



Expanding Housing Choice

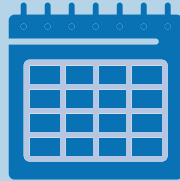
in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

Community Survey Results

June 2021

Summary



Data collection: May 3 - May 30



522 responses

English Survey	82%	Multicultural Survey	18%	26%	23%	
	426 responses		96 responses	Vietnamese	Spanish	
				21%	18%	13%
				English	Russian	Chinese

Key Takeaways - English Survey



Most of participants **live in the vicinity of Milwaukie (97222), Oak Grove (97267), and the Happy Valley area (97286)**



Most of participants **own a single family home**



Most of participants are **somewhat familiar with HB2001 - Middle Housing**

Preferred middle housing typology:



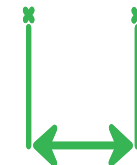
Cottage Cluster

Design Standards Regulations:



Minimum required parking

Very important



Minimum lot size

Very important

Preferred desing elements:



Covered Porch



Dormers, gables or roof eaves

Biggest concerns on middle housing:



More on-street parking



More traffic in neighborhoods

Other:

- Increase of crime
- Loss of nature
- Overcrowded neighborhoods

Biggest benefits of middle housing:



More affordable housing



Increased diversity in neighborhoods

Other:

- No benefits
- Senior housing options
- Compact development

Key Takeaways - Multicultural Survey



Most of participants **live in the vicinity of Happy Valley (97286), Sunnyside (97015), and the Canby area (97013)**



While almost half of participants own a single family home, **most of the participants rent an apartment, live with family or friends, and own or rent a multifamily dwelling unit**



Most of participants are **somewhat familiar with HB2001 - Middle Housing**

Preferred middle housing typology:



Cottage Cluster

Design Standards Regulations:



Minimum required parking

Very important



Style and design of homes

Very important

Preferred desing elements:



Covered Porch



Dormers, gables or roof eaves

Biggest concerns on middle housing:



Smaller yards and fewer trees



More on-street parking

Other:

- NA

Biggest benefits of middle housing:



More affordable housing

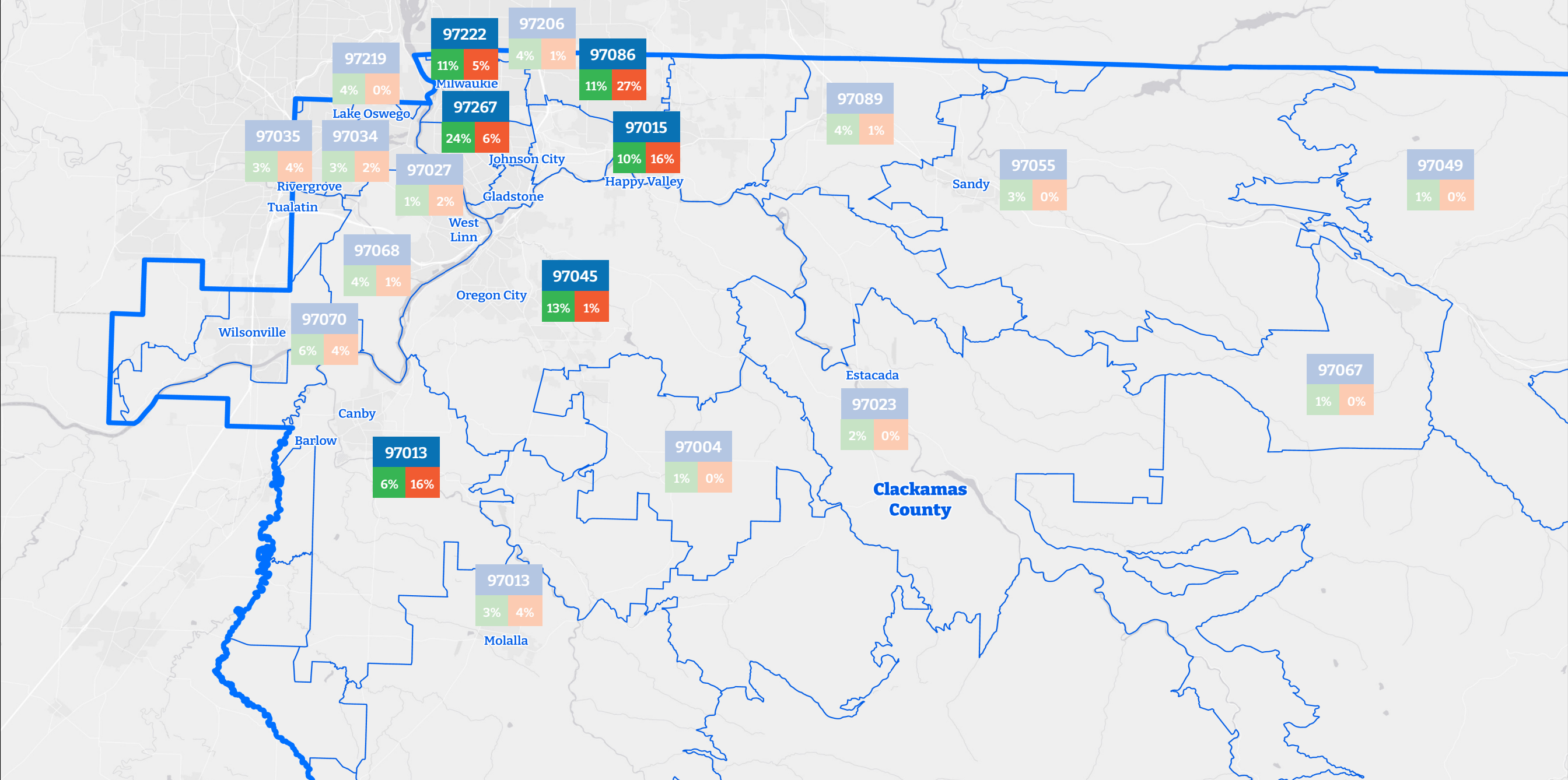


More flexibility for owners to build on their land

Other:

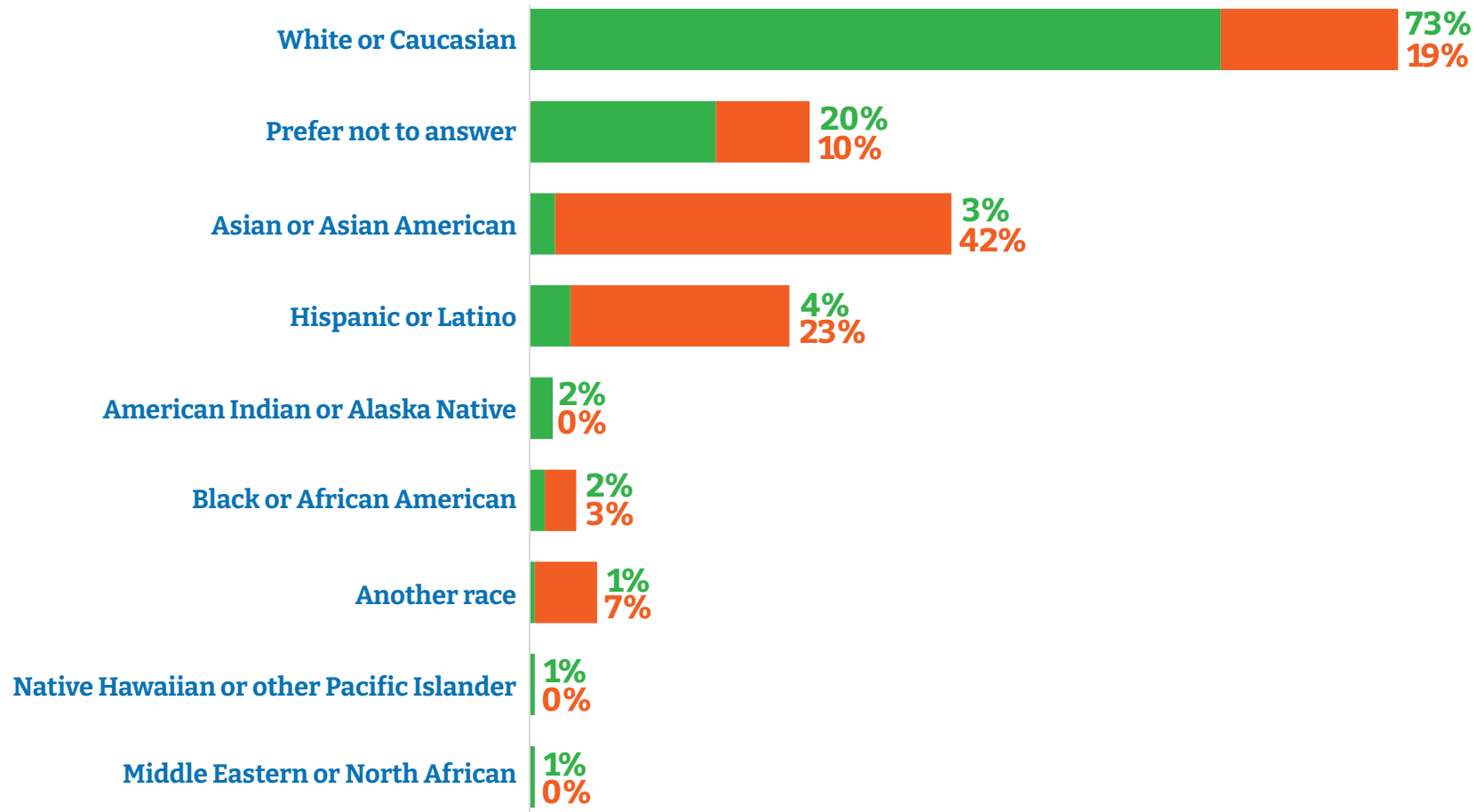
- NA

Demographics



<h1>Zip Code</h1> <p>450 responses</p>	<h2>English Survey</h2> <p>367 responses</p>	<h2>Multicultural Survey</h2> <p>83 responses</p>	<h3>Symbology</h3> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <div style="background-color: #0056b3; color: white; padding: 2px 5px;">97015</div> <div style="display: flex; justify-content: space-between; width: 100px;"> <div style="background-color: #00a651; width: 20px; height: 10px;"></div> <div style="background-color: #e67e22; width: 20px; height: 10px;"></div> </div> <p>Top 5 Zip Codes with high percentage of participants</p> </div> <div style="text-align: center;"> <div style="background-color: #0056b3; color: white; padding: 2px 5px;">97067</div> <div style="display: flex; justify-content: space-between; width: 100px;"> <div style="background-color: #00a651; width: 20px; height: 10px;"></div> <div style="background-color: #e67e22; width: 20px; height: 10px;"></div> </div> <p>Zip Codes with low percentage of participants</p> </div> </div>	<h3>Other Zip Codes with less than 1% of responses:</h3> <table border="0" style="width: 100%; text-align: center;"> <tr> <td>96015</td><td>97011</td><td>97042</td><td>97079</td><td>97206</td><td>97217</td><td>97230</td><td>97236</td></tr> <tr> <td>97002</td><td>97017</td><td>97062</td><td>97080</td><td>97212</td><td>97220</td><td>97232</td><td>99023</td></tr> <tr> <td>97009</td><td>97028</td><td>97071</td><td>97202</td><td>97215</td><td>97229</td><td>97233</td><td></td></tr> </table>	96015	97011	97042	97079	97206	97217	97230	97236	97002	97017	97062	97080	97212	97220	97232	99023	97009	97028	97071	97202	97215	97229	97233	
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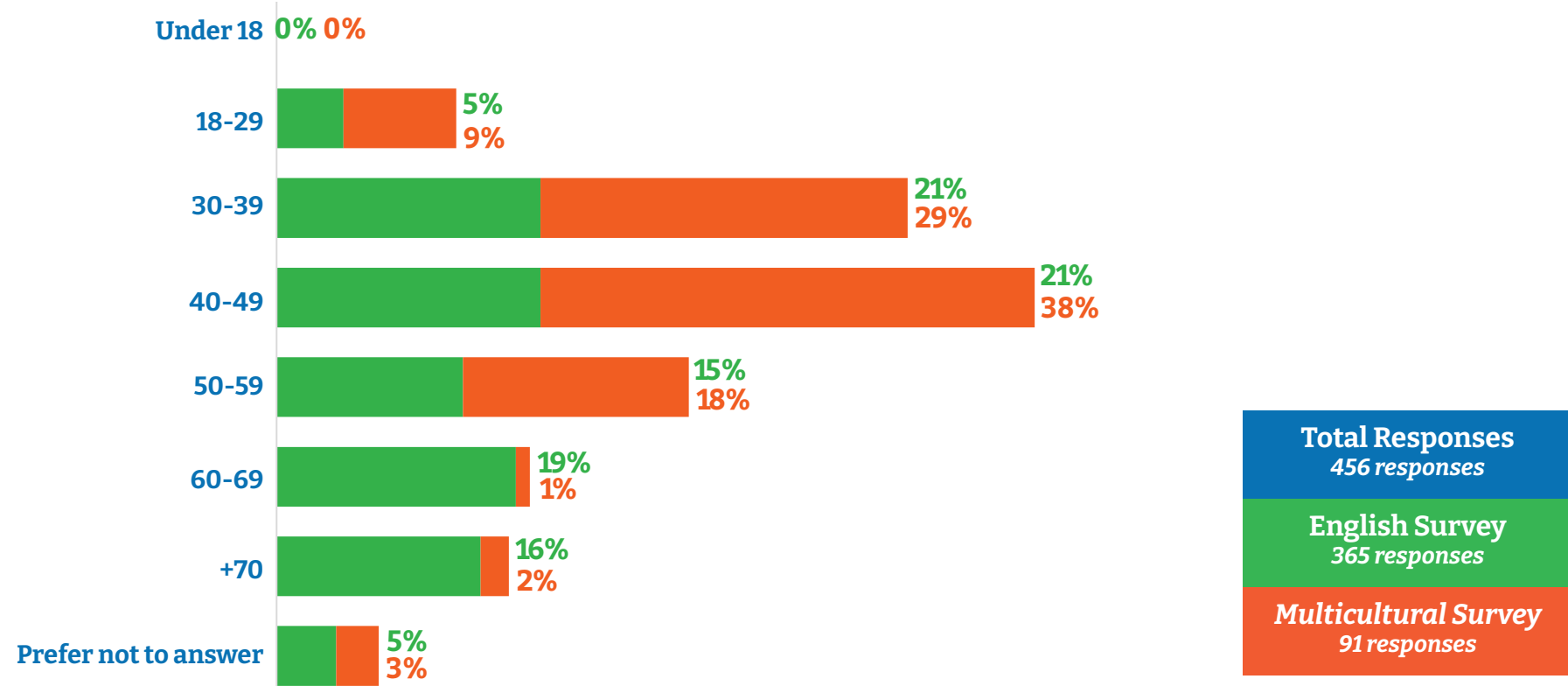
Race and Ethnicity



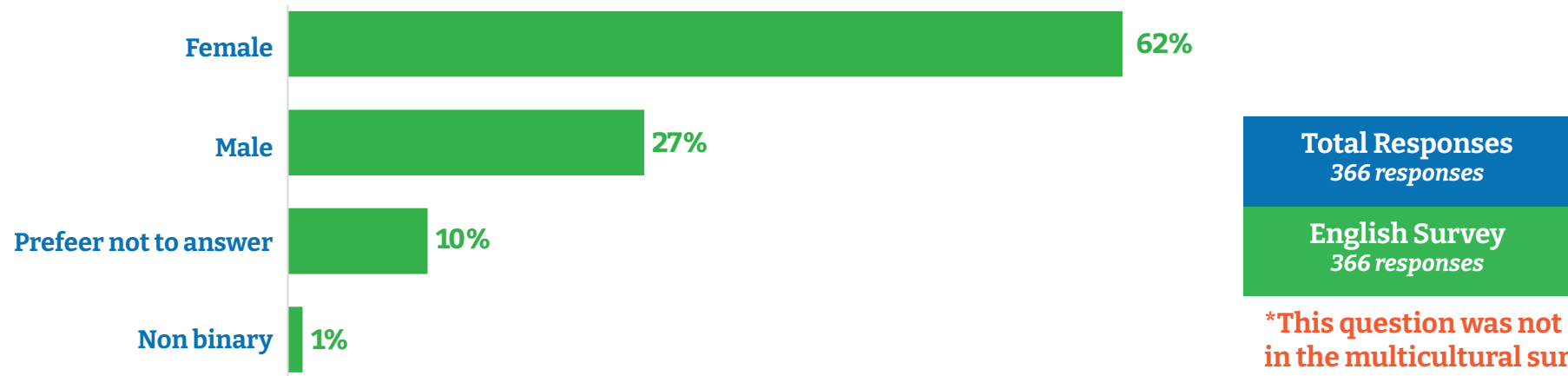
Languages Spoken at Home:



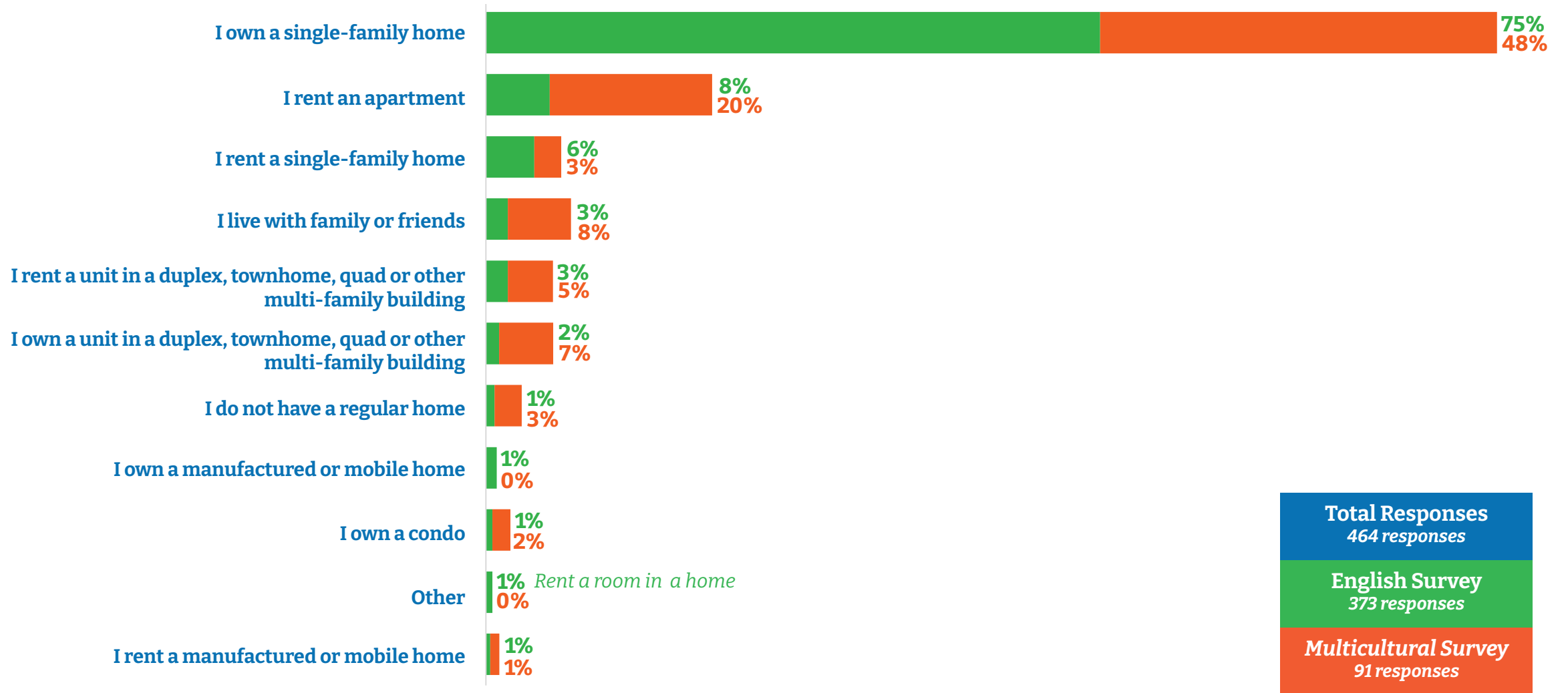
Age



Gender

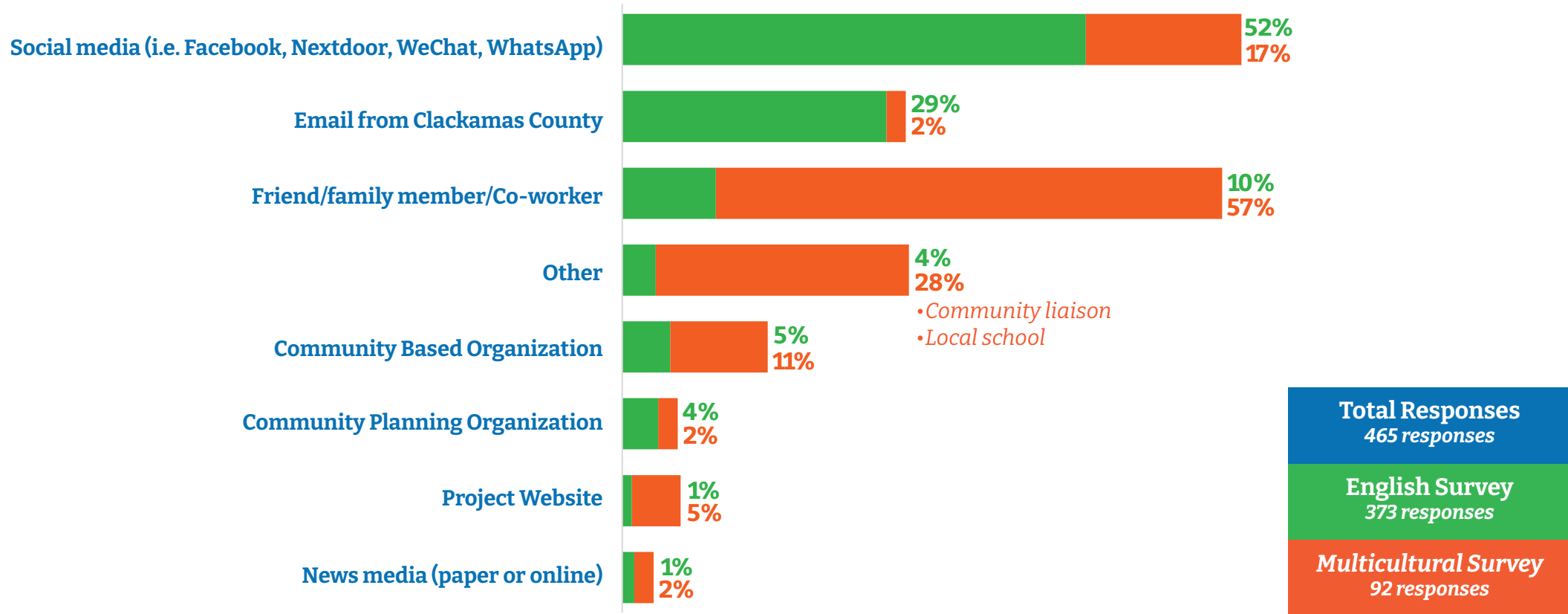


What type of residence do you live in? (please check the response that most closely reflects your situation)



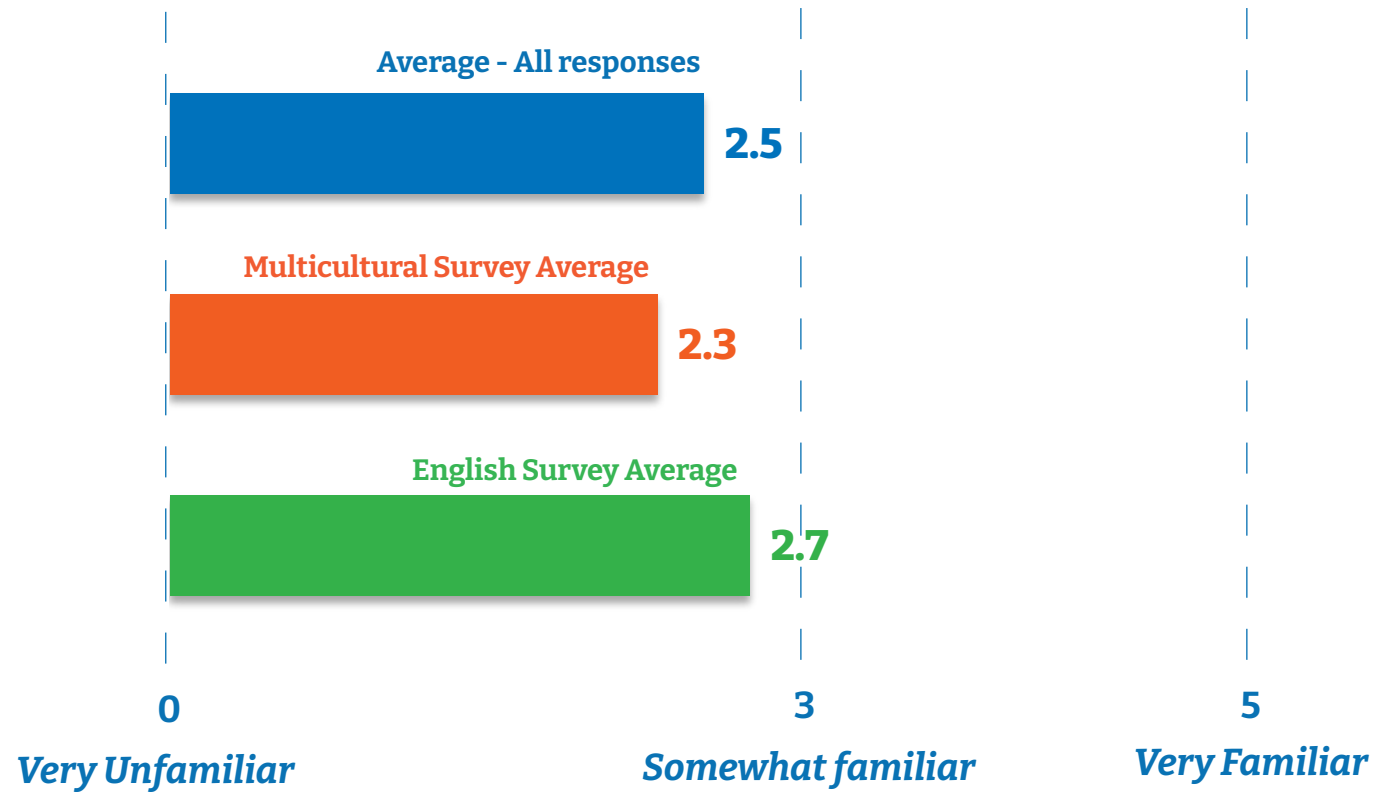
How did you hear about this survey?

373 responses



Responses

How familiar are you with HB 2001 – Middle Housing?



Most respondents are generally familiar with HB 2001.

Total Responses 507 responses
English Survey 426 responses
Multicultural Survey 81 responses

Which types of middle housing do you think would be compatible or fit well in residential areas in unincorporated Clackamas County?

(Choose all that apply)



Cottage Clusters



Townhomes



Triplexes



Fourplexes



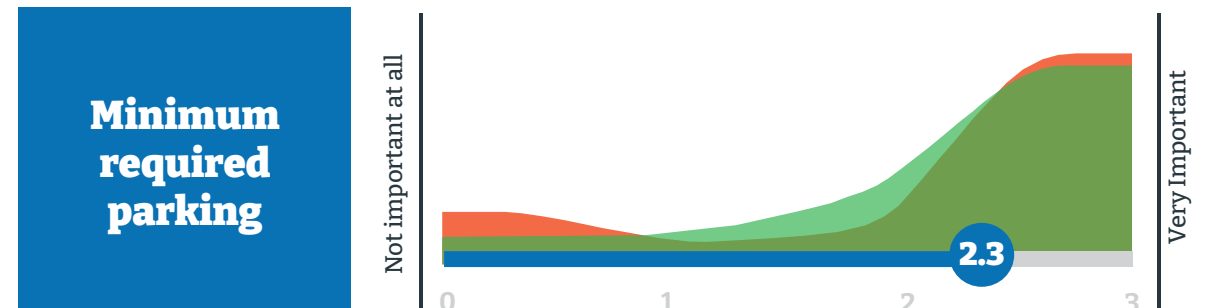
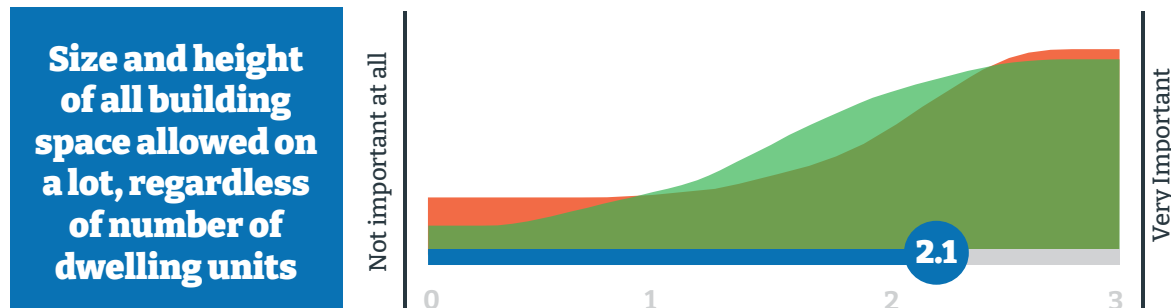
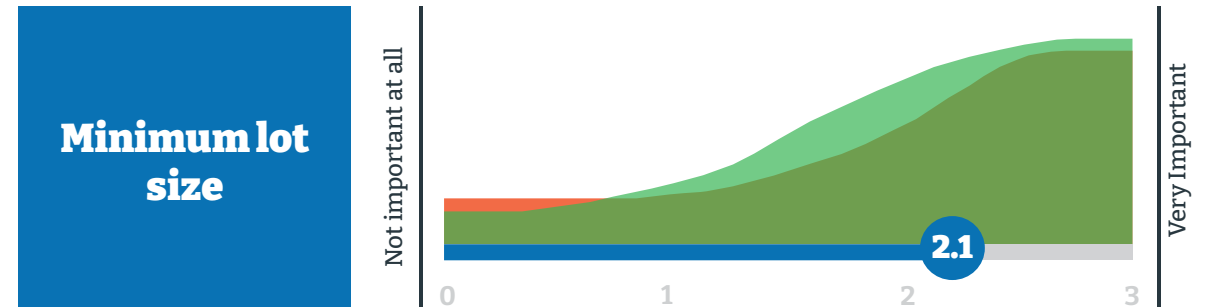
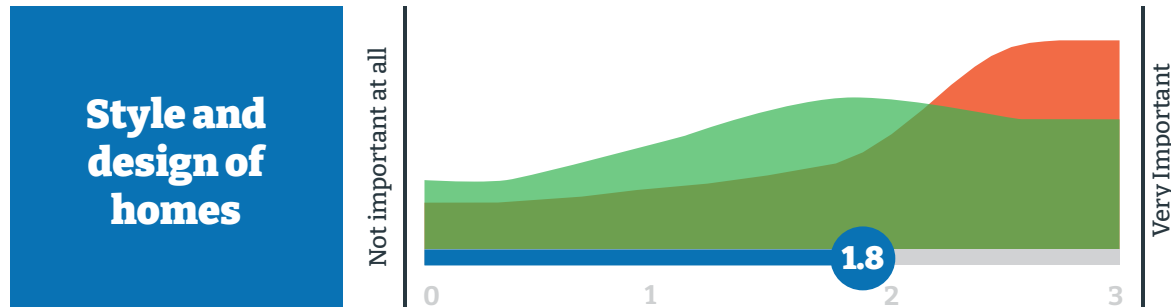
None of these housing types would fit well



Most respondents think that Cottage Clusters are the most compatible housing type.

Total Responses 479 responses
English Survey 399 responses
Multicultural Survey 80 responses

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



Most respondents think that regulating design standards, building size, lot size and parking requirements was very important, with regulating minimum required parking as being the most important.

Total Responses	481 responses
English Survey	387 responses
Multicultural Survey	94 responses

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

More cars parking on the street



Increased traffic on neighborhood roads



Smaller yards and fewer trees due to more development



Not compatible with existing neighborhood



I do not have concerns about adding middle housing to urban neighborhoods



Increased noise



Other:



- Increase of crime
- Loss of nature
- Overcrowding
- Infrastructure issues

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

Total Responses
472 responses

English Survey
379 responses

Multicultural Survey
93 responses

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.

Provides more affordable housing



Increased diversity in neighborhoods



Gives property owners more flexibility for building on their land



Opportunity for homeowners to also have rental units



I do not think there are any benefits to adding middle housing to urban neighborhoods



Other

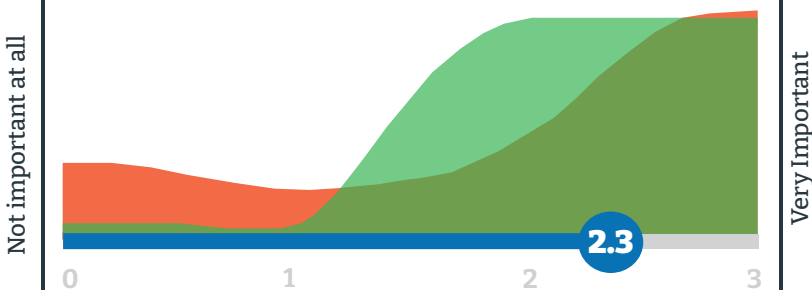


- *No benefit*
- *Opportunities for senior housing*
- *Compact development*
- *More profit for developers*

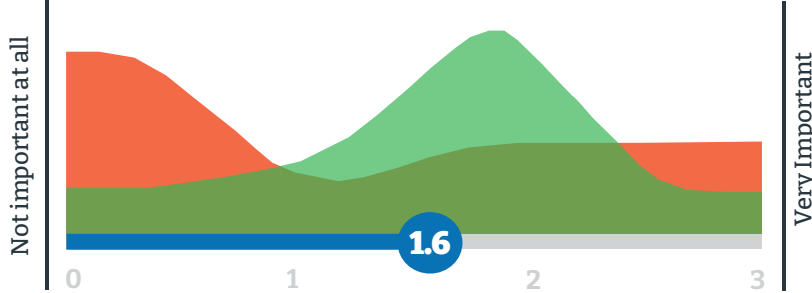
Total Responses 473 responses
English Survey 382 responses
Multicultural Survey 91 responses

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

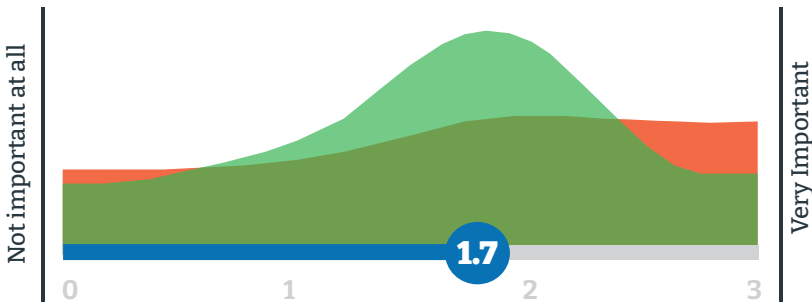
Covered Porches



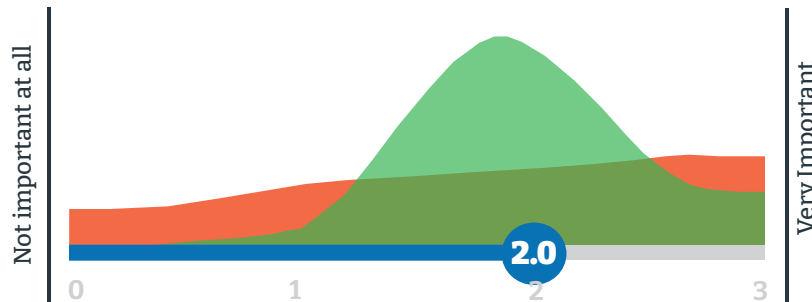
Bay or Bow Windows



Recessed Entry Areas



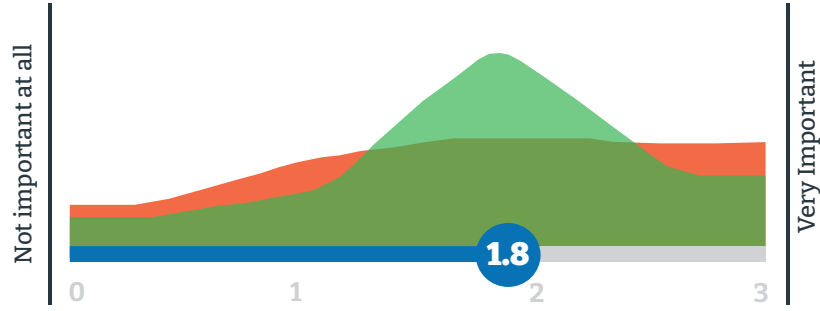
Dormers, gables or roof eaves



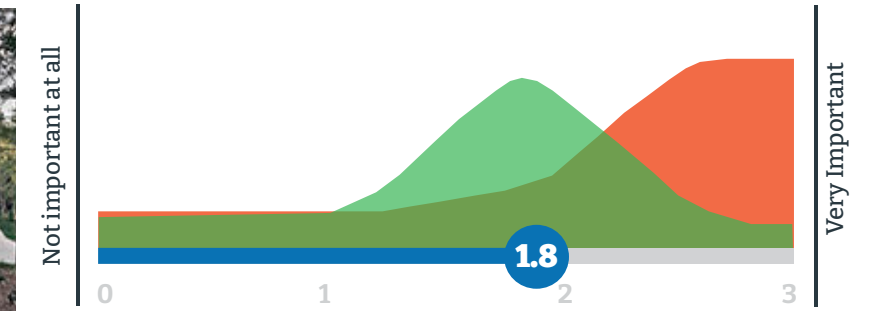
Total Responses 464 responses
English Survey 372 responses
Multicultural Survey 92 responses

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

Varied rooflines

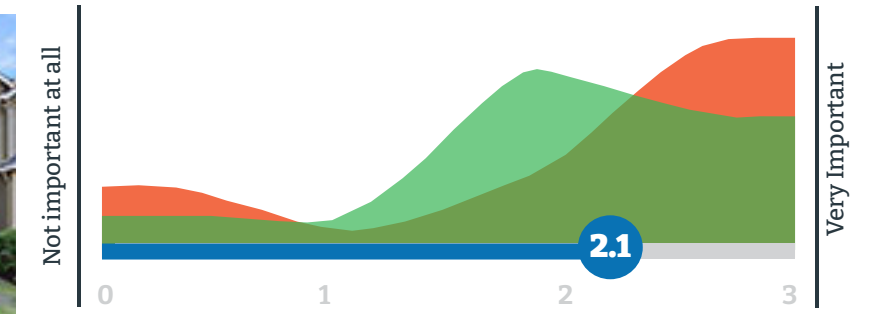


Varied roofing materials



Overall, specific design elements on middle housing were all generally important to respondents. A key takeaway is that middle housing should fit in with the overall impressions of height/bulk and general compatibility with housing in existing neighborhoods.

Attached garages



Total Responses
464 responses

English Survey
372 responses

Multicultural Survey
92 responses