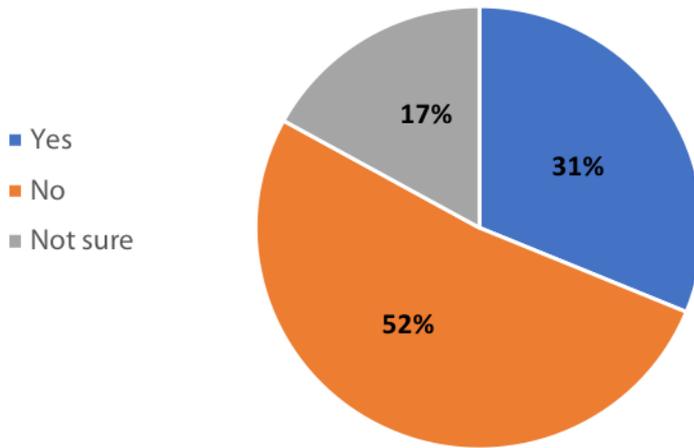
Most respondents said the county should require larger lot sizes for triplexes, quadplexes, and cottage clusters. However, more than a quarter thought the county could allow them on single-family-sized lots.

Q9: Do you think the county should change the rules about property line setbacks to allow middle housing to be built closer to property lines?



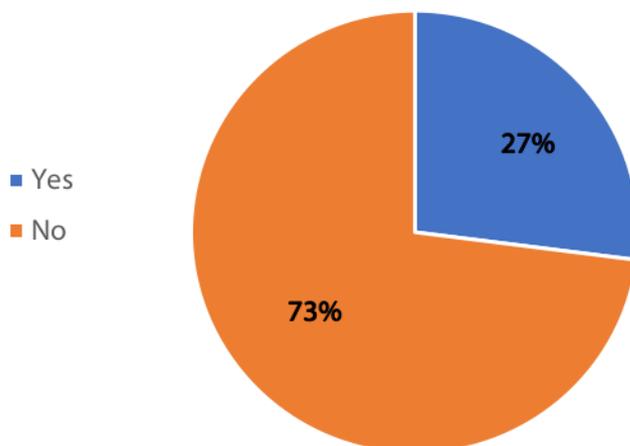
The majority said the county should not allow builders to build closer to property lines than what is currently allowed.

Q10: Do you think the county should change the rules about building footprints to allow bigger buildings to be built on lots?



Over half of respondents said the county should not allow middle family housing to take up a larger proportion of the lot than is currently allowed for single family housing. Nearly a third said this should be allowed.

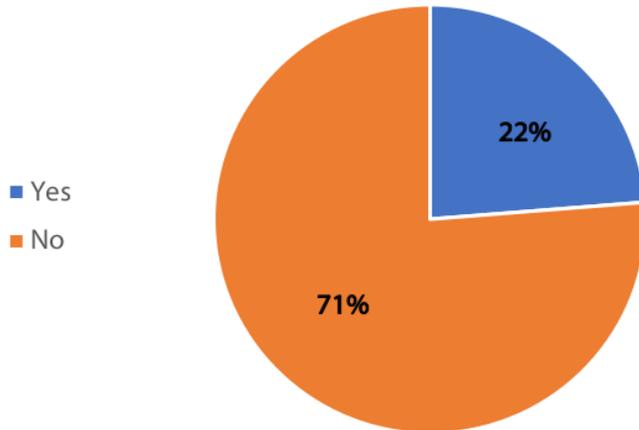
Q11: Currently the county requires street improvements (curbs and sidewalks) to be installed with new housing, but allows developers to pay a fee to the county instead of building the sidewalks for single-family homes, duplexes and triplexes. Should the county also allow builders of other types of middle housing to pay a fee instead of building sidewalks?



The large majority of respondents said the county should not allow builders to pay a fee in lieu of building a sidewalk for middle housing.

Q12: Residential neighborhoods have a combination of off-street parking in driveways and garages, and

on-street public parking along the curb. HB 2001 says the county can only require one off-street parking space per dwelling for middle housing types and can allow on-street parking next to the unit to count toward that requirement. Do you think that on-street parking should count toward the parking required for new middle housing units?



A large majority of respondents said the county should not allow builders to count street parking towards the parking requirement for new units.

Demographics of Survey Respondents

English language survey (311 respondents)	78% single family homeowners, 62% 50 years old or older. 17% between 40-49, and 15% younger than 40. Over half identified as female. 70% (211) identified as White, 1 identified as African American, 8 as Hispanic/Latinx, 15 as Asian/Asian American, 3 as Native American, 2 as Native Hawaiian/Pacific Islander. Most heard about the survey through an email from Clackamas County or on social media.
Chinese language survey (6 respondents)	67% single family homeowners, all between 30 and 49 years old. Half identified as female and half as male. Half heard of survey through friend/relative and half on social media.
Spanish language survey (11 respondents)	54% (6) rent, 18% (2) own a single-family home, 18% (2) live with family or friends. 64% (7) were 50 years old or older. 28% (3) were 40-49, and 9% (1) was younger than 40. 91% (10) identified as female. Most heard of survey from friend/relative and social media.
Russian language survey (12 respondents)	58% (7) own single family home, 25% (3) rent, 50% 30-59 years old, 33% (4) 40-49, 75% female. Half heard of survey from friend/relative, some from CELs liaisons.
Vietnamese language survey (2 respondents)	1 rents, 1 owns single family home, both 40-49 years old. 1 male, 1 female. 1 heard of survey from friend/family member, 1 from Community Engagement Liaison hired by PKS International



Expanding Housing Choice

in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

HB 2001 Implementation Project:

Foundational Elements of Engagement | February-June 2021

FINAL REPORT



We would like to thank all of the Feedback Panel members who provided their time and valuable perspectives in helping elevate a reflection of the greatest needs and priorities of the community, particularly among traditionally underrepresented communities that have not been engaged during past County-managed projects.

A Special Thank You to:

- Chi Bui
- Janet Diaz
- Evelia Juarez
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- Hsiao-Yun Shotwell

PREPARED BY:



enviroissues



Community
Engagement
Liaison Services

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Executive Summary

In June 2019, the State of Oregon passed a law (House Bill 2001) to expand housing options and opportunities for Oregon residents. This law requires cities and counties to allow “middle housing” in urban residential zones that already allow houses.

Before developing and implementing code amendments, Clackamas County hired consultant teams to assist with the creation and implementation of an outreach plan. The overall goals of the outreach plan were to inform the public about the need for updates to housing-related land use regulations in Clackamas County and to engage community members in the update process.

Outreach strategy and communications were developed to engage potentially impacted

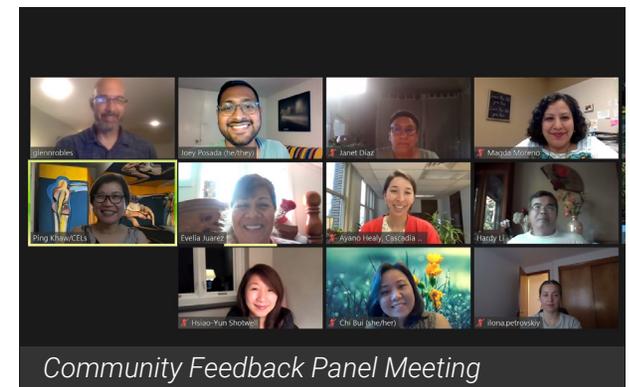
residents living in urban, unincorporated areas of Clackamas County. They were designed with special considerations for reaching historically underrepresented communities that have not been engaged during past County-managed projects.

Key highlights of this initial outreach and engagement phase were:

- An established project identity and set of public-friendly communication and educational materials.
- Community feedback on middle housing elements from over 500 residents, across six languages.

- An expanded network of Clackamas County residents, representing a more diverse spectrum of multicultural and language-affinity groups.
- A set of recommendations for future engagement with both the broader community and with different cultures and language-affinity groups.
- Housing land use priorities gathered from the public that can inform decisions during the code development process.

More details on community input, project materials, and code implications from survey feedback can be found in the following sections of this report.



Project Background, Purpose, and Engagement Overview

Project Background

In June 2019, the State of Oregon passed a law (House Bill 2001) to expand housing options and opportunities for Oregon residents. This law requires cities and counties to allow “middle housing” in urban residential zones that already allow houses.

Project Purpose

The purpose of the outreach and engagement plan was to inform the public about the need for updates to housing-related land use regulations in Clackamas County and to engage community members in the update process.

Project Objectives

Before updating and implementing code revisions, Clackamas County hired consultant teams to assist with the development and implementation of an outreach plan to achieve the following objectives:

1. to reach out to and engage diverse communities;
2. develop materials suitable for distribution through electronic media and traditional media outlets; and,
3. to help identify and engage historically underrepresented communities that have not been engaged during past County-managed projects.



Exhibit 10, ZDO-282

Engagement Activities Overview

PKS International, Envirolssues, and Cascadia Partners were the consultant teams chosen to assist with this initial round of HB 2001 outreach. Cascadia Partners was hired to assist with developing project identity, key communication pieces, and general outreach. PKS International and Envirolssues teamed to help identify and engage historically underrepresented communities that have not been engaged during previous County-managed projects.

The following section will describe the activities completed during the initial phase (5 months; February-June 2021) of Clackamas County's middle housing outreach and public involvement efforts. **Key Recommendations for Future Engagement** and **Code Implications** informed by public input gathered during this initial phase of outreach are summarized in Sections 5 and 6 of this report.

Initial Public Involvement Plan: Foundational Elements

In addition to County-directed key outreach and engagement objectives, the consultant teams developed a coordinated outreach plan to achieve the following outcomes:

- Build awareness and education about HB 2001, code amendments, and design standards.
- Engage historically underrepresented populations through intentional and culturally-specific outreach to Vietnamese, Chinese, Slavic, Latinx, Native American, and Black communities.

- Present outreach materials that are visually compelling and easy to understand for a diverse public audience. In particular, ensure outreach and communications materials resonate with Vietnamese, Chinese, Slavic, Latinx, Native American, and Black communities.
- Design activities and involvement tools that are adaptable for both the virtual and in-person environment.
- Ensure any in-person involvement follows public health and safety protocols during the pandemic.
- Gather feedback on building design and housing elements that residents would like to see maintained in the future.

The following key tasks were completed during this initial public involvement phase; a five month period from February through June 2021 shown in Figure 1 below.

Task 1: Comprehensive Outreach Program Development

A coordinated outreach plan was developed between the two consultant teams which outlined activities and strategies for internal and external stakeholder engagement.

Important outcomes for the engagement plan were to provide the County with durable communication materials to use for outreach in future stages of the *HB 2001 Implementation Project*, as well as to foster long-term interdepartmental and organizational relationships to support current and future project outreach efforts. Clackamas County Department of Transportation and Development (DTD)/Planning and Zoning Division project team members met with the County's Health, Housing, and Human Services (H3S) and Community Relations staff to discuss ways to coordinate outreach efforts and share data for future outreach.

Figure 1. Clackamas County Middle Housing Implementation Project Timeline

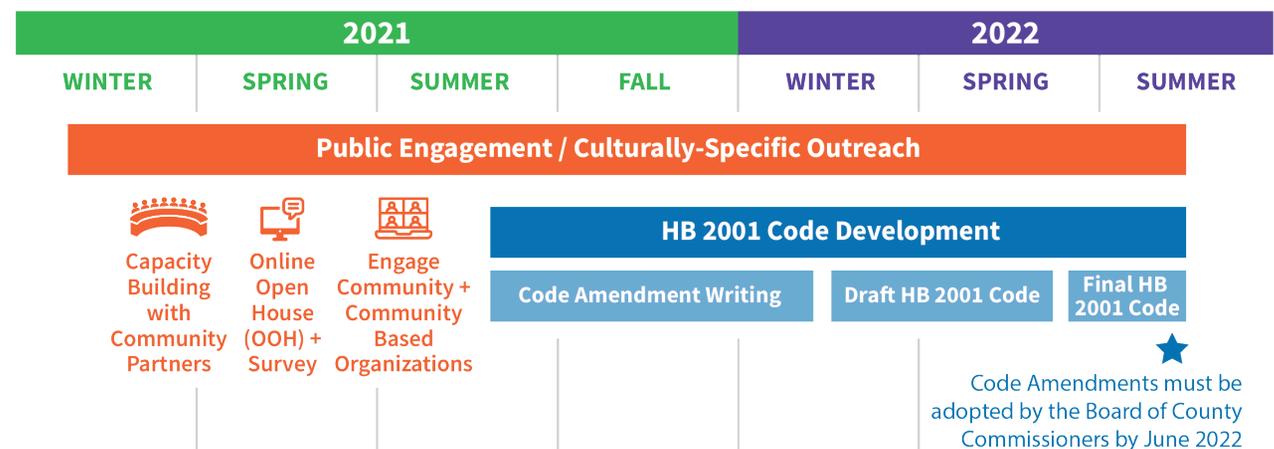


Exhibit 10, ZDO-282

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In addition, County Planning and Zoning Division staff met with culturally-specific community based organizations to better understand how multicultural outreach could be implemented in future phases of the project.

Task 2: Develop Engaging, Informative, and Visually Appealing Outreach Materials

A project brand and graphic style was developed for the *HB 2001 Implementation Project* to help establish its identity within the Land Use and Housing Strategy Project (LUHSP) efforts and assist with community recognition. The project name, iconography, and color palette were developed by: following existing County branding guidelines; creating a complementary look and feel to the existing LUHS Project identity, and; ensuring that a final product would be easily translatable and resonated across a range of language-affinity groups. A copy of the 2-page **Brand Style Guide** can be found in the Appendix (E).

The project branding was then used to develop key communication pieces, including:

- Project factsheet, translated into the five priority languages determined for outreach- Chinese (Traditional & Simplified), Vietnamese, Spanish, and Russian.
- “What is Zoning?” an educational video reviewing the basic elements of land use planning as context for the changes that HB 2001 will impact.
- “What is Middle Housing?” an educational video explaining the *HB 2001 Implementation Project* and how “middle housing” is responding to an unmet need in Clackamas County.
- Website content developed to create a distinctive HB 2001 Implementation Project webpage, serving as the hub for project information and resources.
- Social media posting content, images, and schedule to promote the project survey and build general project awareness.

likely to live within urban, unincorporated areas of Clackamas County, as this is where HB 2001 code changes will apply. Community Planning Organizations (CPOs) encompassing these areas were directly informed about the project’s effort, and asked to share the community survey with their residents.

In addition, project information and the community survey were promoted through the Clackamas County-managed social media platforms (Facebook, Twitter, Instagram, Nextdoor) as well as through a spotlight in the County’s monthly e-newsletter. A **Stakeholder Matrix** of who outreach included and their level of involvement can be found in the Appendix (D).

Community Survey

The community survey was open for a total of 27 days and received 522 responses; most reported to be homeowners of a single family home and reside in the vicinity of Milwaukie (97222), Oak Grove (97267), or Happy Valley (97286). A complete **Community Survey Summary** can be found in the Appendix (C); more details on key takeaways from the survey and their implications on future engagement and code development can be found in Sections 5 and 6 of this report.

Task 3: Implement Outreach Program

Engagement with the general public focused outreach efforts to County residents who were

Figure 2. Project Logos



This section summarizes the specific multicultural and multilingual outreach methods implemented by the County and the Community Engagement Liaisons (CELs) Program, which includes: the community survey, community feedback panel, focus groups, and common themes heard from those outreach efforts. These methods were conducted as part of larger efforts to continue building relationships and engage with historically underserved and underrepresented communities in Clackamas County. Multicultural engagement focused on the Black and African American, Native American, Chinese, Vietnamese, Latinx, and Slavic (Russian and Ukrainian) communities. These priority communities were chosen based on population size and being historically underrepresented and underserved.

Due to restrictions for in-person contact during the COVID-19 pandemic, the project team implemented this outreach virtually.

Community Survey

Overview

The community survey was a primary outreach tool. The CELs Program liaisons supported the transcreation of the survey content, which was translated into five languages: Spanish, Chinese simplified, Chinese traditional, Vietnamese, and Russian. The project team optimized the content for each language to ensure it was accessible, culturally responsive, and met community members' needs.

A complete **Community Survey Summary** can be found in the Appendix (C); more details on key takeaways from the survey and their implications on future engagement and code development can be found in Sections 5 and 6 of this report.

Community Feedback Panel

Overview

The project team convened a Community Feedback Panel to support Clackamas County on HB 2001 engagement with historically marginalized communities. This panel was a space for community members to work with the County to:

- Share their concerns and questions about any area development issues
- Help share information about HB 2001 with panel members' community networks
- Help the County understand the panelists' and their respective communities' views on types of housing and experiences with homeownership
- Engage with Clackamas County in relationship building to support future planning efforts

Figure 3. Feedback Panel Meeting

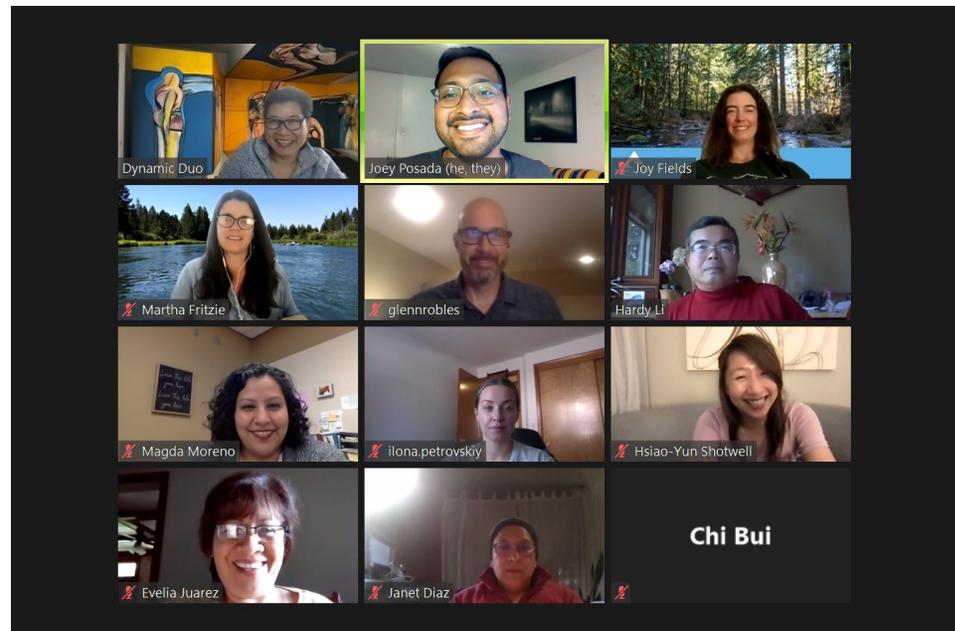


Exhibit 10, ZDO-282

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The panel members consisted of seven people who represented interests of the historically underserved communities prioritized in this phase of the project. These individuals were compensated to participate in panel meetings and to support engagement implementation. Panel meetings were facilitated over Zoom and met four times between April and June 2021.

The project team covered a variety of topics to the panel, including: HB 2001 understanding, discussion of general and focused engagement, discussion of concerns and needs for respective communities, and future partnership opportunities with the County. A complete **Community Feedback Panel Summary** can be found in the Appendix (F).

Focus Groups

Overview

The project team supported six focus groups, organized and facilitated over Zoom by community liaisons. The purpose of the focus groups was to solicit feedback on the community survey from different racial and language-affinity groups, and facilitate conversations around HB 2001 and its implications for Clackamas County.

Liaisons used personal referrals, social media, and community relationships to solicit participation. These efforts produced five focus groups, each with between three and nine participants, comprised of Black residents, and Russian, Vietnamese, Chinese, and Spanish-speaking residents. An attempted focus group for Native American residents did not attract any participants due to their relatively low numbers in the urban unincorporated areas.

Figure 4. Community Survey



The focus groups were centered around the community survey, and then opened into broader discussions. Participants entered the focus groups with varied levels of awareness of HB 2001 and other County planning efforts, but by the end of the meetings most community liaisons thought that their group had a good understanding of the bill and its purpose.

The diversity of opinion expressed within these groups reflects the need for a diversity of housing options. For example, the Spanish and Chinese-speaking focus groups said lot size is less important if there's common space, while the Vietnamese and Russian-speaking groups included backyard space as must-have characteristics. The focus groups displayed a common concern about affordability, but that concern varied between rents and costs to purchase.

Themes heard from focus groups

Commonly heard concerns:

- Whether houses or units would be large enough for larger families
- The potential for increased noise and more difficulty with parking
- Purchase and rent prices are too high, and HB 2001 won't help that
- Neighborhood safety (built environment, crime, and the racism that can surface when non-white people move into a white neighborhood)
- Closing the loop with community groups by sharing the outcome of this project and how their input was utilized

Exhibit 10, ZDO-282

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Common factors that would help participants support more middle housing construction:

- Affordable prices for renting or purchasing
- A greater variety of housing, but well-built

Common must-have characteristics of middle housing:

- Privacy
- Parking (particularly attached garages)
- Either backyard space or communal green space

Other topics heard in multiple groups:

- Lower-price housing is often cheaply built and unattractive
- People want control over their home (to renovate or paint), but also desire minimum design and community-uptake standards
- The importance of lowering barriers to entry into traditionally better-resourced neighborhoods (especially for schools)
- The importance of lowering costs of ownership or renting for young people, which would allow them to move out of their parents' house and build wealth

- Attached garages are important during bad Oregon winters
- Interest in the wealth-generation opportunities that come with being able to buy your own home
- Questions about whether there would be a program to participate in buying or renting these houses, and how one would qualify

A complete **Focus Group Summary** can be found in Appendix (G).

Figure 5. Project Factsheet

Expanding Housing Choice in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

We need your help! We want to hear from you!

Clackamas County must update its zoning code to comply with House Bill 2001 (HB 2001). The County would like the community's input on how code amendments required under HB 2001 can work best for residents living on urban, unincorporated land in Clackamas County.

Participate in the Online Survey until May 30th!
Complete this survey to learn more about how HB2001 will increase housing options and to help us understand residents' general concerns and comments.
[Please visit: www.clackamas.us/planning/HB2001](http://www.clackamas.us/planning/HB2001)

Timeline

Timeline shows community engagement, as well as projected time frames for HB 2001 code changes to more housing choice in unincorporated urban Clackamas County.

	2021	2022
	SPRING	SUMMER
Public Engagement / Culturally-Specific Outreach	Capacity Building with Community Partners	Online Open House Survey
HB 2001 Code Development	Code Amendment Writing	Draft HB 2001 Code

What CAN the County control?

- Size and location of buildings and other features on a site
- Appearance and other design features of a building on a site

What CAN'T the County Control?

- Housing types
- Zones
- Number of housing units in an area
- Additional limitations

Can I get more information?
Information about the HB 2001 Implementation and other Clackamas County efforts on housing, visit www.clackamas.us/planning/HB2001.

For questions, please contact:
Martha Fritz, Principal Planner
Clackamas County Planning and Zoning Division
mfrtze@clackamas.us

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide interpretation or other services upon request. Please contact us at 503-742-4545 or email info@clackamas.us.

5045 / Traducción e interpretación? ¿Preferencia por voz o correo electrónico? 503-742-4545 / 번역 또는 문의

Расширени выбора жилья в округе Клакэмас

РЕАЛИЗАЦИЯ ЗАКОНОПРОЕКТА НВ 2001

Нам нужна ваша помощь! Мы хотим узнать ваше мнение!

Округ Клакэмас должен обновить свой градостроительный кодекс, чтобы привести его в соответствие с Законом о жилищном строительстве - House Bill 2001 (HB 2001). Власти округа желали бы узнать мнение общественности относительно того, как изменения кодекса, требуемые Законом НВ 2001, могут наилучшим образом послужить интересам местного населения, проживающего в пределах города на территории, не имеющей статуса муниципального образования, в округе Клакэмас.

Примите участие в онлайн-опросе до 30 мая!
Заполните форму этого опроса, чтобы узнать о том, как Закон НВ2001 расширит возможности строительства жилья и помочь нам понять приоритетные интересы и отзывы местных жителей.
Пожалуйста, посетите сайт: www.clackamas.us/planning/HB2001

Что означает расширение диапазона возможностей владения жильем?

В округе Клакэмас расширение диапазона возможностей означает больше различных типов жилья и больше альтернатив для местных жителей. Существует широкий спектр типов жилья, обычно называемого «среднемасштабным», который подразумевает больший набор альтернатив для местных жителей, в том числе: дуплексы, триплексы, форплексы, таунхаусы и коттеджный кластер.

Выглядят эти типы жилья?

Дуплекс Триплекс Форплекс Таунхаус Коттеджный кластер

Какое значение имеет Закон НВ 2001?

Закон Клакэмас расширяет статус муниципалитетских образований, где инфраструктура - в том числе водоснабжение, канализация, ливневая канализация и транспортные условия - адекватны для строительства новых домов.

Насколько свободны власти округа в принятии требований Закона НВ 2001?

Возможности округа в принятии требований Закона НВ 2001 ограничены, поскольку на уровне штата существуют стандарты, определяющие, что округ может делать, а чего - не может. Ниже перечислены те аспекты, которые округ может контролировать, и те, которых он контролировать не может при принятии требований Закона НВ 2001.

В аспекты округ МОЖЕТ регулировать?

- Тип жилья
- Зонирование
- Количество единиц жилья на данной территории
- Дополнительные ограничения

Какие аспекты округ контролировать НЕ МОЖЕТ?

- Тип жилья
- Зонирование
- Количество единиц жилья на данной территории
- Дополнительные ограничения

Осуществления проекта

Как показано участие общественности, а также ожидаемые сроки принятия изменений кодекса в связи с требованиями Закона НВ 2001, который расширит возможности жилищного строительства в пределах округа Клакэмас, не имеющих статуса муниципальных образований.

	2021	2022
	ВЕСНА	ЛЕТО
Активные общественности / привлечение участников, учитывающее культурную специфику	Capacity Building with Community Partners	Online Open House Survey
развитие кодекса НВ 2001	Code Amendment Writing	Draft HB 2001 Code

Кто найти дополнительную информацию?
Если вы ищете дополнительную информацию о применении В 2001 и о другой деятельности, связанной с жилищными условиями в округе Клакэмас, посетите сайт: www.clackamas.us/planning/HB2001.

5045 / Traducción e interpretación? ¿Preferencia por voz o correo electrónico? 503-742-4545 / 번역 또는 문의

Key Recommendations for Future Engagement

On average survey respondents fell somewhere between very unfamiliar and somewhat familiar with HB 2001, and multicultural respondents indicated slightly less familiarity with HB 2001 than English survey respondents.

The following three key recommendations relate to overall HB 2001 Implementation Project messaging and outreach strategies. The last section specifically highlights key recommendations tailored to future multicultural-specific outreach.

(1) More outreach is needed around what HB 2001 is and is not.

Talking points could include:

- The purpose of the state law and the *HB 2001 Implementation Project* is to expand housing choices by increasing the amount of lower-cost market-rate housing throughout residential zones in urbanized parts of the County.
- What **CAN** the County regulate in relation to middle housing?
 - Size and location of buildings and other features on a site
 - Appearance and other design features of a building on a site
- What **CAN'T** the County regulate in relation to middle housing?
 - Middle housing types allowed

- Residential zones where those housing types are allowed
- Lower residential densities than allowed
- Higher numbers of required parking spaces than allowed

Continued education is needed about where HB 2001 does and does not apply. Impacted residents can be educated by referencing easy to read maps of where HB 2001 applies and does not apply within Clackamas County. Given how large the County is, consider creating a series of more focused maps per zip code, urbanized area or other logical geographic breakdown.

(2) Continue to communicate and be responsive to public feedback.

Here's what was heard from the May 2021 Community Survey:

- Parking and increased traffic resulting from middle housing are the biggest concerns for neighbors.
- Smaller yards and fewer trees due to more development are the biggest concerns for multicultural survey respondents. Regulating parking for middle housing is highly important.
- Regulating size and height of buildings, minimum lot size, and style and design of middle housing is also important to community members.

- Housing affordability is the biggest perceived benefit of adding middle housing. This may provide an opportunity to tie in talking points and connect to resources about first time homebuyer opportunities.
- Of all middle housing types, cottage clusters and townhomes were perceived as the most compatible/ best fit in residential areas.

Figure 6. Community Survey Images to Demonstrate Middle Housing Types



Exhibit 10, ZDO-282

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(3) Provide further clarification/ education to the public on the following specific administrative rules under HB 2001 (Division 46).

- Which zones must allow middle housing
- Which lots must allow middle housing
 - A recommendation for doing so is to distinguish duplex allowances from other middle housing types, since duplexes are allowed on all single-family residential lots.
- The County could consider explaining next steps and major milestones in its pathway(s) to Division 46 compliance; the pathways to compliance are listed below:
 - Model code, minimum compliance, performance metrics, and alternative standards options
- Parking standards that apply to middle housing, any required and/or proposed changes to current standards, and/or why changes will not occur
- Design standards that apply to middle housing
- First time homebuyer opportunities for non-English speakers and BIPOC communities

What are your biggest concerns about adding middle housing to urban, unincorporated areas of Clackamas County?
(Pick up to 3 items)

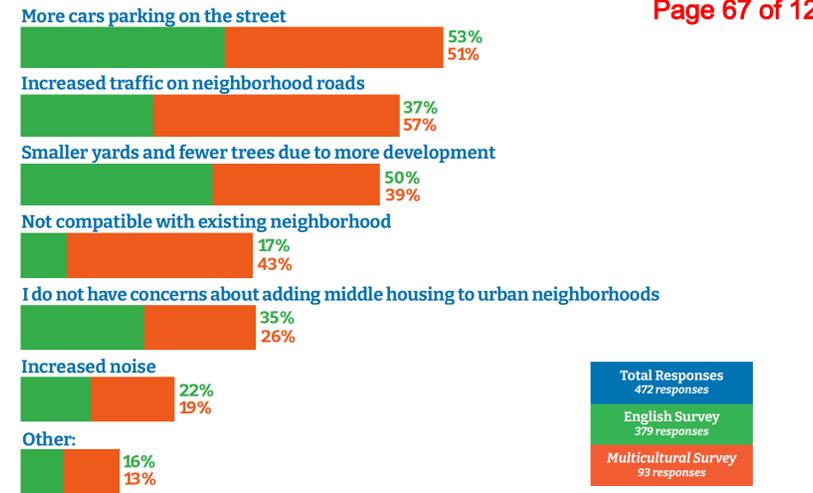


Figure 7. Community Survey Results on Respondents Biggest Concerns About Adding Middle Housing

Multicultural specific recommendations

To stay safe during the COVID-19 pandemic, continued use of virtual formats and minimal-exposure canvassing are recommended.

Examples include:

- One-on-one phone or Zoom meetings
- Online open houses with a digital survey component
- Virtual community meetings, discussion groups, or focus groups via Zoom, WeChat, or other similar interactive formats
- Digital updates via email and social media
- Outreach to community-based organizations and religious institutions
- Use of print media and radio/television broadcasting

- Canvassing and marketing at local ethnic businesses
- Encouraging social media sharing and posting, while inviting community members to submit comments and concerns

Personal interaction and communication remain crucial tools to successfully engage the community. When possible, we encourage the County to build relationships with the community via long term/sustained communication and partnerships. Examples of this relationship building outreach includes:

- Invite community members to open houses and gatherings that are sensitive to the needs and identity of the community.
- Invite community members to participate in decision-making processes. Utilize the help of interpreters or liaisons to support open and clear communication.

- Attend community events and offer support when and where appropriate.
- Engage community leaders to produce and convey messages to marginalized or historically underrepresented communities.
- Ensure community members are informed of any results or actions before any decision or announcement is made.

Focus group participants said continued engagement would be best solicited through social media (especially Facebook), flyers, newspaper and radio promotion, and via community networks.

Some community liaisons encountered resistance to participation due to a general distrust and overburdening of government-organized activities. The Spanish-speaking focus group provided the feedback that they have lived through previous government engagement efforts that did not make it easier to live in their community. If the new houses are not affordable, this does not help their community. Some of these concerns were echoed in the Black focus group.

Methods of communication

Materials and key project information should be translated and distributed via:

- Updated fact sheets
- Website
- Social media blasts

How did you hear about this survey?

373 responses

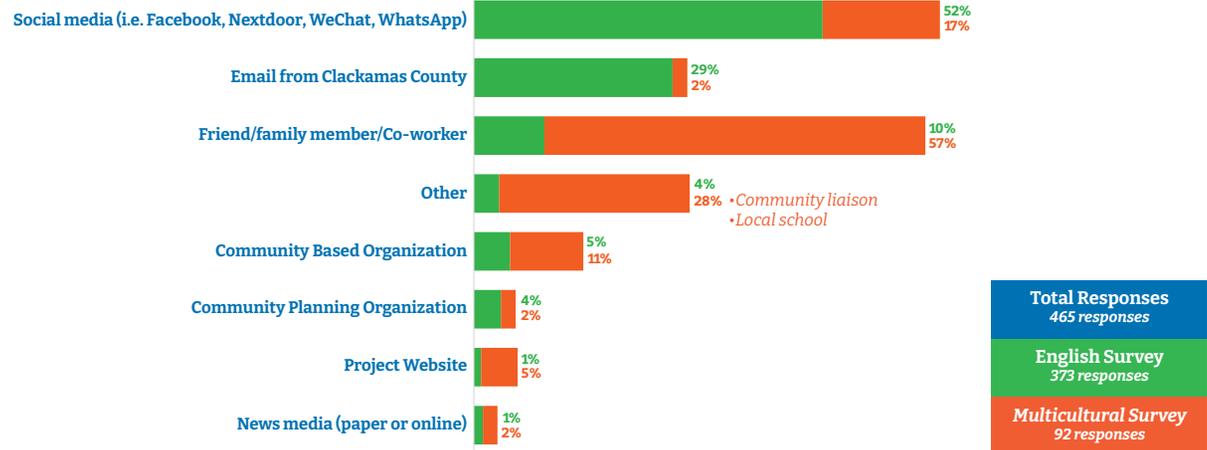


Figure 8. Community Survey Results on How Respondents Heard about the Survey

- County email blasts
- Friends and family (this was the most common method of hearing about the survey for multicultural respondents)
- Future survey questions

What can the County do to include more diverse perspectives?

Roughly 63% of Urban Unincorporated households own their own home and 37% do not. The share of total survey respondents who own a single-family home (70%) is higher than the proportion of owners to renters in the County overall. More targeted outreach is needed to adequately gauge the priorities of Clackamas County renters, men, youth and other groups that may be underrepresented in the survey data.

To engage diverse audiences in the project, the project team can:

- Continue to work with large employers and trusted community and faith-based organizations to share information about the project. This could include interviews, focus groups and/or specialized information sessions and surveys.
- Provide translation and (if in person) childcare and food at meetings and schedule meetings during evenings to best accommodate work and family schedules.
- Work with tenants organizations to get feedback from renters.

The purpose of this Code Implications section is to provide code considerations and recommendations for the County based on the community's feedback from the public survey, as well as what the County is allowed to regulate under Division 46 rules, which are the administrative rules under HB 2001. The following sections address the high level concerns and priorities from the community feedback.

Density of Middle Housing

Minimum lot sizes for middle housing were identified as a concern in the survey. 71% of respondents indicated it was important or very important to regulate minimum lot sizes. About a third of respondents also selected "smaller yards and fewer trees" as a concern related to middle housing. Given these findings, it is likely the community would want to see larger minimum lot sizes for middle housing. We interpret the survey findings to mean that respondents view lot size as one indicator of the character of neighborhoods.

Recommendation: Set minimum lot size to be consistent with the established patterns of existing residential areas. The minimum compliance provisions of Division 46 related to lot size and density are based on the idea that middle housing can follow similar platting and lot patterns as single-family housing, but more units would be allowed on those lots than typically allowed today. For this reason, the rules generally allow for local jurisdictions to set minimum lot sizes for middle housing to be equivalent to the minimum lot size applied to single-family

Table 1. Overview of Code Recommendations and Community Survey Results

Results from Engagement	Code Recommendations
<p>Density of Middle Housing</p> <p>71% of respondents indicated it was important or very important to regulate minimum lot sizes.</p>	<p>Set minimum lot size to be consistent with the established patterns of existing residential areas.</p>
<p>Height and Bulk</p> <p>74% of respondents indicated it was important or very important to regulate the size and height of buildings.</p>	<p>Refine and/or supplement existing height and bulk regulations.</p>
<p>Yard and Open Space</p> <p>36% of respondents noted that "smaller yards and fewer trees due to more development" were one of their top concerns related to middle housing.</p>	<p>Maintain and/or refine setback and lot coverage standards.</p>
<p>Off-Street Parking</p> <ul style="list-style-type: none"> 52% of respondents indicated that "more cars parking on the street" was one of their top concerns related to middle housing. 81% of respondents felt it was important or very important to regulate minimum parking requirements. 	<p>Focus code update efforts on education and identifying alternative solutions to parking concerns.</p>
<p>Design Standards</p> <p>Many respondents ranked the design of middle housing as an important consideration.</p>	<ul style="list-style-type: none"> Closely evaluate design standards related to massing and articulation Focus on design standards that influence how middle housing will relate to the street Support garages but limit their visual impact
<p>Incentives</p> <p>65% of respondents ranked affordable housing as a benefit of middle housing.</p>	<p>Explore options for incentivizing affordable or accessible units in middle housing developments.</p>

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houses, but maximum density provisions that would otherwise prohibit middle housing are not permitted under the rules. Based on the survey feedback, this type of approach may be supported by the community, so long as it can be shown that the sizes of lots and buildings will be compatible with existing single-family houses, even if more units are contained in each building.

Appendix A lays out the options the County has to implement minimum lot size and density standards, including meeting minimum compliance provisions or the alternative “performance metrics” standards. It should be noted the performance metrics track is complex to meet and may result in the need to allow middle housing more widely than if the County were to meet the provisions of the minimum compliance track. For this reason, it is recommended that the County attempt to address concerns about compatibility through regulating height, bulk, and design, rather than using minimum lot size or density as a tool to achieve a certain form of middle housing development

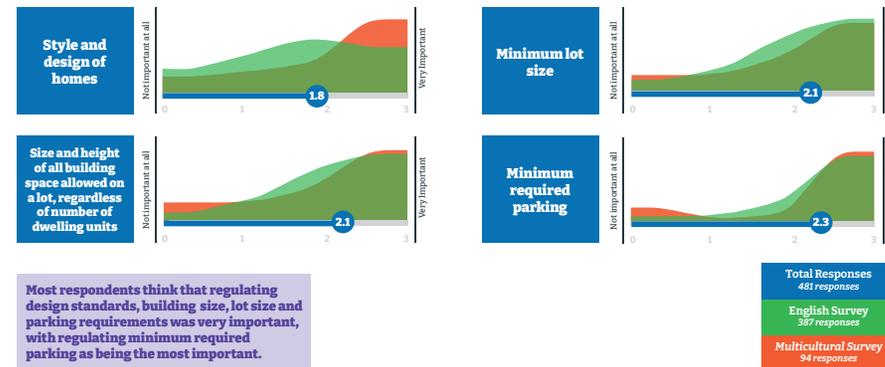
Height and Bulk

The height and bulk of buildings are typically regulated through maximum height, lot coverage, setbacks, and floor area ratio (FAR). Based on the survey results, it is very important to the community to regulate height and bulk of middle housing. 74% of respondents indicated it was important or very important to regulate the size and height of buildings.

However, if the County were to apply the current single family standards to middle housing, it is not clear if this would result in a compatible scale of middle housing compared to existing

Figure 9. Community Survey Results of Ranked Importance for Regulating Middle Housing

For middle housing in residential areas of unincorporated Clackamas County, how important do you think it is to regulate the following?



housing. There are two reasons for this issue. First, developers are more likely to maximize the allowable building envelope on a site when they are allowed to build multiple dwelling units. Second, the existing zoning standards may allow more height and bulk than is predominant across existing neighborhoods.

Recommendation: Refine and/or supplement existing height and bulk regulations. Many jurisdictions have attempted to address the issue of compatible bulk and scale with single-family houses by refining existing standards and adopting new regulatory controls. Based on a preliminary review of the County’s residential zone standards, the following two changes may be appropriate:

- Revise height limits to encourage a maximum of 2.5 stories and discourage 3-story buildings. Current height limits of 35 feet

may allow for 3-story buildings on some sites, which is unlikely to be compatible with existing housing.

- Adopt maximum Floor Area Ratio (FAR). The County uses FAR to regulate commercial and multifamily development. Given the changing nature of residential zones under HB 2001, it is appropriate to consider applying maximum FAR to all residential development, including middle housing. A maximum FAR is useful because it controls overall building bulk, but it is more flexible than minimum setback or maximum lot coverage standards because it does not direct where the bulk must be located on the site.

Setbacks and lot coverage are covered in the following section to address community concerns of yards and open space.

Yards and Open Space

The community identified open space and yards as priorities for future middle housing development. 36% of respondents noted that “smaller yards and fewer trees due to more development” were one of their top concerns related to middle housing. The size of yards and the amount of open space on a site are typically addressed by minimum setback standards, maximum lot coverage standards, and minimum open space standards.

Recommendation: Maintain and/or refine setback and lot coverage standards.

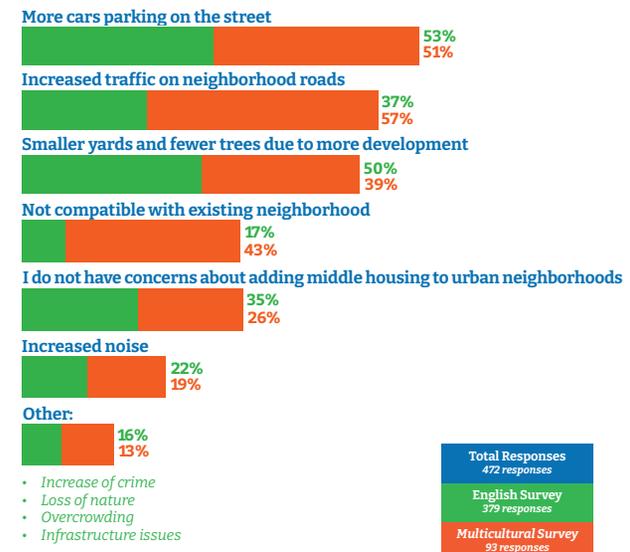
Division 46 rules allow the County to generally apply these standards to middle housing so long as they are applied equally to single-family housing. So long as these current standards are consistent with existing development patterns, it would be appropriate to maintain and apply them to middle housing. In some zones, it may be appropriate to review existing setback requirements and consider them in context of middle housing development, particularly infill development.

If the County is considering reducing side or rear setback requirements, one way to address the community’s concerns for sufficient open space is to adopt a minimum common open space requirement that could be met in either the side or rear yard of the lot. It is not permissible under Division 46 rules to require a minimum amount of private open space because this standard would scale by the number of dwelling units on the site. A common open space standard would apply equally to single-family dwellings and middle housing.

Figure 10. Community Survey Results of Biggest Concerns about Middle Housing

What are your biggest concerns about adding middle housing to urban, unincorporated areas of Clackamas County? (Pick up to 3 items)

Parking, increased traffic, and smaller lot sizes were the biggest concerns among survey respondents.



Off-street parking

Parking was one of the top concerns of existing residents according to the survey results. 52% of respondents indicated that “more cars parking on the street” was one of their top concerns related to middle housing. 81% of respondents felt it was important or very important to regulate minimum parking requirements.

The County currently requires between 1 and 2 off-street parking spaces per unit, depending on the zone and housing type. The current requirement for single-family dwellings is 1 off-street parking space per unit. Division 46 rules generally limit jurisdictions to requiring no more than 1 parking space per unit for middle housing and prohibit requiring garages.

Recommendation: Focus code update efforts on education and identifying alternative solutions to parking concerns.

Given these considerations, it will be very difficult to require more parking for middle housing than allowed under Division 46 rules. It is recommended that the County focus resources on both educating the community on these limitations and identifying other solutions to address parking concerns. For example, the County may utilize DLCD resources on parking to communicate the rationale for the new state rules and to explain the magnitude of the changes to parking standards, which may be less drastic than residents anticipate. The County may also explore alternative solutions, such as managed on-street parking, enhanced parking enforcement, or public off-street parking in key areas. These efforts may be more fruitful and effective in

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the long-term than applying for approval under the “alternative siting and design standards” provisions.

Design Standards

Many respondents ranked the design of middle housing as an important consideration, and design choices contribute to the overall impressions of height/bulk and general compatibility with housing in existing neighborhoods.

Additionally, the County may have more flexibility in the types of design standards that can be applied to middle housing than in other standards such as height, setbacks, or lot size. Division 46 rules stipulate that the County may either apply the design standards of the DLCDC Model Code or the same design standards that apply to single-family housing. So long as the County is willing to apply a design standard equally to middle housing and single-family housing, it is permissible under Division 46. This will provide the County with more latitude to tailor design standards to the County context than is available under the minimum compliance provisions for siting/development standards or under the design standards of the Model Code. For these reasons, it makes sense for the County to focus resources on updating and refining design standards that will apply to middle housing.

Recommendation: Closely evaluate design standards related to massing and articulation.

Given that community members generally rated the size/height of middle housing as more important than design/style, it is appropriate for the County to more closely evaluate design

standards that influence perceptions of a building’s height, bulk, and size. In addition to the standards related to height/bulk noted above, the following types of design standards can help create middle housing that looks and feels more like the scale of single-family houses:

- Facade articulation or roofline variation standards that require certain features be incorporated to interrupt long wall planes or roof lines, such as bay windows or dormers.
- Maximum building width standards which require more substantial breaks, recesses, or separation into multiple buildings if a wall facing a street exceeds a certain maximum width or area.
- Roof design standards that encourage or require more steeply pitched roofs, which break down the “boxy” feel of larger buildings.

When applied to middle housing development in areas that have predominantly single-family houses, the intent of these types of design standards should be to encourage “house-scaled” buildings. In other words, the middle housing buildings appear to be of a similar scale and proportions as typical single-family houses in the neighborhood.

Recommendation: Focus on design standards that influence how middle housing will relate to the street.

A key finding of the survey question on design elements of middle housing is that “covered porches” were rated as the building design element that most people would like to see on middle housing. 88% of respondents indicated they either like or strongly like to see covered porches on middle housing.

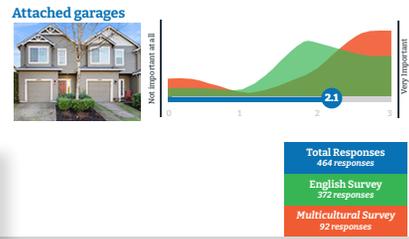
A direct implication of this finding is that it may be appropriate for the County to require covered porches on all middle housing. However, if the County chooses to do so, it would need to apply that requirement to single-family housing as well. Additionally, this type of standard may limit flexibility for a range of approaches and could result in somewhat uniform and monotonous designs for new housing. To avoid this issue, it is recommended that the County adopt a design standard that would achieve a similar intent as porches, but allow for multiple options for meeting that intent. Below are two examples of this type of standard:

- Allow a “stoop” or a porch. The City of Milwaukie requires new row houses to provide a transition from the public realm of the street to the private realm of the right-of-way. This can be done as a “vertical transition” (a stoop) or as a “horizontal transition” (a porch). See Milwaukie Municipal Code, Section 19.505.5.C.2.
- Require discrete entry elements. The City of Portland’s Design Overlay Zone is proposed to require residential entrances to incorporate two elements from a list of five options, which include a low wall or fence, landscaping, a tree, a porch/patio, or a stoop.

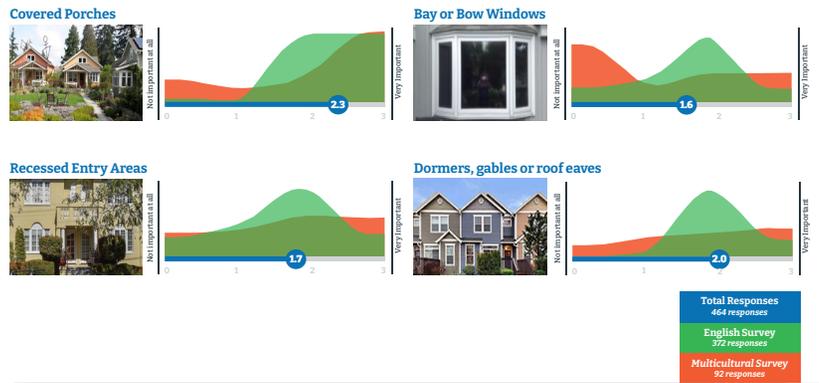
A broader interpretation of this finding is that survey respondents preferred housing designs that create an interesting and active frontage for buildings. Covered porches not only create more visually interesting facades, they foster opportunities for social interaction with neighbors and place more “eyes on the street”, which may promote safety and even crime prevention. Yet covered porches are not the only design element

Figure 11. Community Survey Results of Ranked Importance of Middle Housing Design Elements

Which of the following building design elements would you like to see on middle housing? (Cont.)



Which of the following building design elements would you like to see on middle housing? (Optional)



that can contribute to these desirable outcomes. It is recommended that the County consider the following additional design standards which promote buildings that have a strong connection to activity on the street at the pedestrian scale:

- Entry Orientation: Require main entrances to be visible and face the street or a common open space between two buildings (see DLCD Model Code, Section 3.C.2, Entry Orientation)

- Windows: Require a minimum amount/area of windows on the street-facing face (see DLCD Model Code, Section 3.C.3, Windows)

Recommendation: Support garages but limit their visual impact. Survey respondents also rated attached garages as a desirable design element in middle housing. 68% of respondents indicated they would strongly like or like to see attached garages in middle housing. As noted above, garages cannot be required for

middle housing, except if the County applies for approval under the “alternative siting and design standards” process as outlined in OAR 660-046-0235. In lieu of requiring garages, the County could adopt design standards which encourage garages to be provided by listing them as an optional element among a menu of other design elements that could fulfill a requirement.

Where they are provided, the County should consider supplementary design standards to limit the visual and functional impact of garages and associated driveways. Garages and driveways may be more closely spaced apart in a middle housing building than a typical single-family housing, so they have a greater impact on the view from the street and experience of pedestrians. Options for design standards include requiring a single/shared driveway to rear-facing garages, requiring paired driveways, limiting the width of front-facing garages, and requiring garages to be recessed behind or not project out in front of the main facade.

Incentives

To further encourage new residential developments to achieve community benefits identified in the survey, the County could offer regulatory incentives in exchange for certain benefits. The incentives would be optional, but may be attractive to a developer if they provide a tangible benefit that outweighs the cost of complying with the requirements. Division 46 rules do not address the use of code incentives. So long as the incentive is truly optional, then the County may structure incentives at their discretion.

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Recommendation: Explore options for incentivizing affordable or accessible units in middle housing developments. The middle housing code update presents an opportunity for the County to meet community priority of affordable housing and accessible units, particularly for the aging population and people with disabilities. The County can leverage its zoning regulations to incentivize a developer, such as through a FAR bonus, minimum lot size reduction, or increased building height, to provide one of the identified priorities.

Comprehensive Plan

DLCD has indicated that it will not be reviewing amendments to comprehensive plans for compliance with HB 2001. Administrative rules implementing HB 2001 take legal precedence over local government comprehensive plan policies, and Division 46 rules govern the allowance of middle housing if local comprehensive plan policies conflict with HB 2001. Technically, the County is not required to update its Comprehensive Plan for consistency with HB 2001. As a result, the County may choose to prioritize amendments to the Zoning and Development Ordinance rather than the Comprehensive Plan at this time.

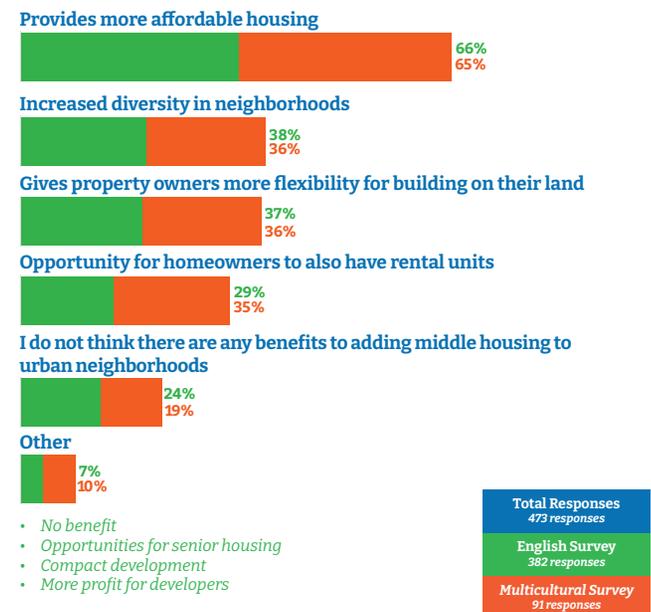
Though there is no mandate that the County update its Comprehensive Plan for consistency with HB 2001, the County may choose to adopt targeted amendments to maintain consistency between the Comprehensive Plan and the Zoning and Development Ordinance, with a specific focus on “Chapter 4 - Land Use” and “Chapter 6 - Housing.” This could be a second phase of work occurring after amendments to the Zoning and

Development Ordinance have been adopted, or at a later date when the County needs to conduct additional updates to the Comprehensive Plan. At a minimum, references to density should be amended to align with Division 46 requirements, and goals and policies should be amended to clarify how they apply to and include new allowances for middle housing. Additionally, new goals and policies could be added to address how expanded housing options relate to affordability, how new middle housing developments should be integrated into existing residential neighborhoods, and how middle housing will be developed on larger vacant and partially vacant residential land within urbanized areas.

Figure 12. Community Survey Results of the Biggest Benefits of Middle Housing

What do you think are the biggest benefits of adding middle housing to urban, unincorporated areas of Clackamas County?
(Pick up to 3 items)

Most respondents thought providing more affordable housing was a benefit of adding middle housing which also relates to more flexibility and opportunity for property owners to build and supply rental units on their land.



Clackamas County HB2001 Multicultural Community Engagement – Phase 2

Final Project Report

Prepared on behalf of Clackamas County
by Ping Khaw, PKS International and
Jamie Stamberger, Stamberger Outreach Consulting

APRIL 2022



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1. PREFACE

This multicultural engagement project gathered input from racially and culturally diverse residents about proposed Clackamas County Zoning and Development Code amendments related to House Bill 2001 (HB2001), the “middle housing” bill. One of the primary goals of adding middle housing is to increase affordable rental and homeownership options, especially during a time of unprecedented increases in rental and home sales prices in Oregon. People of color are more likely to be renters and less likely to own homes than their White and Asian counterparts in Clackamas County¹, and thus stand to benefit more from potential more affordable costs of middle housing than their White counterparts. However, the voices and perspectives of Black, Indigenous, and other people of color and people from culturally specific groups are often heard less in public involvement processes than their White counterparts. The purpose of the multicultural engagement conducted through this project is to help balance the scales and ensure that the Clackamas County Board of Commissioners hears and considers diverse perspectives about HB2001 in its decision-making process.

To achieve this, our project team held a total of 13 focus groups with six different groups of community members (two sessions per group, and one additional session with one group). The same community members participated in multiple sessions to build upon our conversation. Four of the six community groups were specific to one race or ethnicity, held in the common language of those participants, and facilitated by a member of their community (important tenets of multicultural engagement). These groups included a Vietnamese group, a Latine group, a Russian-speaking group, and a Chinese group. The remaining two groups included a diverse group of people who identify as Black or other people of color. We also held one additional (third) focus group with one of these racially and culturally diverse groups. The first two focus groups included discussion and feedback about HB2001, including Clackamas County’s options for amending its zoning code pertaining to HB2001. The final (third) focus group discussed increasing diverse public involvement in land-use decision-making in Clackamas County, including the County system of advisory boards and commissions, and how to provide public testimony. Our team also collated and analyzed responses from an online HB2001 survey of the general public in Clackamas County. Community liaisons also worked with Clackamas County staff to encourage diverse community members to take the Clackamas County HB2001 online survey.

Participants in focus groups were paid for their time and effort. People of color and from culturally specific groups are also often lower income than their White counterparts, creating barriers to their participation in decision-making processes. It is also important to note that the community liaisons were not able to recruit Indigenous or Native residents for these focus groups, and thus, no Indigenous perspectives are included in this project. It remains important for Clackamas County to engage Indigenous and Native community members in land-use planning and other decision-making processes.

¹ US Census Bureau, American Community Survey, 2012-2016
HB2001 Multicultural Engagement Phase 2 – Final Report – April 2022

2. PROJECT KEY FINDINGS & RECOMMENDATIONS

OVERALL FEEDBACK ABOUT MIDDLE HOUSING

Topic	Findings
Support for middle housing	Focus group participants were generally supportive of middle housing, while online survey respondents expressed a more mixed reaction. 42% of online survey respondents indicated they are concerned about middle housing, 35% indicated they are excited, and 18% indicated they are neutral.
Benefits of middle housing	More affordable housing options was the benefit mentioned most by both focus groups and online survey respondents.
Concerns about middle housing	<ul style="list-style-type: none"> - Crowding and parking issues are the biggest concerns among focus groups and online survey respondents. - Another prominent concern among focus groups and the online survey is that middle housing will not actually be more affordable if left to market forces. - Focus group participants shared concerns about loss of open space and damage to the land during development. - Online survey respondents who were largely White and single-family homeowners worry middle housing will be “out of neighborhood character”. Residents of color disagree with this concern and feel it means diverse communities are not welcome in certain neighborhoods.
Cottage clusters most well received type of middle housing	Cottage clusters were the most well received type of middle housing in focus groups. Participants liked the autonomy and design of small house units. A very narrow majority (52%) of online survey respondents agreed cottage clusters and townhomes are the best fit, while 31% did not agree.

HB2001 PROPOSED AMENDMENT TOPICS

Proposed Amendment Topic	Findings
General agreement about proposed amendment topics	Although focus group participants and online survey respondents disagreed about some aspects of middle housing, they tended to agree about which development rules related to HB2001 should be made flexible and which should not.
Detached “plexes”	<p>Respondents tended to say some detached “plexes” should be allowed; some mixed response</p> <ul style="list-style-type: none"> - The proposed amendment does not allow detached “plexes”. Most focus groups did not agree with this and thought the county should allow “plexes” to be detached. - Online survey respondents tended to support allowing duplexes to be detached. Results were mixed for triplexes,

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	with many having no opinion. More respondents said the county should not allow quadplexes to be detached.
Lot size requirements	<p>Respondents tended to say larger lot sizes should be required; some mixed response</p> <ul style="list-style-type: none"> - Proposed amendments require minimum 5,000 sq ft lots for triplexes, 7,000 sq ft lots for quadplexes and cottage clusters; duplexes would be allowed on 3,000 square foot lots. Focus group participants generally agreed with this proposal. - Most survey respondents said the county should require larger lot sizes for triplexes, quadplexes, and cottage clusters. However, more than a quarter thought the county could allow them on single-family-sized lots.
Property line setbacks and building footprints	<p>Respondents tended to say setback and lot coverage rules should stay the same; some mixed response</p> <ul style="list-style-type: none"> - Proposed amendments would include the same setbacks and lot coverage rules for middle housing as for single-family housing and would comply with state requirements for cottage clusters and townhomes. Most (4 of 6) focus groups said this proposal was acceptable. Two groups felt strongly that rules about setbacks and building coverage should allow for enough green space, open space, and privacy. - In the online survey, the majority said the county should not allow builders to build closer to property lines than what is currently allowed, although more than a third said this should be allowed. A majority also said the county should not allow middle family housing to take up a larger proportion of the lot than is currently allowed for single family housing. However, nearly a third said this should be allowed.
Sidewalks:	<p>Majority said FILO should not be allowed for sidewalks</p> <ul style="list-style-type: none"> - Proposed amendments would require middle housing with four or more units to build sidewalks (cannot pay fee-in-lieu-of – FILO). Most (4 of 6) groups agreed that this amendment is acceptable. One participant did not agree that FILO for sidewalks should be allowed for any middle housing, regardless of number of units. - The large majority of online survey respondents said the county should not allow builders to pay a fee in lieu of building a sidewalk
Parking	<p>Majority said on street parking should not be allowed to count towards minimum parking requirement</p> <ul style="list-style-type: none"> - Proposed amendments do not allow street parking to count towards required parking for any middle housing. Nearly all (5 of 6) focus groups agreed this amendment is acceptable. One added that one parking space per unit is not enough but will help. - A large majority of online survey respondents said the county should not allow builders to count street parking towards the parking requirement for new units.
Special Rules for Cottage Clusters	<p>Majority said how many cottages per cluster is the most important item the county should regulate for cottage clusters</p> <ul style="list-style-type: none"> - A number of participants said it is most important for the

	<p>county to regulate the number of cottages in one cluster. Suggestions were 9 or 10; 12 was too many.</p> <ul style="list-style-type: none"> - Online survey respondents also said regulating how many cottages are in a cluster is most important.
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EQUITABLE COMMUNITY ENGAGEMENT

Topic	Findings	Recommendations
Need for more equitable community engagement	<p>In the online survey, respondents who identified as Black, Indigenous, or other people of color were less likely to have heard about HB2001 than respondents who identified as White, indicating that residents of color are not hearing outreach messages as regularly as White residents. Focus group participants also said they know their communities are not heard as often in public involvement processes.</p>	<ul style="list-style-type: none"> - Specifically reach out to Tribal governments to build relationships and consult about land-use related projects. Ensure Indigenous people are included in future multicultural engagement work. - Intentionally engage diverse communities, build relationships, and track demographics of who is being heard. - Work towards representation of voices that is proportional to the demographics of residents in Clackamas County. - Consider who is likely to be most impacted and compare to whose voices are being heard the most.
Positive feedback about being specifically included in focus groups	<p>Many participants said the groups were informative, and that they learned a lot. Some were happy to be able to take what they learned back to share with their communities. Many also said they were happy to have been invited to participate in the process and have their voices heard. They said they feel it is good for the county to hear from diverse communities, and they are not always included. Some said they felt their voices and opinions were heard.</p>	<ul style="list-style-type: none"> - Build on the relationships started and the lessons learned through this multicultural engagement process. - Read through detailed discussion group results and work to follow up on resident recommendations.
Barriers to participation in these focus groups and in planning processes in general, including boards, commissions, and hearings	<ul style="list-style-type: none"> - Participants in half of the focus groups said it was difficult to understand or visualize specific measurements and numerical information that were presented, such as property line setbacks, square footages, and proportions of lots covered by buildings. This made it hard for them to answer some questions and give their feedback. - One participant said not getting an invitation to these types of processes is a barrier – they just need the invitation to participate. 	<p>* = implemented in this project</p> <ul style="list-style-type: none"> - *Compensate people of color and culturally specific groups for their time and labor participating. This can be financial or through skills training that may increase earning power. - *Share back results of surveys and interviews with participants (reciprocity and follow up are important, helps keep involvement from feeling extractive) - *Facilitate discussions in multiple languages

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	<ul style="list-style-type: none"> - Another said it is difficult to meet in person, and virtual meetings are helpful. - Volunteering time is a significant barrier faced by many communities of color and culturally specific communities, which are often also low-income; time is very valuable (applies to boards, commissions, general participation) - Did not know they could be on a board or commission, had not heard of the process and thought they wouldn't qualify - Property ownership topics exclude renters - One participant who had been on a commission in another county said they were going to discontinue their participation because the group was too much talk, and too little action. 	<ul style="list-style-type: none"> - *Use both surveys and focus groups to get a depth of understanding - Include more renters - Keep inviting us – some said their main barrier to participation was not having been invited - Conduct outreach through community-specific organizations - *Support virtual participation for focus groups, boards, commissions, and hearings (even beyond COVID-19) - Demonstrate how planning issues are relevant to communities - Intentionally and authentically build relationships with people of color and culturally specific groups - Do more to raise awareness of public involvement issues and opportunities in diverse communities, especially those likely to be impacted by decisions
<p>Barriers to giving public testimony</p>	<ul style="list-style-type: none"> - Participants said they were nervous to give public testimony, most had never done it before, and most did not know how to give testimony. - Participants found video examples of giving testimony (provided during discussion) encouraging and made it less intimidating. - Some said they would prefer to give written testimony if they knew how to do that. - One participant had given public testimony before, felt it was very important, and encouraged others to give testimony. 	<ul style="list-style-type: none"> - Provide video examples or trainings to help encourage public testimony, make less intimidating - Provide easy to find encouragement and instructions for providing written testimony - Promote the request more broadly for public testimony especially in communities most impacted by county decisions - Provide additional ways to give input besides testimony such as idea drop boxes - Bring testimony to communities via events at comfortable locations in their neighborhoods and with language interpreters

3. FOCUS GROUP RESULTS: SESSION 1

OVERVIEW

This first round of discussion groups included an explanation of HB2001 and a description of the County's ability to amend portions of their code relative to HB2001. We then listened to participants' opinions and concerns about HB2001, answered their questions, and heard their input on whether and which code amendments would be acceptable and not be acceptable for their communities.

1. BENEFITS OF MIDDLE HOUSING

More affordable housing was the benefit mentioned most by focus group participants from communities of color and culturally specific groups. Many mentioned the currently high prices of rent and home sales and said they are unaffordable. Latine respondents talked about wanting to own homes and about the difficulty they face accessing homeownership due to cost, availability, and immigration status. One African American participant said they are on their "third round of gentrification", having been economically displaced from North and Northeast Portland. They want housing prices to remain affordable in Clackamas County. Another participant pointed out that the history of colonization and White supremacy has denied people of color access to land and homeownership. They said middle housing might present opportunities for the County to make homes available to those who have been historically excluded through redlining and other practices.

Other benefits mentioned included: more options for home buyers, possible source of additional income for landowners, additional density of housing, they are attractive and compact, and middle housing and higher density might attract local businesses to neighborhoods.

"[Middle housing] is a great opportunity for us Latinx to acquire a house in better condition than we already have and more affordable."

"Having smaller establishments makes more room for parking and personalized housing rather than these larger apartment complexes taking up that square footage."

2. DRAWBACKS OF MIDDLE HOUSING

Crowding, less open space, parking concerns, and damage to the land were the drawbacks focus group participants mentioned most. Some said they are not convinced

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middle housing will actually be more affordable if left to market forces. Some said middle housing may be too small for families. Others had concerns about traffic, and a few said they are concerned middle housing will increase homelessness. Some in the Community Feedback Panel worried wealthy landowners could take advantage of middle housing and more flexible regulations to increase their wealth and perpetuate exclusion of people of color from land ownership. One participant asked if middle housing might increase predatory land purchasing practices for the elderly who own valuable lands. Another worried developers might make all the units rentals instead of units they could purchase.

Other concerns mentioned once included:

- Concern that if rules are made more flexible, developers will exploit the flexibility at the expense of communities.
 - Displacement concerns need to be addressed. What will happen if rents continue to rise in the area and lower income people can't afford to live here?
 - Legal issues arising from shared common space
 - Decreased property values of single-family homes
 - Increased crime
 - Middle housing won't fit with existing neighborhood character
 - Neighborhood safety concerns for parks and playgrounds
- **Crowding and less open space** – Participants value green spaces in their communities and say open space is vital to a healthy community. They worry middle housing could replace this open space and detract from their community. One said they have been looking forward to moving to Clackamas County for the tranquility, but middle housing makes them wonder if this will change. Participants said having trees and growing food is important to them, and they want to make sure there is room for this.

“There’s no green space where I live, there’s a little but it’s not usable, there’s no sun to grow food, there is so little space between the buildings, a strip of grass but completely unusable for agriculture, food, kids, it limits the opportunity for what’s available.”

“It’s been my dream to move to Clackamas area, but now that some areas are going to be busy, how do I ensure I get to experience all the peace, cleanness and tranquility everyone is talking about here.”

- **Damage to the land** – Many of the African American participants in the Community Feedback Panel expressed a concern about what damage middle housing development might cause to the environment. They expressed concerns about middle housing contributing to climate change, stormwater runoff and water pollution, destruction of wildlife habitat, and removal of tree canopy that is hard to replace.

“We’re facing global warming, and that’s just one thing that stuck out to me. ... I know people need to be housed, but are we considering the land as we’re making these decisions?”

"I think it's very important to have tree canopy requirements. Once the land is used up, and the canopy chopped down, it can take a whole generation or two to recover. I see the zones being divided up without the requirement of land reserved for nature. This is something that needs to be addressed beforehand, or you will find out the hard way why it is so very important."

3. FLEXIBLE RULES TO ENCOURAGE MIDDLE HOUSING

About half of discussion group participants think the county should allow some flexibility in regulations to encourage middle housing, and half did not think flexibility should be allowed. Agreement varied by community. Those who thought flexibility should be allowed felt it was a tradeoff that is necessary in order to increase affordable housing.

"We all want comfort, but now we are too uncomfortable with the high prices we pay for housing, if they lowered the rent I would not mind living closer to the other home, if I think we need more housing, even if they are smaller and closer to one another, even if it is uncomfortable."

Parking and sidewalk requirements were the most mentioned areas participants *did not* feel the county should allow regulatory flexibility. Responses were mixed about whether or not the county should allow duplexes, triplexes, and quadplexes to be detached. Responses were also mixed for allowing larger units on single-family-sized lots, allowing flexibility in setbacks, and allowing larger building footprints.

1. DETACHED DUPLEXES, TRIPLEXES, AND QUADPLEXES

Discussion group participants had mixed feelings about whether or not the county should allow duplexes, triplexes, and quadplexes to be detached. Those who felt they should be allowed to be detached said this would increase diversity of housing arrangements and provide more privacy. Those who disagreed said detached units might be more expensive due to construction costs, and one thought multiple units would take up more space and detract from open space on the lot.

2. TRIPLEXES, QUADPLEXES, AND COTTAGE CLUSTERS ON SINGLE-FAMILY-SIZED LOTS

Five groups had opinions on lot size requirements. Of these, about half of participants said the county should require larger lot sizes for triplexes, quadplexes, and cottage clusters, while the other half said the county should allow those units to be built on single-family-sized lots if possible. Those who were in favor of allowing them on single-family lots felt flexibility is necessary in order to encourage middle housing.

3. BUILDING CLOSER TO PROPERTY LINES

More discussion group participants agreed than disagreed the county should allow buildings to be built closer to property lines. However, not all participants weighed in on this topic, and those who did not want this flexibility were passionate about it. Those who disagreed with more flexible setbacks are worried about losing areas to plant trees, and that developers will use the flexibility to maximize their profit regardless of impacts on the community. One participant who agreed to flexibility setbacks clarified that only the front and back setbacks should be made flexible, that the 5-foot setbacks on the sides “are small enough already”.

4. MORE BUILDING COVERAGE ON A LOT

Only participants in the Latine group and the Russian-speaking group commented about whether or not the county should allow middle housing to take up a greater proportion of the lot than single family housing currently allows. Participants in the Latine group said the county should allow more lot coverage to encourage middle housing. The Russian-speaking group was divided; they understood the need for flexible regulations to encourage housing but are worried flexible property coverage rules would reduce open space to a problematic level.

“We can allow it. Sure. But does it mean that middle housing inhabitants will have a less quality of life because they don’t have any free space left for recreation?”

5. A FEE INSTEAD OF A SIDEWALK AT NEW DEVELOPMENT

Most discussion group participants said sidewalks should be required for new development, and that developers should not be able to pay a fee instead of building a sidewalk at the new development. They felt sidewalks are vital to neighborhoods and important for safety to avoid walking in the street. However, some participants in the Russian-speaking group and the Latine group said it is acceptable to allow a fee instead of a sidewalk. Some Latine participants felt it is better to save up the fees to build sidewalks in areas with schools, for example, than to build separated sections of sidewalk in a neighborhood.

“If you build a house and put sidewalk it looks better and serves to walk, it can be more safety for older people, it gives them stability. If you don’t build a sidewalk and that fee goes to a savings account, and the house is sold before you have a sidewalk built, it won’t have the same value as if you had it. I would definitely like the sidewalk to be added to the house at the time of construction.”

6. STREET PARKING TO COUNT AS REQUIRED PARKING FOR NEW UNITS

All participants said the county should not allow developers to count street parking as part of the required parking for new development. They agreed that off-street parking should be provided for all units. Many participants in the Community Feedback Panel said off-street parking is needed for safety, elders and people with disabilities, and to avoid being rained on. Some said the county should require at least

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two spots for units to account for families. One participant wondered how the county would keep multiple developers from counting the same street parking in their totals so that none had enough.

“What if you have spaces that are counted on the street - how is a person that has less capabilities allowed to live in these structures? If you’re an elder, you can’t walk down the street to your house with your groceries. Am I expected to walk with my infant in the rain?”

“I have had to park literally blocks down on the other side of a busy street and walk, thinking about the safety of myself or my car where it’s not even in my eyesight if something were to take place, if there were a break-in.”

“When you’re coming in late at night or early in the morning, it’s easier and safer to have a parking space nearby where it’s safe.”

7. SPECIAL RULES FOR COTTAGE CLUSTERS

For cottage clusters, participants said it is most important for the county to regulate how many cottages are in one cluster. They also said the county should require off-street parking and sidewalks for cottage clusters.

Participants said hiding parking from view (screened parking) was the least important for the county to regulate. Some said it is not important for the county to regulate cottage cluster design (how they look).

The Vietnamese focus group agreed they like cottage clusters the best of the middle housing options. One participant said they are concerned about lack of privacy from sharing common outdoor space.

4. RECOMMENDATIONS FOR DEVELOPMENT IN GENERAL

- Many participants in the Community Feedback Panel recommended that the county make plans for limiting damage to the land when making development rules and planning development, in general.
- A few also said the county should look to other countries for inspiration.
- One participant encouraged the county to create development plans with the goal of increasing land ownership among those who were systemically denied access in the past.
- Another participant encouraged the county to think outside the box and not repeat the damaging practices of the past.

“I’ve seen the grid being laid out before, that’s something that came with the colonizers. Think about not following that same plan - it’s been harmful to the people and the land and the animals we share it with. Let’s think about doing better.”

4. FOCUS GROUP RESULTS: SESSION 2

OVERVIEW

The purpose of this second round of groups was to discuss and get specific feedback on the proposed changes to the Clackamas County Zoning and Development Ordinance. Many participants in the second round of focus groups had participated in the first round of focus groups. In this second round of groups, we shared the collective findings from the HB2001 online survey and the first round of focus groups. We asked participants whether or not the findings reflected what they had heard in their groups and if they had more they wanted to share about middle housing and associated potential zoning code changes. We also asked participants whether or not draft code amendments based on the results from the first round of groups and online survey seemed to meet the community requests they had heard. In some of the groups, we were also able to share proposed changes to the Comprehensive Plan and gather thoughts and feedback from participants. Lastly, we asked participants for feedback about their experience participating in the groups and how Clackamas County can do better to include more diverse voices and representation in their land use planning processes.

1. BENEFITS OF MIDDLE HOUSING

Participants in the second round of focus groups agreed with the findings from the first round of focus groups that providing more affordable housing is the primary benefit of middle housing. However, participants in nearly every group are not convinced middle housing will actually be more affordable. Some inquired about possible caps to rental and sales costs. One participant asked what the county will do to help lower income homebuyers.

“Housing is going up so high, and for me, I’m trying to buy a house. I’m living in a mobile home unit, and I’m leasing on the land... I’ve been shopping around for houses and a lot of them the pricing has just gone up and up, and with the budget I have, I can’t afford any. How would the county solve those issues for people that can’t afford?”

“I hope that when [Middle Housing] are built and are ‘affordable’ they will also be thinking about the pockets of farm workers, for example. We do not want cheap, but housing according to our salaries. We do not earn as a middle class, and we also dream of buying a house.”

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Questions and concerns about the need for housing people can afford came up often in these discussions, and people requested information and help. Some participants, particularly in the Latine focus group, said they need affordable housing information to be published somewhere to help them find housing.

"I have seen areas where new housing is building up, and I have come to ask where it is that I can get an application to rent or buy and there is nothing available, everything is already taken. And I'm left empty-handed again, possibly I had the money in my hand but no opportunities. Where are they being published?"

"WHERE is the information to rent or buy new homes published? We get informed only halfway because, if I am interested in the information of this presentation, but it does not tell me how to obtain those homes, it makes no sense for me."

As in the first round of focus groups, some participants in the second round said middle housing also provides a possible source of additional income for landowners. Other benefits they mentioned included: a shift to more community-oriented living, diversity of building types, businesses might be attracted to neighborhoods making shopping easier, and building middle housing along public transportation lines would make it easier to not own a car.

2. CONCERNS ABOUT MIDDLE HOUSING

Results from first round of focus groups and online survey: Online respondents and focus group respondents both mentioned concerns about crowding and parking most often. They differed in that residents of color in focus groups had more concerns about preserving open space and damage to the land from development, while online survey respondents were more concerned about middle housing being "out of neighborhood character".

We asked participants in the second round of groups whether or not they agreed with the primary concerns about middle housing expressed in the online survey and the first round of focus groups with communities.

- 1. Most groups did not agree fully with the primary concerns that came out of the online surveys and first focus groups. The Vietnamese group said they had no concerns, and the Russian-speaking group said they only partially agreed.**

"...For me overcrowded means fun and supported, I don't mind a lot of relatives around me." – Vietnamese participant

- 2. Several groups strongly disagreed with the concerns about changes in neighborhood character expressed in the online survey in which most respondents were White single-family homeowners. They felt these concerns meant diverse communities are not welcome in certain neighborhoods.**

"It seems that most respondents who already have a home of their own do not agree to share the land, but we all have the equal right." – Latine participant

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The people that took the online survey, that's what is disturbing about this idea of housing - usually when you move into neighborhoods where you're not wanted, historically, there's problems. So, I'm not interested in introducing my children to re-living that kind of life where you live somewhere where you're not necessarily wanted or welcome. The people who get to decide or allow you to buy those houses won't have to deal with the torture, just by your kids going to a school. It's very difficult to integrate neighborhoods that are traditionally one way." – African American participant

3. Although they did not completely agree, a few participants said they do share concerns about traffic, parking, crowding, crime, decreased property values, lack of green space, and potential exploitation by developers.

"Besides parking, ... living healthy life is very important, and sometimes it's too crowded. I like to see [in] whatever is being built, some areas in the neighborhood where people could grow a garden, have more organic produce, have healthy living and better life. I could see apartments a lot of them are straight up, even homes, just sky...straight up. There's no room for parking, no room for growing anything...I'm not sure that's a good healthy way of living..."

"Some developers will jump in if they can smell the opportunity for money. If there is no details in those regulations, they will take advantage of it, like trying to lower the cost and use Legos to make the houses. Some of the developers make them all the same."

4. Concerns shared in the second round of focus groups that were not heard in the first included: design of middle housing being too identical or sterile, potentially high cost, and units not being big enough for multi-generational families.

"When houses are different, you can see the personality, [it] looks like community. Housing like that [crowded duplex areas] has ruined the view, but that's the possibility of lowering our living standards with this kind of housing. How to [keep prices affordable] and to maintain the sense of community through the visual design. It's not the most important thing, but we live in a world and see the world through our eyes, and the impact is inside of you."

"... these days, two and four-plexes are usually not enough to accommodate our families. We need a single home structure because of multi-generation [families] we have." – Tongan participant

3. FLEXIBLE RULES TO ENCOURAGE MIDDLE HOUSING

Results from first round of focus groups: About half of focus group participants said the county should allow some flexibility in regulations to encourage middle housing, and half did not think flexibility should be allowed. Agreement varied by community. Those who thought flexibility should be allowed felt it was a tradeoff that is necessary in order to increase affordable housing.

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We asked participants in the second round of groups whether or not these results reflected what they heard in their group and to share more ideas around allowing flexible rules.

Feelings about flexibility in rules were also mixed in the second round of focus groups.

Three groups expressed mixed support for flexible rules to encourage middle housing in their group. Another two groups were fully in favor of more flexible rules. Some participants in one group talked about tradeoffs – they want to see more diverse building designs and community character but realized that could make development more expensive and not increase affordable housing.

“... [some] duplexes don't have originality, but aesthetically, there's no personality. That's probably the give and take of affordable housing: if you get more flavor, the price will go up. There's no happy medium there. We do need the housing, we need more supply, but there's no free lunch, bottom line.”

4. FEEDBACK ON PROPOSED MIDDLE HOUSING AMENDMENTS

1. DETACHED DUPLEXES, TRIPLEXES, AND QUADPLEXES

The county's current proposed code amendment does not allow detached “plexes”. Participants in one group said this is acceptable. Participants in another group disagreed and said it is not acceptable, that the county should allow detached “plexes”.

Many more participants in the second round of focus groups said the county should allow duplexes, triplexes and quadplexes to be detached than not. A few said attached housing might be more affordable due to reduced development costs. Many participants said they would prefer detached housing, mostly because it provides more privacy, and one said detached housing provides more of a sense of ownership. Some participants said whether or not units are allowed to be detached should depend on the site, and it is important to have options for development.

“From a homeowner's perspective I wouldn't want to buy a house sharing a wall, attached. Even though we live close, I have my house with its own wall to myself. I remember my grandmother always explain it, ‘if you are sharing the wall, don't buy it’, for our community it's not good.” – Vietnamese participant

“I'd say detached, especially if you are first time homeowners, you want to feel ownership in whatever small space you have. If you are in a duplex or triplex and you own it, you still don't feel ownership over it.” – Tongan participant

2. LOT SIZE REQUIREMENTS

The county's proposed code amendments require a minimum 5,000 square foot lots for triplexes, and 7,000 square foot lots for quadplexes and cottage clusters.

Duplexes are allowed to be built on 3,000 square foot lots. The county is not allowed to require more than 7,000 square feet for middle housing.

Four groups agreed that these amendments are acceptable, but some individuals had mixed feelings. One participant felt 3,000 square feet was not acceptable and would not be big enough for a duplex. Some participants were concerned the units built on these properties would be too small. Another felt the concerns about crowding on lots would be solved through the housing market and the choices of home buyers.

“I have a mixed opinion about this. I do agree they should have larger lot sizes because otherwise you’re just cramming these smaller units that would be smaller than an apartment, but [in that case] now these triplexes and quads and cottage clusters would have a higher price because they’re not in an apartment complex. Yes, in our group there was a mix, a few people saying it would encourage middle housing to keep it on single family sized lots.”

3. PROPERTY LINE SETBACKS & BUILDING FOOTPRINTS

The county’s proposed code amendment would include the same setbacks and lot coverage rules for middle housing as for single-family housing and would comply with state requirements for cottage clusters and townhomes.

Most (4 of 6) focus groups said this was acceptable. Two groups felt strongly that rules about setbacks and building coverage should allow for enough green space, open space, and privacy. They said space and privacy are important for individuals, families, kids and pets, and provide a good quality of life.

“The consensus was that living space should be [about equal] to the space allowed for single family home, and the setbacks (on all sides) had to be fair, compatible, enough for families to enjoy the same privileges as single home dwellers (boat, trampoline, grill, play area -should not be limited).” – Russian-speaking group participants

“I remember [one place I lived] we were so close together you could hear neighbors taking a shower. [It was] not welcoming or inviting type of environment for visitors, just an eye sore just to look at it. You don’t feel the spirit of the community togetherness, that’s the concern. In a small space building, so close together, no room for green space, not healthy.”

4. NO SIDEWALK F.I.L.O ALLOWED FOR 4 OR MORE UNITS

The county’s proposed code amendment would require middle housing with four or more units to build sidewalks (cannot pay fee-in-lieu-of – FILO).

Most (4 of 6) focus groups agreed that this amendment is acceptable. One participant did not agree that FILO for sidewalks should be allowed for any middle housing, regardless of number of units. One group reiterated how important sidewalks are for safety of pedestrians and kids playing. Even though they feel sidewalks are important, a few participants in this group were concerned about the look of sidewalk sections built in a neighborhood sporadically. For this reason, these participants felt FILO

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for sidewalks should be allowed. A participant in another group said if sidewalks are not built, developers should at least be required to leave space for a path or potential future sidewalk.

“Down the street from where I live, from Sunnyside up for 10 or so blocks there's no sidewalks but there's homes and cars parked on the road. The speed limit is 25, but still cars zoom up and down, and when we try to walk to the park, we're going onto the road to walk. Sidewalks are important to make sure it's safe for people to walk.”

“Having sidewalks makes the neighborhood feel safe, meaning crime safe. I feel like this neighborhood is homey, and without sidewalk it feels like there's no structure on the street and people zooming by. If you have a sidewalk, people are generally more cautious in a family friendly neighborhood, slowing down. I would vote for paying a fee, but unfortunately there's a risk your neighborhood will not get [a sidewalk] because of low foot traffic, but I would rather go that route than homeowner pay for it because it might be spotty [sections of sidewalk]. I'd rather have nothing than spotty.”

5. STREET PARKING NOT ALLOWED TO COUNT AS REQUIRED PARKING FOR NEW UNITS

Proposed county zoning code amendments do not allow street parking to count towards required parking for any middle housing. The county can require a maximum of one on-site parking space per dwelling unit.

Nearly all (5 of 6) groups agreed this amendment is acceptable. One participant added that one parking space per unit is likely not enough, but will help.

“On-site parking is the route I would vote for - leave the street parking to be public space - we cannot have ownership of that, it's still public space and people can come and take it. We don't want to be fighting the whole neighborhood's guests coming in. Even one per unit is not enough but it's better than fighting for street parking.”

6. SPECIAL RULES FOR COTTAGE CLUSTERS

The county's proposed amendments include special rules for cottage clusters. These rules include maximum of 900 square feet of living space per unit, property line setbacks of 10 feet in front and back and five feet on the sides, a courtyard is required, walkways, landscaping and recreational amenities are required, and a minimum of half of the units in a cluster are required to be within 10 feet of the common courtyard and directly connected to it by a walkway.

- Many participants in most (5 of 6) round two focus groups agreed that cottage clusters are the best fit for residential areas.
- Two participants had concerns about ongoing maintenance responsibilities of residents to keep the common areas looking nice.
- A number of participants said it is most important for the county to regulate how many cottages can be in one cluster. Privacy concerns and the size of the common

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area drove this conversation. Some ideas for how many should be allowed in a cluster per common area included: 9 and 10. 12 seemed like too many to one participant.

“Twelve might be too many, maybe 10. After you have so many, they are all facing each other, gets me worried. Every time I’m out there all the units can see me, privacy issue.”

5. FEEDBACK ON COMPREHENSIVE PLAN

County Planning & Zoning staff gave a short presentation about planned updates to the Comprehensive Plan. They said that the goal of these updates to the Comprehensive Plan is to make sure the policies guiding changes to the Zoning and Development Ordinance reflect all community members, especially those who have not been involved in past decision-making, like Black, Indigenous, and other people of color, immigrants and refugees.

They then asked: Do you think these updates will help do that?

The Russian-speaking group and the Latine group responded to this question.

The Russian-speaking group had a detailed discussion about the definition of “community”. *“Is it one county community or several communities joined by their specific cultural, economic, and financial needs?”* They expressed their desire for all to come to a compromise and said some will need to give room to the needs of others and listen to all communities.

The Latine group agreed the updates to the Comprehensive Plan will help include more community members. One Latine participant said,

“It is helpful if the results of the opinions of the groups of color are published. And if this groups are given follow-up to continue inviting them to participate in projects of this type, they will feel more integrated into development plans and eventually the community lives more in harmony with their peers.” – Latine participant

6. FEEDBACK ON COMMUNITY INVOLVEMENT

1. FEEDBACK ABOUT THESE FOCUS GROUPS

Many focus group participants said the focus groups were informative, that they learned a lot. Some were happy to be able to take what they learned back to share with their communities.

“I came back because I liked learning, and I work closely with the community, and they have interesting questions, and it’s nice to have knowledge and be able to answer those questions for them.” – Latine participant

“Valuable. Interesting. Since my life and life of my kids will most likely be in this county. It’s great to know first-hand what goes on in our own backyard and what the future will look like in this county. These things are coming our way, so we would rather know than not know.” – Russian-speaking group participant

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Many participants also said they were happy to have been invited to participate in the process and have their voices heard. They said they feel it is good for the county to hear from communities, and they are not always included. Some said they felt like their voices and opinions were heard.

“I do feel most of my concerns were addressed, the feedback was taken. We pushed for the parking and sidewalks, and those were two main things that were heard and focused on. I feel my opinion was valued, it was a cool experience to be a part of.” – African American participant

“I think it’s good for the county, city, developers to hear from the county. For years, I would go to meetings and ask for these kinds of opportunities. I also advocated for people being paid for their time, all things I recognize have been provided in this space. I want to lend my voice to things that are this impactful.” – African American Participant

“It is valuable because we learn of opportunities available to all people. In projects like this, many times when we want to get involved, they are no longer available, or the project is already closed.” – Latine participant

“I just moved to the county not too long ago and to be able to be reached and participate this focus group means the outreach is working because typically many government policy passed without me knowing.” – Chinese participant

Other pieces of feedback included: good to be paid, important that survey results from other groups were shared, good that groups were offered in other languages, good that both focus groups and surveys were used to reach more people and provide more depth of understanding, and that Clackamas County should do more multi-cultural engagement work.

“I feel [in this focus group] you asked a question, and then I heard all the context and opinions, so my opinion changes on it. Whereas, if I just saw it online... Hearing some context would have changed my mind about what I actually think.”

2. BARRIERS TO YOU OR YOUR COMMUNITY PARTICIPATING IN PROCESSES LIKE THIS

Participants in half of the focus groups said it was difficult to understand or visualize specific measurements and numerical information that was presented, such as property line setbacks, square footages, and proportions of lots covered by buildings. This made it hard for them to answer some questions and give their feedback.

“Most of them think that for them it makes no sense to talk about measurements, since you cannot imagine the sizes in feet just by listening to them. – ‘I think if we were the builders we could clearly understand’” – Latine group

“I’m still trying to visualize the different options, I’m still not getting it, I don’t have a response.” – Tongan participant

“I don’t have the concept to connect numbers with the space, I will let the experts...” – Laotian participant

One participant said not getting an invitation to these types of processes is a barrier – they just need the invitation to participate.

"It's not difficult to participate, only that no one had invited us before."

– Latine participant

Another said it is difficult to meet in person, and virtual meetings are helpful.

3. BEST WAY TO CONTINUE TO GET FEEDBACK FROM YOUR COMMUNITY ON HB2001?

From Russian-speaking Group:

- Social media
- Community connections (people)
- Local newspapers (older people still read the Russian-language publications), so to introduce some things in our local publications, and then solicit participation/survey, but people would have some preliminary knowledge of the BILL and would be more likely interested to engage in the future. Local Russian-language Radio stations. Talk about the bill in detail.

From Latine Group:

- Promote meetings in Spanish

From Vietnamese Group:

- Social media (Facebook Vietnamese Group)
- Vietnamese staffs working with community such as IRCO
- Multnomah County, DHS
- Do outreach at School, Church...
- Should have more Vietnamese flyers give out at Vietnamese Markets...

From Chinese Group:

- social media
- local church group

4. BEST WAY TO ENCOURAGE YOUR COMMUNITY TO PARTICIPATE IN ONLINE SURVEYS?

- Incentivize more community leaders to recruit participants
- Advertise in local ethnic stores
- Offer surveys and promote surveys in other languages
- Communities are not on County email lists (connect to county)
- Some communities are not on social media
 - *"Speaking for the Hispanic/Latino community, I can say one of the barriers is not a lot of them are not on social media, except maybe Facebook, but they probably don't follow a lot of pages where your ads come up."*
- Conduct outreach through community specific organizations
- Offer raffles, gifts, and incentives to take surveys
 - *"Do a raffle. Have people take a survey or listen to a presentation to enter a raffle (while people shop, they get a chance to win something). Other businesses do it. Reach out with information, gifts, incentives at events."* – Russian-speaking group participant

5. ADVICE FOR CLACKAMAS COUNTY AS THEY WORK TO INCREASE THE INVOLVEMENT OF BLACK, INDIGENOUS, AND OTHER PEOPLE OF COLOR, IMMIGRANTS AND REFUGEES?

- Build relationships

“Keep creating relationships like this one. I’m in several groups and it’s becoming more common to hear someone from the city wants to join the group or sit in. Come and show up more often to regular things we’re doing, so when there’s a need that comes up from the community, I know somebody at the city (for example). Build a reputation with the community and you’ll know who to be in relationship with, ...once you know that you’ll know: ‘we want to reach a group of people, let’s see if we can reach out to this person to help us get the survey out’. Use your resources to reach out to people on the other side of the table. Those people probably need some resources and know the communities you need to reach. The people you want to meet, you will, when you involve yourself in different ways in your job. I’ve noticed PBS, ODOT were the first people I saw bringing [community members] in, teaching them like you did tonight, it takes time, think about building a relationship.” – African American participant

- Include more renters

“For example, a lot of people in this [Russian-speaking] group already have housing, so we can be biased, but people who are still in the process of purchasing or renting their home – they need to be a part of these discussions. Think broader.” – Russian-speaking group participant

- Keep inviting us

“Do not stop doing what you are doing. The community that works long hours needs to be informed of projects, laws and opportunities like this. Only leaders like you, host, you have the resources to invite us. Participating is what we want.”

- Publish results and follow up with participants!

“It is helpful if the results of the opinions of the groups of color are published. And if this groups are given follow-up to continue inviting them to participate in projects of this type, they will feel more integrated into development plans and eventually the community lives more in harmony with their peers.”

“We are also interested in follow ups, many times they invite us only once. They tell us what is planned, but they never tell us how everything ended up, we are left in doubt, they do not send us results, much less put the opportunities available to us. We feel used!”

- Conduct outreach through community-based organizations

“If you reach out to a specific organization that works with different people, that’s how I learned about this panel is because of where I work, we have connections to different communities that are Spanish speakers, if you go

through organizations they trust, they are more likely to go online and fill it out, rather than finding it online.” – Latine participant

“Here in Portland, we have the Coalition of Communities of Color, APANO, etc. groups have their own pods, when we’re organizing that’s how we reach target communities by using coalitions. You have to do person to person outreach, reach out to those places where people are. My community can be found at NE health clinic. Personally, I manage the black community of Portland page, good place to send info to folks who manage pages for specific group. I got info for this meeting from Re-Program. Usually, programs reach out to different minority groups, programming is a good way to reach people.”

– African American participant

5. FOCUS GROUP RESULTS: SESSION 3

OVERVIEW

Our team held one additional (third) focus group with one of the racially and culturally diverse groups. The purpose of this group was to explain Clackamas County public involvement processes including the advisory boards and commissions system and the process of giving public testimony. We asked participants for their feedback on these processes and to share with us their recommendations for increasing public involvement from communities of color and culturally specific groups.

1. ADVISORY BOARDS AND COMMISSIONS SYSTEM

We explained the 47 volunteer boards and commissions that exist in Clackamas County, how they operate, and the process by which they make recommendations to the Board of County Commissioners who vote on county government decisions. We asked participants what they thought about the system, whether they would want to participate in a board or commission, and what would encourage them to be on a board or commission. The following themes emerged from our discussion.

1. BARRIERS TO JOINING A BOARD OR COMMISSION

- **Volunteering time is a significant barrier.** The voluntary nature of boards and commissions was the barrier to involvement mentioned most by participants in this group. Participants described that communities of color and culturally specific communities are often also low-income and living paycheck to paycheck. They said volunteering their time for free is not an option. Similarly, participants said their time working and caring for their family is very valuable and spare time is hard to come by.

“A lot of times folks at the meetings speak about equity and equality, but that’s where all it ends and begins is to talk about it. I think that by now we know that folks have been gentrified and colonized, and they are living check to check. If you’re living check to check, it’s almost irresponsible to do a lot of volunteering. ...It’s very difficult to go out and think of the

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environment or anything else if your basic needs are not met. It's very difficult to say 'hey, underprivileged community, why aren't you joining our meetings a couple times a month to sit around the table with folks who most likely don't want you there, and give some advice and have some conversations?' Realistically, that's not realistic... You can't tell people they're poor and ask them to volunteer. "

"If we're struggling to pay our bills and make ends meet, we're not gonna find time to volunteer. We're gonna try to find more means for funds to bring in the house. We'll be too overwhelmed with working to have time for volunteering."

- **Did not know they could be on a commission.** One participant said all the information about commissions was new to them. They had the impression you would need special qualifications or education in order to apply. They did not think they would qualify to be on a board or commission.

"Before today, I thought you had to have certain background or education before you could sit in a meeting and make recommendations. To me, thinking like that, it kind of ruled out whether I want to join groups or not. "

- **Property ownership topics exclude renters.** Another participant indicated that commissions about planning like HB2001 would not be relevant to them and to others who do not own homes, and they are not likely to want to participate in a commission that focuses on homeowner issues.

"We're talking about houses. A lot of people don't own houses. Coming to a meeting about what do I do, or the regulation of houses doesn't matter because it doesn't pertain to me."

- **Too much talk, too little action.** One of the six participants had participated in a commission recently (in a different county). They were not planning to participate in the coming year because the commission focused largely on talking and this resident wanted to be involved in more action.

2. RECOMMENDATIONS FOR INCREASING DIVERSITY ON BOARDS AND COMMISSIONS

- **Support virtual participation (even beyond COVID-19).** Several participants said being able to attend meetings virtually would make it easier for them to participate. They described barriers of needing to make the time, and pay for childcare and transportation, making it hard to attend in-person meetings. One person said the only reason they were able to participate in our discussion groups was because they were virtual. Another participant said making it easier to participate through virtual options is a good example of equity.

"I feel like having these video calls, we're able to multi-task. I'm preparing food right now, and I'm breastfeeding my baby, and so and I have multiple things going on right now. I wouldn't be here if I wasn't able to have my camera off and be on the video call."

- **Compensate or reciprocate historically marginalized people for their time.** Some participants reiterated that paying people for their time participating was important in order to have diverse involvement in commissions. They said if the County cannot pay them, they should consider alternate forms of reciprocation such as training or knowledge participants will gain that can help them get better jobs or earn higher wages.

“If there was trainings or something that really benefitted them, I think it would make more sense for them to be volunteering and putting in this extra time to reap those benefits as well as help the community.”

“I think it’s something difficult to ask folks to volunteer especially without gaining anything. ...Why not offer trainings and give people skills set which would help them get away from poverty because at the end of those trainings, they could get a higher paying better position. This is a capitalist society...so If you can’t give me dollars, offer me an option, a way out of my poverty, or something valuable, because I’m going to give you something valuable.”

- **Demonstrate how issues are relevant to communities.** Some participants said they would be motivated to participate as volunteers if the issue directly impacts them and they are passionate about it.
- **Build relationships and raise awareness in diverse communities, especially those likely to be impacted by decisions.** Several participants reiterated the importance of relationship building within communities that are impacted and usually not included. One participant recommended that the county attend or hold community events like “Good in the Hood”, or teach classes at local high schools to raise community awareness of the issues that affect them and how they can be involved in land-use planning and other county decision making processes.

“Just being accessible to the community in those events to spread more awareness. And then, if you’re at a high school or after school program, then those kids are interested, they tell their friends and get their parents involved. It’s a snowball effect. Finding those partners where you guys can be more present in those communities where the policies are effecting, that would be beneficial I think.”

“If these processes want to become more equitable and reach the community they’re trying to reach, we’re relationship-driven people, and that’s the difference between the people who are there and the people who are being requested to come sit at those tables. By doing things like this and showing you want community involvement and you’re willing to pay for it, and willing to listen, and willing to take action off that information [you get] from folks that are actually impacted, it’s gonna make a difference in our community.”

2. GIVING PUBLIC TESTIMONY

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We also described the process of giving public testimony at board hearings and commission meetings and showed video clips of people giving their testimony in Clackamas County as examples. Then we asked participants what they thought about public testimony, whether they would be interested in giving testimony, and what could encourage them to give testimony. The following themes emerged from the discussion.

1. IMPORTANCE OF GIVING PUBLIC TESTIMONY

One of the six participants had given public testimony before. They described how important they feel it is to ensure elected officials hear the diverse perspectives of the people they serve, and they said this is sometimes the only way some people have to participate in public processes. They encouraged fellow participants to attend public meetings and give testimony.

“I have given public testimony on several occasions. I do think it’s important, and I do think it’s valuable to be able to talk to our leaders as often as we can, so they get a clear view of that perspective point of view to hear what their constituents and voters are going through. Sometimes that is the only way they know what the people have desire for and whether we support things or not.”

2. BARRIERS TO GIVING PUBLIC TESTIMONY

- **Nervous to give testimony.** The majority of the remaining participants who had not given public testimony before said they were nervous to do it and were unlikely to give verbal testimony. One participant said they are particularly nervous speaking publicly in front of powerful authorities.

“It sounds interesting, but testimony is something I’ve never done before. It’s more on the time process because for me three minutes is not enough for me to express honestly if there is a concern, or if there’s a suggestion, even if I want to use simple words but it’s not fully expressed, or high knowledge words, it’s still not fully explaining the situation why I think that, or whatever reason led to why I spoke that day. It’s interesting yes, but am I going for it? Probably no. I would rather write a letter fully explaining why is that, rather than speak in front of people. Even though there is freedom of speech, but at the same time, you will feel pressure at that moment, and would there be chance that people will judge? Or, would there be chance that people would deny that? Yes, the possibility is yes.”

- **Did not know the process.** One participant said they had not known about the process of giving public testimony before our focus group. They also did not know they could attend public meetings and observe, and said they would want to do this before testifying.

3. HOW TO ENCOURAGE MORE DIVERSE PUBLIC TESTIMONY

- **Helpful to see examples of people giving testimony.** Several participants said it had been helpful to see examples of other people giving their testimony. One said it made it feel less intimidating and gave them an idea of what to expect.

“The videos made it more real. It was encouraging seeing other people going to them, so I feel like if I had the time to do it, I would actually like to attend one.”

“Just actually seeing those videos of people giving testimonies and reading their testimonies out made it more real to me. I thought it would be a big office, lots of people there, were gonna be firing questions at you rapidly, kind of on the spot. It really wasn’t kind of that feel, it was more: say your piece and went to the next person. Just having that visual and understanding how it actually works, cause like everyone said there’s that nervousness. It’s not as nerve-wracking as we may have made it seem in our heads.”

- **Would prefer to give written testimony.** Some participants said they would much rather give written public testimony than verbal.

“I am terrified of public speaking, absolutely terrified. I’m not sure I actually could. I would get up there and freeze. [Moderator asks: Would you be interested in giving written testimony?] If I could find the time to sit down and actually have that space, for sure, yes.”

- **Increase promotion of the need for testimony and provide multiple ways to give input.** One participant who has given public testimony a number of times said more widely promoting the opportunities to give public testimony and why it’s important would help increase the diversity of people giving testimony. They said they do not see these opportunities advertised, and they should be able to get this information in many places. They suggested VR codes and billboards in affected communities, and postcards in public offices.

“I think it would be cool if they just used more ways to get the word out about what’s going on at the meeting, like if we use billboards or VR codes or things like that to say ‘hey, this is what’s happening and how you could be affected’ it might gain more interest... Think of techniques, different ways to get that word out. When I go to a county building, I should be able to pick up a flyer or something explaining something and have an option to give my comments and put in a box somewhere. Get the word out in diff ways: billboards, blogs, sponsored YouTube videos, commercials. Use different ways to get the word out, that’s the least that thing I see promoted is things that is affecting us or that people want testimony on. That’s the least thing I see being circulated.”

- **Bring testimony process into communities.** Another participant said they had seen another county bringing the process of public testimony into communities and providing interpreters for public testimony to reduce the nervousness and other barriers of needing to travel to the court house to give public testimony. They suggested Clackamas County consider ways to gather testimony in other places in addition to the current model.

“I have seen how they do it little bit differently. A lot of people, it’s not very comfortable when they come to the court[house] and stand inside there and make comment to higher authority - it intimidates people. So, in

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[that] County, they come to the community where the people are actually comfortable. They partner with nonprofits, and they provide different language interpreter, so different people, even if they don't speak English, they can speak up for themselves. They make the environment more comfortable and come to the people instead of making them come to the court[house] and making them feel nervous."

3. OTHER WAYS TO ENCOURAGE MORE DIVERSITY IN PUBLIC INVOLVEMENT

- **Online surveys, including Google surveys.** Two participants reiterated that online surveys and promotions are a good way to connect with more diverse communities.
- **Mailers.** One participant said community members would be likely to look at postcards and paper mailers informing them about public involvement.
- **Tailor to community interests.** One participant recommended a survey of the community to understand their needs and interests and tailor calls for engagement to those requests.

6. ONLINE SURVEY RESULTS

DEMOGRAPHICS OF PARTICIPANTS & HOW TO USE THESE FINDINGS

We understand the primary intent of adding middle housing to be to increase affordable rental and homeownership options for those who currently rent, or otherwise do not own, especially during a time of unprecedented increases in rental and home sales prices. People of color are more likely to be renters and less likely to own homes than their White and Asian counterparts in Clackamas County², and thus stand to benefit more from middle housing development.

This study included focus groups with members of communities of color. However, the vast majority (222 of 342) of online survey respondents consulted for their feedback about middle housing, and whether or not to allow the tradeoffs of flexible regulations in order to encourage it, were White and/or landowners.

We strongly recommend that Clackamas County pay close attention to the results of the discussion groups with people of color in this report and increase their outreach to specific racial and ethnic groups that have lower homeownership rates and are more likely to benefit from middle housing. As you interpret the results of the online survey, understand that the residents that stand to benefit the most from middle housing were the least represented.

Survey and Discussion Group Respondents by Race and Homeownership Rate:

Race	Homeownership	# Survey	# in	Total
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² US Census Bureau, American Community Survey, 2012-2016

Exhibit 11, ZDO-282

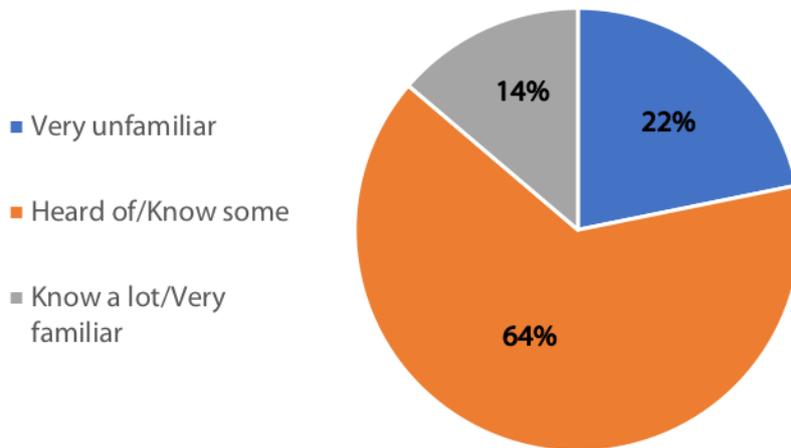
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	Rate in Clackamas County	Responses	Focus Groups	Included
Asian	72.8%	23	19	42
White alone, not Hispanic or Latino	71%	222	na	222
American Indian and Alaska Native	61.3%	3	0	3
Two or more races	53.3%	Unknown	Unknown	Unknown
Hispanic or Latino	44.7%	19	8	27
Black or African American	38.2%	1	6	7
Native Hawaiian and Other Pacific Islander	26%	2	0	2
Homeownership rate for online survey respondents as a whole	74.2%			

Total Responses: 342

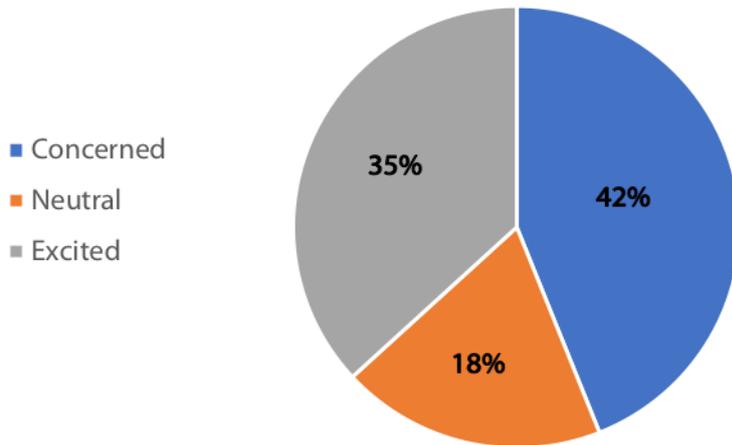
Survey period: Dec. 6, 2021 – Jan. 10, 2022

Q1: Are you familiar with House Bill 2001 (HB 2001) -- Middle Housing?



The majority of respondents had heard of or knew something about HB2001. Residents of color were less likely to know about it.

Q2: How do you feel about the potential to add middle housing types into urban single-family neighborhoods?



Respondents were both concerned and excited about adding middle housing.

3. Why do you feel the way you do about adding middle housing to single family neighborhoods?

Respondents had a lot of opinions about the benefits and drawbacks of adding middle housing.

Creation of more, and more affordable, housing was the benefit respondents mentioned the most by far. Many acknowledged the dramatic increases in housing costs in the area and the need to help people afford to pay rent or buy a home. Other benefits they mentioned including having more economically and structurally diverse neighborhoods, reducing homelessness, and economic benefits to the community such as more sources of income for homeowners, an increased tax base for the county, and attracting more local businesses.

“We need to add density to address affordability and climate change. As a parent to three kids in Clackamas County, I want them to have a livable world and an affordable County so they can live near me when they are older if they want to.”

“We need places to live to reduce the homeless population, and having a variety of housing styles makes for more vibrant, culturally exciting neighborhoods.”

“We need more housing. I’m a homeowner but if I wanted to buy for the first time now, I’d be priced out. Prices and rents are ridiculously high because of supply and demand--too little supply; too much demand. I cringe when I see how many people can’t even live inside because of the costs. Building more homes, LOTS more, will help.”

Crowding was the concern cited most often, followed by parking and traffic concerns, and concerns that middle housing will not fit within existing neighborhood character. Some said they are worried about losing open green space, and that middle housing will cause single family home values to go down. Some expressed not wanting more renters in their neighborhood because of their “transient nature” and concern increased renters will lead to increased crime. Some also said they don’t believe middle housing will decrease housing costs.

Exhibit 11, ZDO-282

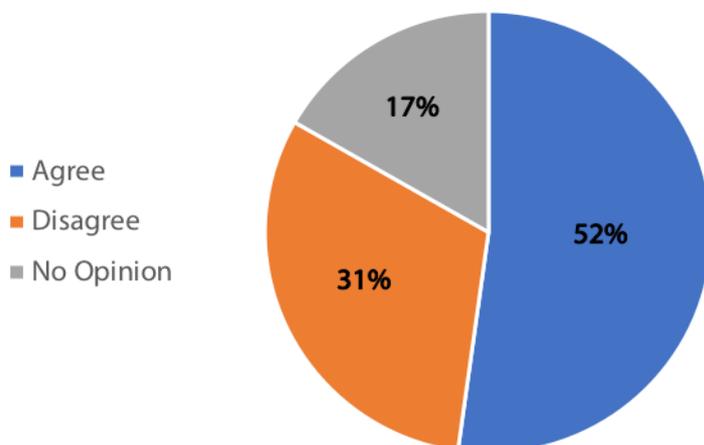
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The effect of increased density can have a negative impact on a neighborhood. Large numbers of rental units means that often residents do not feel connected to their neighbors. You lose the community when you don't know the people that live around you."

"They are called 'single-family neighborhoods' for a reason. I'm not a snob, but mixing the different styles of homes unfortunately has potential to bring down property values of single-family homes."

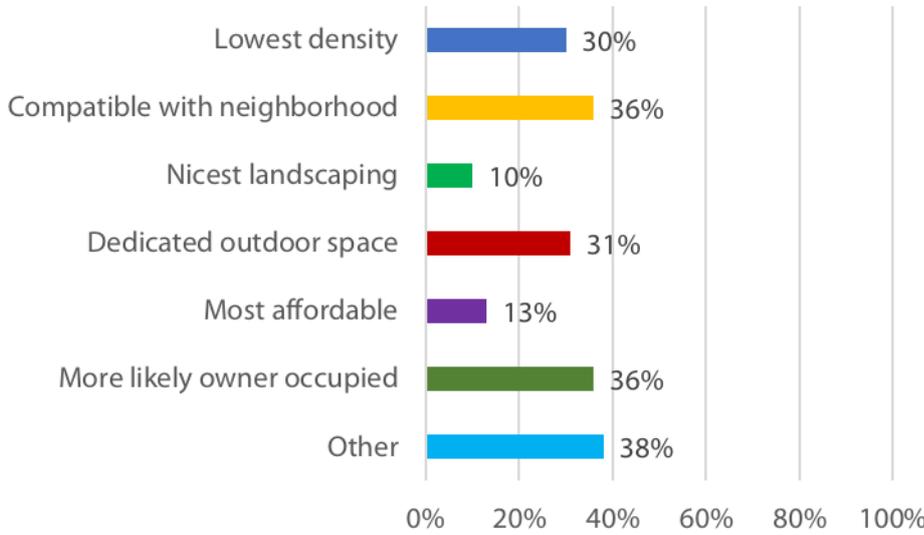
"I think it would overcrowd the neighborhoods, add too much congestion on the already busy roads and increase the crime rate while lowering property values for the existing owners."

Q4: People who responded to our last survey said that of the middle housing types proposed, cottage clusters and townhomes are the best fit for residential areas. Do you tend to agree or disagree that cottage clusters and townhomes are the best fit in residential areas?



More than half of respondents agree that cottage clusters and townhomes are the best fit for residential areas. However, 31% did not agree.

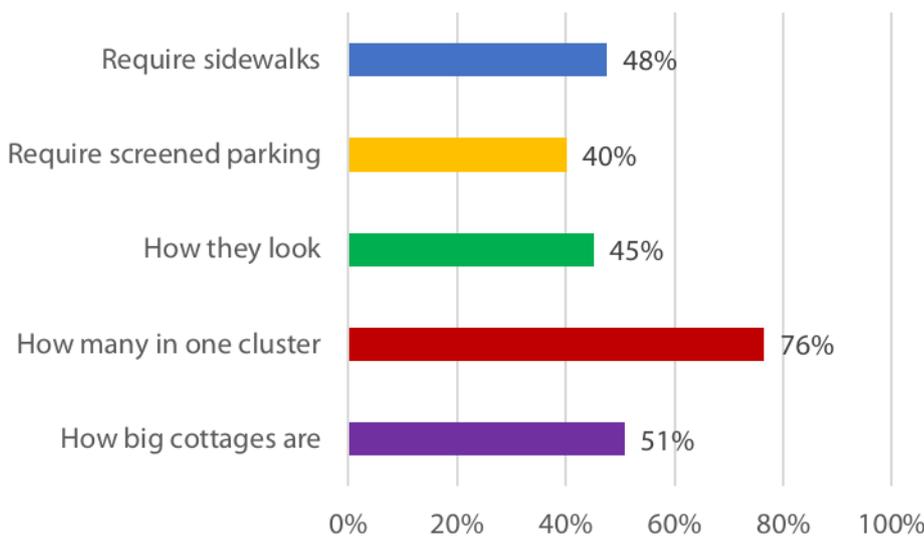
Q5: Why do you feel this way about adding cottage clusters and townhomes to residential areas? (choose all that apply)



Leading reasons for liking cottage clusters and townhomes were that they are more compatible with the neighborhood, more likely to be owner occupied, have dedicated outdoor space, and are the lowest density. Many respondents included “other” comments about why they felt the way they do about cottage clusters and townhomes. About half

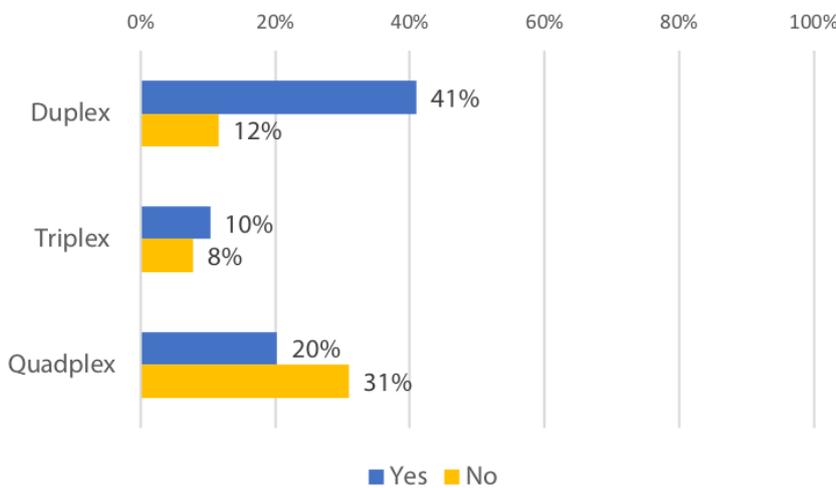
described why they don’t agree that cottage clusters and townhomes are the best fit. They most mentioned concerns about parking and crowding. The other half mostly fit into existing categories above, but some added other reasons they approve of cottage clusters and townhomes, including that they have diverse styles and are good for smaller lots.

Q6: The county can choose to have specific requirements for cottage clusters. Which of the following topic areas do you feel are important for the county to set rules to guide development? (choose all that apply)



Most respondents said the county should regulate how many cottages can be in one cluster. 40% or more thought most other areas should also be regulated.

Q7: HB 2001 requires attached duplexes, triplexes, and quadplexes on every property that permits single-family homes in all residential neighborhoods. Do you think the county should also allow the following types of middle housing to be detached from one another?

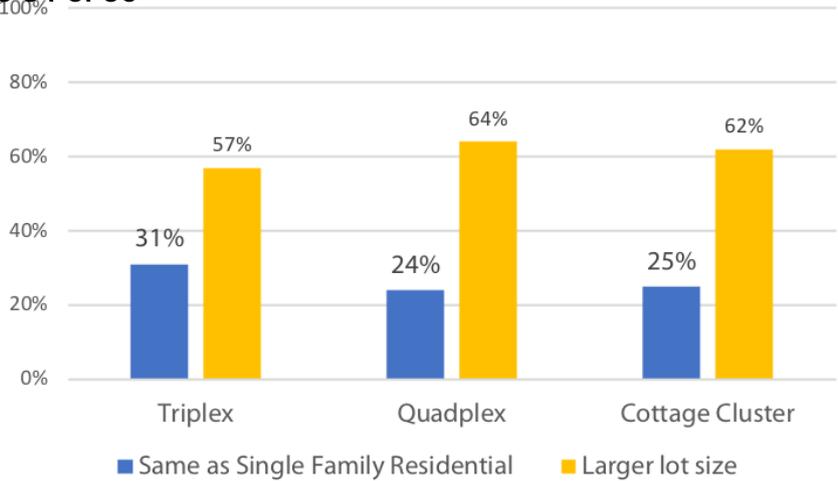


Respondents tended to support allowing duplexes to be detached. Results were mixed for triplexes, with many having no opinion. More respondents said the county should not allow quadplexes to be detached.

Q8: Currently, the county requires a lot to be at least 3,000 square feet in size in order for a single-family home to be built on it. Under HB2001, the county could increase the required minimum lot size for triplexes to 5,000 square feet and for quadplexes and cottage clusters to 7,000 square feet. Do you think larger lot sizes should be required for the following types of middle housing?

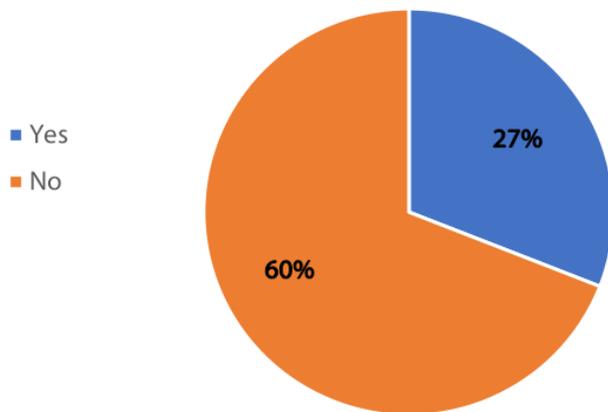
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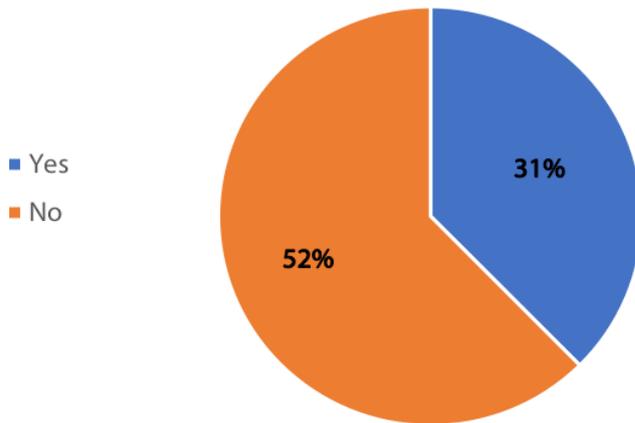
Most respondents said the county should require larger lot sizes for triplexes, quadplexes, and cottage clusters. However, more than a quarter thought the county could allow them on single-family-sized lots.

Q9: Do you think the county should change the rules about property line setbacks to allow middle housing to be built closer to property lines?



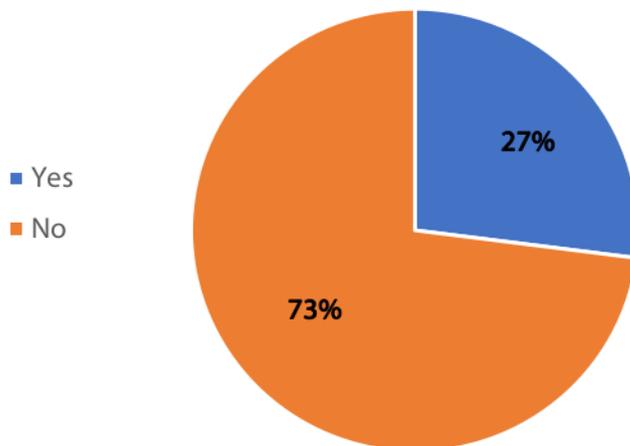
The majority said the county should not allow builders to build closer to property lines than what is currently allowed, although more than a third said this should be allowed.

Q10: Do you think the county should change the rules about building footprints to allow bigger buildings to be built on lots?



Over half of respondents said the county should not allow middle family housing to take up a larger proportion of the lot than is currently allowed for single family housing. However, nearly a third said this should be allowed.

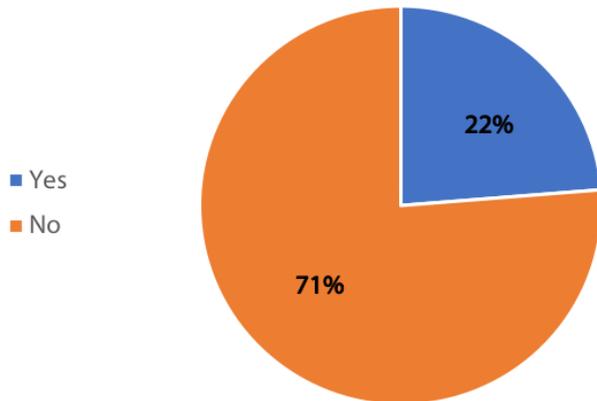
Q11: Currently the county requires street improvements (curbs and sidewalks) to be installed with new housing, but allows developers to pay a fee to the county instead of building the sidewalks for single-family homes, duplexes and triplexes. Should the county also allow builders of other types of middle housing to pay a fee instead of building sidewalks?



The large majority of respondents said the county should not allow builders to pay a fee in lieu of building a sidewalk for middle housing.

Q12: Residential neighborhoods have a combination of off-street parking in driveways and garages, and

on-street public parking along the curb. HB 2001 says the county can only require one off-street parking space per dwelling for middle housing types and can allow on-street parking next to the unit to count toward that requirement. Do you think that on-street parking should count toward the parking required for new middle housing units?



A large majority of respondents said the county should not allow builders to count street parking towards the parking requirement for new units.

Demographics of Survey Respondents

English language survey (311 respondents)	78% single family homeowners, 62% 50 years old or older. 17% between 40-49, and 15% younger than 40. Over half identified as female. 70% (211) identified as White, 1 identified as African American, 8 as Hispanic/Latine, 15 as Asian/Asian American, 3 as Native American, 2 as Native Hawaiian/Pacific Islander. Most heard about the survey through an email from Clackamas County or on social media.
Chinese language survey (6 respondents)	67% single family homeowners, all between 30 and 49 years old. Half identified as female and half as male. Half heard of survey through friend/relative and half on social media.
Spanish language survey (11 respondents)	54% (6) rent, 18% (2) own a single-family home, 18% (2) live with family or friends. 64% (7) were 50 years old or older. 28% (3) were 40-49, and 9% (1) was younger than 40. 91% (10) identified as female. Most heard of survey from friend/relative and social media.
Russian language survey (12 respondents)	58% (7) own single family home, 25% (3) rent, 50% 30-59 years old, 33% (4) 40-49, 75% female. Half heard of survey from friend/relative, some from CELs liaisons.
Vietnamese language survey (2 respondents)	1 rents, 1 owns single family home, both 40-49 years old. 1 male, 1 female. 1 heard of survey from friend/family member, 1 from CELs liaison.

From: Rogalin, Ellen
Sent: Tuesday, April 19, 2022 12:24 PM
To: Fritzie, Martha
Cc: Fields, Joy; Buehrig, Karen; Hughes, Jennifer
Subject: FW: County Board hearing on middle housing amendments set for April 27

FYI – I responded to one of these to remind them that the regulations are required by the state, but we have some flexibility; that the public hearing is also required, and that the amendments will only apply to urban, unincorporated areas of the county.

Ellen Rogalin, Community Relations Specialist

971-276-2487 (cell)

Office hours: 9 am – 6 pm, Monday-Friday

From: Fran mazzara <franmazzara@gmail.com>
Sent: Tuesday, April 19, 2022 11:57 AM
To: Rogalin, Ellen <EllenRog@clackamas.us>
Subject: Re: County Board hearing on middle housing amendments set for April 27

Warning: External email. Be cautious opening attachments and links.

It is only a P.R. stunt and local input is a game already decided.

Joe Mazzara

On Tue, Apr 19, 2022 at 11:55 AM Fran mazzara <franmazzara@gmail.com> wrote:

Does it really make a difference if citizens attend? It seems as though the county has already decided what will happen!~and meeting with citizens will be an exercise in a P.R. stunt.

Joe Mazzara

On Mon, Apr 18, 2022 at 5:45 PM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good afternoon,

The Board of County Commissioners public hearing on proposed amendments to allow for middle housing in urban, unincorporated Clackamas County is scheduled for **10 a.m., Wednesday, April 27**. The public is welcome to attend, in person or virtually, to testify or just to listen. People who would like to comment on the proposed amendments but are not able to attend the meeting, may submit testimony in writing in advance to

Exhibit 12, ZDO-282

mfotzje@clackamas.us. Testimony received before 4 p.m., Tuesday, April 26, 2021, will be emailed to the Board members before the hearing.

- Attend in person: Public Services Building 4th floor, 2051 Kaen Road, Oregon City
- Attend virtually: Link available at <https://www.clackamas.us/meetings/bcc/landuse/2022-04-27>

The County Planning Commission held a public hearing on the amendments in March. The proposed amendments recommended for approval by the Planning Commission and staff will generally accomplish the following five actions:

1. Allow duplexes, triplexes, quadplexes, townhouses, and cottage clusters (middle housing) in urban low-density residential areas, and identify development and design standards that apply to this middle housing;
2. Remove the 3,000 square foot minimum lot size for residential development;
3. Simplify the maximum lot coverage requirements in urban low density residential zoning districts;
4. Allow and identify standards for middle housing land divisions, and
5. Repeal design standards specific to manufactured dwellings

Details about these actions can be found in the [staff report](#) to the Board of Commissioners. The [full text of the proposed amendments](#) is available online at <https://dochub.clackamas.us/documents/drupal/38f0ee4d-1f8c-48c8-be85-ed984840c75f>. Additional [background information](#) is available at <https://www.clackamas.us/planning/hb2001>.

Thank you for your interest in this important topic.

Ellen Rogalin, Community Relations Specialist

Clackamas County Public & Government Affairs

Transportation & Development

Page 3 of 4
971.227.6223 (cell) | 150 Beaver Creek Road, Oregon City, OR 97045

Office hours: 9 am – 6 pm, Monday-Friday

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Fran & Joe Mazzara
25901 E. Highview Drive
Welches, Or 97067
franmazzara@gmail.com
503.622.114
J- 971.563.2212
F- 971.227.6223

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Fran & Joe Mazzara
25901 E. Highview Drive
Welches, Or 97067
franmazzara@gmail.com
503.622.114
J- 971.563.2212
F- 971.227.6223

From: Samuel Goldberg <sgoldberg@fhco.org>
Sent: Tuesday, April 19, 2022 4:29 PM
To: Fritzie, Martha
Subject: Findings on ZDO-282
Attachments: HB_2001_Findings_Guidance.pdf

Warning: External email. Be cautious opening attachments and links.

Hello Martha,

I am the coordinator for the PAPAs project, a collaborative between the Fair Housing Council of Oregon (FHCO) and Housing Land Advocates (HLA). You may have had outreach from Jean Dahlquist in the past, and for the time being, I will be taking over her role.

I'm writing today to ask for expanded findings affirming that ZDO-282 satisfies Goal 10. You did a great job of addressing how each of the proposed code changes will result in an increase in units. However, a full Goal 10 analysis requires an accounting of your housing need, and if possible, an estimation of how much closer the changes will get you to meeting that need. I've attached the guidance from DLCD on this point.

We request that a supplemental finding be made available before the final approval of the amendment.

Thank you,

Samuel Goldberg
Education & Outreach Specialist
Fair Housing Council of Oregon
1221 SW Yamhill St. #305
Portland, Oregon 97205
(503) 223-8197 ext. 104
Preferred Pronouns: He/Him/His



Fair Housing Council Hotline - Fridays 9:00 a.m. to 12:00 p.m.
(800) 424 - 3247 x2
Email: information@fhco.org



House Bill 2001 Guidance – Affordability and Goal 10 Findings

Middle Housing Affordability Considerations

[House Bill 2001](#) requires local governments to consider ways to increase the affordability of middle housing, including considerations related to SDCs, property tax exemptions, and construction taxes.

Sections 3, chapter 639, Oregon Laws 2019:

- (4) *In adopting regulations or amending a comprehensive plan under this section, a local government shall consider ways to increase the affordability of middle housing by considering ordinances and policies that include but are not limited to:*
- a) *Waiving or deferring **system development charges**;*
 - b) *Adopting or amending criteria for **property tax exemptions** under ORS 307.515 (Definitions for ORS 307.515 to 307.523) to 307.523 (Time for filing application), 307.540 (Definitions for ORS 307.540 to 307.548) to 307.548 (Termination of exemption) or 307.651 (Definitions for ORS 307.651 to 307.687) to 307.687 (Review of denial of application) or property tax freezes under ORS 308.450 (Definitions for ORS 308.450 to 308.481) to 308.481 (Extending deadline for completion of rehabilitation project); and*
 - c) *Assessing a **construction tax** under ORS 320.192 (City or county ordinance or resolution to impose tax) and 320.195 (Deposit of revenues).*

Please note that this is not a requirement to adopt these measures, but to consider them and directly address them within the findings. We advise that local governments use this opportunity to consider the myriad of policies that affect middle housing development. The policies outlined within the bill are specific to the subsidization of middle housing development and affordable housing generally. We also advise the consideration of other policies that affect the feasibility and affordability of housing options, such as the provision and finance of public facilities, incentives for regulated affordable housing development, incentives for the retention or conversion of existing affordable housing supply, and incentives and barriers within the development code.

Starting these conversations will be helpful for local jurisdictions as they embark on their housing production strategy, a new planning requirement for cities above 10,000 implemented by [House Bill 2003](#) (now [ORS 197.290](#)). This document will require cities to identify and develop an implementation schedule for strategies that promote the development of housing.

Rulemaking for this new requirement included the compilation of a library of potential strategies local governments could consider as part of a housing production strategy. While this list is not exhaustive, it's a good place to start the conversation. You can access this document as an attachment on the Secretary of State webpage:

[<https://secure.sos.state.or.us/oard/view.action?ruleNumber=660-008-0050>](https://secure.sos.state.or.us/oard/view.action?ruleNumber=660-008-0050)



Goal 10 Findings

ORS 197.175(2)(a) requires cities and counties to prepare, adopt, amend and revise comprehensive plans in compliance with Oregon's statewide land use planning goals, including Goal 10. In any plan amendment or adoption of land use regulations, cities and counties must address via findings how the proposed plan amendments affect compliance with each applicable goal.

In adopting land use regulations to comply with House Bill 2001, local jurisdictions will need to consider how these regulations will affect their compliance with Goal 10, including how it affects an adopted Buildable Lands Inventory (BLI) and Housing Needs Analysis (HNA), to ensure the sufficient availability of buildable lands to accommodate needed housing types identified in the HNA.

House Bill 2001 will enable to development of housing types where they were previously prohibited, increasing the capacity of lands to accommodate identified housing need. However, local jurisdictions will still need to consider how these regulations impact capacity in greater depth. ORS 197.296(6)(b), as amended by House Bill 2001, allows jurisdictions to assume up to a three percent increase in zoned capacity, unless they demonstrate a quantifiable validation that the anticipated capacity will be greater. In developing Goal 10 findings, we recommend that local jurisdictions apply this assumption to the adopted buildable lands inventory. Additionally, we recognize that adopted inventories may be dated and the true development capacity may not be known at the time of adoption. In these cases, we recommend that jurisdictions note that they will further consider the impacts of middle housing ordinances on land capacity in the next Housing Needs Analysis, as required on a [regular schedule by House Bill 2003](#).

From: Muciri Gatimu <muciri.gatimu@gmail.com>
Sent: Monday, April 25, 2022 9:54 PM
To: Fritzie, Martha
Subject: Middle Housing Amendments

Warning: External email. Be cautious opening attachments and links.

Dear Board of County Commissioners,

I am writing to you about the introduction of HB2001 and the impact for Clackamas County's compliance in unincorporated areas. It appears that there has been great focus on the unincorporated areas within the urban growth boundary zoned R5 and greater. I would like to bring to the BCC's attention that under the current zoning code for MR1, accessory dwelling units (ADUs) are not allowed. An example of this situation is the ever growing Jennings Lodge neighborhood. There are older properties and structures in the urban growth boundary zoned MR1 that are not able to do something as simple as build on top off or convert a garage into an ADU.

ADUs built from garages or other on-site structures can acclimatize well within the period structures and neighborhoods unlike the multitudinal housing options currently offered in the MR1 and R5 or greater zoning code. I hope the BCC can alter the MR1 zoning code allowing ADUs to be built. If Clackamas County is serious about increasing density and allowing more people to live within the County, I think the minor change of ADUs for MR1 would push housing density options in the right direction.

Regards,

Muciri Nyamu Gatimu



Home Builders Association
of Metropolitan Portland

Date: 4/26/2022

Tootie Smith, Chair
Clackamas County Commission
2051 Kaen Rd
Oregon City, OR 97045

Delivered by e-mail

Re: Public Comment: ZDO:282 Housing Strategies

Dear Chair Smith and Members of Clackamas County Planning Commission:

I am writing to you today to offer comments on Clackamas County ZDO: 282 Housing Strategies as proposed. The Home Builders Association of Metropolitan Portland (“HBA”) represents over 1300 companies and tens of thousands of women and men who work in the residential building and remodeling industries throughout the greater Portland area. We work to promote housing affordability and are dedicated to maximizing housing choice for all who reside in the region.

I first want to begin by thanking the staff and the planning commission for all their hard work. Although we feel the proposal could use a few tweaks to realize the intent and goal of HB 2001, we do recognize that staff worked hard to offer an update to code that minimizes additional burdens on housing production.

We support the planning commission recommendations and encourage the passing of ZDO-282: Housing Strategies. We have a housing crisis in the region, both of price and supply, and HB 2001 was designed to start addressing both.

The HBA encourages staff and commission to continue conversations in supporting detached plexes as part of their development code. As with all things in residential construction, the more options to develop, the more likely it will convert and this holds true with middle housing as well. Allowing detached plexes, gives builders the ability to maximize development choices on individual lots which in turn makes them more economically viable and possibly more likely to develop with more middle housing units. For example, in some areas, our builders specifically avoid lots with any large trees because the cost they add to the project makes them too risky or uneconomic. However, if they were allowed to develop two detached units on the lot while leaving the tree in place, the lot which they previously passed up may now be viable option for the market.

The HBA also encourages staff and commission to consider an exception to allow a FILO on sidewalks for 3 units and above. A sidewalk requirement without a FILO is counterproductive to the intent of HB 2001 by adding substantial cost to residential development where it doesn't already exist. It must also be pointed out that a large part of development and future development is occurring in subdivisions, which will largely already be designed with sidewalks. Projects burdened with this additional cost will be the more affordable units we are trying to create.

To understand what this requirement would mean for middle housing, we reached out to some members to estimate cost. Using a duplex as an example, on a fifty-foot lot, the total cost including materials, labor, survey and design, and permitting would add over \$6,000 to the project, which accounts for an additional \$3,000 on each unit. To put that into perspective, according to a February 2022 NAHB study, for every \$1,000 increase in the price of a home in the greater Portland Metropolitan region, 783 families are priced out of home ownership. This increase alone would price almost 2300 families out of every unit, which is counterproductive to the intent of HB 2001.

Once again, thank you for your time and efforts in this endeavor, and on behalf of our industry, and our community who is dealing with this crisis and the new home owners who will be your constituents, please vote to adopt the planning commission recommendation for ZDO-282: Housing Strategies, Phase 2 – House Bill 2001.

Sincerely,

Staci McIntire

Staci McIntire
Assistant Director of Government Affairs

Fritzie, Martha

From: Palmer Kellum <palmerandmarykellum@gmail.com>
Sent: Tuesday, April 26, 2022 1:34 PM
To: Fritzie, Martha
Subject: BCC Meeting for ZDO-282 / HB2001 on April 27,2022 at 10:00 a.m.

Warning: External email. Be cautious opening attachments and links.

To the Board of County Commissioners for Clackamas County Oregon

My name is H. Palmer Kellum Jr. I was born in Oregon City in 1951. I have lived in Clackamas County my whole life, over 60 years in the Jennings Lodge/Oak Grove Community.

I have studied HB2001 extensively. It is an "Infill" Bill. Anyone that tries to sell it as an affordable housing bill it just plain wrong. Middle housing is not particularly affordable. It is just more dense. Middle housing also discourages owner occupancy. The percentage of owners who live in this type of housing is extremely low, if not non existent.

This desire for more density in our community is being perpetuated upon the the citizens and counties in our state by Tina Kotek and her associates in the Oregon Legislature. It came before the Oregon Senate for approval on June 30, 2019. The first time they voted on it, they didn't have enough votes for passage. After some serious arm twisting, Senator Dallas Heard, and Senator James Manning Jr., inexplicably decided to change their votes and the bill passed by one vote later that same day.

Wouldn't it be interesting to know what actually transpired between those two votes?

The reason I bring this up is to substantiate the contentious nature of HB-2001 since its inception. Now we have the State of Oregon shoving this Infill plan down all of our collective throats. I know that the BCC is not at fault here. This is just simply bad legislation perpetuated by The Oregon Legislature upon Clackamas County.

What I am asking of the BCC, is to consider one of the provisions of HB-2001 and how it relates to the unincorporated area if the county in which I live.

Section 4, paragraphs A-G of ORS 195.065 , lists specific urban services that must be in place for an unincorporated area to come under the requirements of HB-2001. They are:

- A. Sanitary Service
- B. Water
- C.Fire protection
- D. Parks
- E.Open space
- F. Recreation
- G. Streets, Roads, and mass transit.

While there is no doubt that the Jennings Lodge/Oak Grove area is well served by some of these urban services, it is also true that we are deficient in some of the other requirements. For example: Ever since the Clackamas River Water has been pumped to the West Side, We get scary letters from our drinking water provider every summer about our need to conserve water; our storm water system is a work in progress at best; I'm sure that there are issues with our MS4 Federal Municipal Stormwater Permit; and our parks in this area are not in

compliance with the Clackamas County Comprehensive Land Use Plan.

When I discussed these items with Ethan Stuckmayer @dlcd.Oregon.gov, he indicated that: “my understanding from County Staff is that this area is wholly within all regional service district boundaries . . .” He never mentioned anything about the the actual implementation of the requirements of ORS 195.065 I mentioned earlier.

My hope is that the BCC would take a further look at the provisions in ORS 195.065 and see if there are sufficient grounds to inform the state that our “urban” unincorporated area does not meet the requirements to be included in the provisions of HB-2001.

Sincerely,
H. Palmer Kellum, Jr

Sent from my iPad