

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: February 2, 2022 **Approx. Start Time:** 9:00 am **Approx. Length:** 1 hr.

Presentation Title: Land Use Housing Strategies Project – Phase 2; HB 2001 Implementation (File ZDO-282)

Department: Transportation & Development (DTD), Planning & Zoning Division

Presenters: Martha Fritzie, Principal Planner; Jennifer Hughes, Planning Director

Other Invitees: Karen Buehrig, Long Range Planning Manager; Cheryl Bell, Assistant Director of Development, DTD; Joy Fields, Senior Planner; Ellen Rogalin, Community Relations Specialist, PGA; Dan Johnson, Director, DTD

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

The purpose of this policy session is twofold:

1. To provide the Board with a brief review of House Bill 2001 (HB2001) -the “middle housing” bill - and inform the Board about what staff has learned from work sessions with the Planning Commission and public engagement completed to date; and
2. To seek Board input on the direction for amendments to the Zoning & Development Ordinance (ZDO) and Comprehensive Plan (Plan) to implement HB2001.

EXECUTIVE SUMMARY

PART 1: Background

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 R5, R7, R8.5, R10, R15, R20, R30, VR5/7, and VR4/5 (*Attachment B1 – Map*).

While the county has some choice on the specific regulations that will apply to middle housing, the county does *not* have a choice on whether to implement HB2001.

- The county is *required* to adopt standards consistent with HB2001 by June 30, 2022.
- If the county does not adopt its own code changes to comply with HB2001 by that date, the state’s *Middle Housing Model Code* will automatically apply.

The county could choose to do nothing and wait for the *Model Code* to apply, but this decision would not be without implications. For example, applying the *Model Code* would mean:

- The county could not require a developer to provide any off-street parking for duplexes;
- The county would have to allow:
 - minimum parking requirements for other middle housing types of less than 1 space per dwelling unit, in some cases;
 - on-street parking to count toward the required parking minimums;
 - middle housing to be built closer to some property lines than single-family homes; and
 - no minimum lot size for any types of middle housing.

As such, in 2021, both the Planning Commission and Board of County Commissioners directed Planning staff to continue working on ZDO amendments to implement HB2001 rather than simply accept the *Model Code*.

Although the state standards are very prescriptive for the implementation of HB2001, there are a few areas where the county has some flexibility. At an October 25, 2021 policy session, the Planning Commission discussed and provided feedback on three of these areas, including:

- whether to implement a **minimum lot size** for middle housing other than duplexes (triplexes, quadplexes, cottage clusters and townhomes);
- whether to allow **on-street parking** to count toward minimum parking requirements or instead require the maximum amount of off-street parking allowed under the middle housing rules; and
- whether to apply the same **siting and design standards** to middle housing as are applied to single-family dwellings or to instead consider different (less restrictive) standards to create more opportunities for the development of middle housing. (Some examples included allowing smaller setbacks or more of the lot to be covered with middle housing than is allowed for a single-family dwelling.) See Table 1 (page 6) for summary of PC direction on these items.

In November 2021, staff consulted with the Board of County Commissioners (BCC) and presented the Planning Commission recommendations for the items noted above. The BCC directed staff to continue work on code amendments to implement HB2001, begin public outreach, and report back in early February.

Since the October and November meetings, staff has continued drafting amendments to the ZDO and the Comprehensive Plan, and has initiated public engagement, including a survey and other efforts specifically focused on multicultural communities. In addition, the Planning Commission had a policy session on January 24th to discuss HB2001; Planning staff will summarize the discussions and outcomes from that meeting at this BCC policy session.

Part 2: Zoning & Development Ordinance (ZDO) and Comprehensive Plan Amendments

In developing middle housing codes, the county must stay within the minimum compliance standards established through a state rulemaking process and found in the Oregon Administrative Rules (OAR 660, Division 46), and also may use standards found in the Model Code. Generally, what this means is that:

- The county has *no control* over:
 - The housing types that must be allowed, including duplexes, triplexes, quadplexes, townhouses, and cottage clusters;
 - The zoning districts in which those housing types must be allowed;
 - The review process for a proposal for any middle housing type, which must be the same as is required for a single-family dwelling in the same zoning district; and
 - Siting and design standards for duplexes, which also must be the same as is required for a single-family dwelling in the same zoning district.
- The county has *very limited control* over parking; we can only require a maximum of one off-street parking space per unit (or less, depending on minimum lot sizes). However, this does not prevent us from *allowing* a developer/owner to provide more off-street parking. The county also may (but is not required to) allow on-street parking to count toward the requirement.
- The county has *slightly more flexibility* with some siting and design standards for non-duplex middle housing types (triplexes, quadplexes, townhouses and cottage clusters), as long as those standards do not result in unreasonable cost or delay in the development of middle housing. To meet the “do not result in unreasonable cost or delay” standard, our regulations *must either*:

A. Be the same (or less restrictive than)...

- those for a single-family dwelling;
 - what is included in *the Middle Housing Model Code*;
 - what is included in the OARs for “minimum compliance” with each standard; or
- B. The county can justify certain new design standards and demonstrate how they do not cause unreasonable cost or delay, but this demonstration must be based on a fairly complicated (and largely prohibitive) set of factors and analysis determined by the state’s rules (in OAR 660-046-0235), and staff does not recommend this option.

Keeping these parameters in mind, as well as feedback received from the PC and public engagement (discussed in Part 3, below), staff reviewed the Zoning & Development Ordinance (ZDO) and began developing draft amendments to comply with HB2001. At least 18 of the 88 sections in the ZDO will need some amendments, either substantive or conforming amendments. Some of the most substantive changes needed are in: Section 202, *Definitions*; Section 315, *Urban Residential Districts*; and Section 845, *Middle Housing*. Summaries of initial draft changes to each of these three sections are included in *Attachment D1*. We have color-coded the summaries to indicate which changes are required (those items out of the county’s control); which are optional (items with some flexibility); and which changes are not substantive (conforming amendments, formatting changes, etc.).

Complete drafts of all amended ZDO sections will be made available to decision-makers and to the public well before the scheduled public hearings in the spring.

While updating the ZDO has been the central focus of the discussions to date, updating relevant chapters of the Comprehensive Plan to incorporate middle housing is another important aspect of the project that is underway. The Comprehensive Plan updates have been focused on Chapter 6, *Housing*, which contains the goals and policies to guide the ZDO as it relates to housing. This chapter is long overdue for an update; it is so outdated that it currently has population projections only through 2010. See *Attachment D2* for more background on the updates proposed for the Comprehensive Plan.

Part 3: Public Outreach and Feedback

In November 2021, the county, with assistance from consultants contracted with a grant from the state, began implementing the second phase of the public outreach plan for this project. This plan utilizes a variety of outreach and engagement methods to:

- Inform and educate residents and stakeholders about HB2001, and what it means for current and future residents and businesses;
- Gather input on the proposed amendments;
- Respond to questions and concerns, and build understanding;
- Ensure that people impacted by the proposed changes have the opportunity to learn about the impact and provide comments, and
- Coordinate with and enhance multicultural outreach.

To date the county has:

- Posted an online survey to assess opinions about specific aspects of middle housing. This survey was available in five languages: English, Spanish, Vietnamese, Russian, and Chinese. Notice of the survey was directly sent to the nearly 300 people on our interested parties list, and was publicized through the news media, on social media and on our website.

The survey was posted on the project webpage (www.clackamas.us/planning/hb2001) from Dec. 6, 2021 through Jan. 10, 2022. A total of 342 responses were received, including responses in all five languages.

- Conducted discussion group meetings with multicultural communities including:

- Focus groups conducted in five languages -- Chinese, Vietnamese, Russian, Spanish, and English. The discussions allowed participants to learn about HB 2001 in their primary language and consider the areas of flexibility. Participants provided input on whether the changes to the ZDO should be the minimum required or whether the county should provide more flexibility for developing middle housing to encourage more supply. Generally, the focus group participants wanted more supply, but thought that maximizing required parking and sidewalks, while keeping setbacks in line with existing standards, should be followed for safety purposes.
- A community feedback panel held in English allowed a diverse group of people from many different backgrounds to learn and have in-depth conversations about HB2001 and the potential impact to their neighborhoods. Participants also provided input on whether the changes to the ZDO should be the minimum required or whether the county should provide more flexibility for developing middle housing to encourage more supply. Generally, this group supported the idea of middle housing and the opportunities it may provide for those who have been historically excluded from certain neighborhoods through redlining and other practices, but did have concerns about preserving open space and potentially causing damage to the land from development.

Public engagement efforts will continue throughout the life of this project.

- Approximately 21,000 postcards will be mailed on or near February 1 to owners of every property located in the urban single-family zoning districts subject to the new middle housing rules. The postcard will also be emailed to all the urban community planning organizations (CPOs) and everyone on our interested parties list. This postcard (*Attachment C3*) includes an invitation for the public to attend a virtual Q & A session with county staff on February 22 to learn more about HB2001.
- Another round of discussion group meetings will take place in early February.
- Staff will attend a meeting with CPO and Hamlet leaders in early February.
- Public hearings will be held before the Planning Commission and Board of Commissioners in March, April and May.

See *Attachment C4* for more details about the public outreach schedule.

What We Have Heard

Findings from the online survey and discussion groups are found in *Attachments C1 and C2* and summarized briefly below.

In general, discussion groups began with a conversation about benefits and concerns related to middle housing and its inclusion into existing urban single-family neighborhoods. A wide range of potential benefits and concerns were identified, but there were some commonalities through all the group conversations.

- **Benefits:** 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. Other benefits mentioned in the discussion groups included: more options for homebuyers, 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.
- **Concerns:** Online 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.”

Survey respondents and discussion group participants were then asked about specific standards for middle housing related to seven areas where the county has some options for regulation, including: detached “plexes;” minimum lot sizes; property line setbacks; lot coverage; sidewalks; parking; and some design elements specific to cottage clusters. **Table 1** (below) identifies six of these discussion areas, as well as a preliminary summary of input received (including input from the Planning Commission, where applicable) and staff’s current direction for ZDO amendments related to each item. The seventh item – cottage clusters – is not included in this table because not all discussion groups had time for this discussion. Cottage clusters will be discussed in more detail during the second round of discussion group meetings.

Generally, direction on the topics discussed can be summarized by answering the following question: *Should the county amend its code to comply with HB2001 by primarily applying the minimum requirements to allow for middle housing, or should the county be creating different, more flexible regulations for middle housing to try to encourage its development?*

The overall response to this idea has been somewhat mixed, but generally appears to be in favor of applying primarily the minimum requirements to allow for middle housing and not to create regulations that are less restrictive or more flexible than those for detached single-family homes in the applicable zoning districts.

TABLE 1: Preliminary Summary of Input

Topic	Options Discussed		Public Outreach Responses		PC Recommendation (10/25 Policy Session)	Staff Comments
	ALLOW (minimum requirements)	ENCOURAGE (rules might remove barriers)	Survey	Discussion Group Meetings		
Detached vs. Attached “Plexes”	All duplexes, triplexes & quadplexes must be attached	Duplexes, triplexes & quadplexes may be detached	Varied by number of units: -Detached duplexes received the most support (68% <i>supported</i> them) -Detached quadplexes received the least support (52% <i>opposed</i> them)	Mixed response about whether or not to allow duplexes, triplexes and cottage clusters to be detached.	Did not discuss	Draft amendments do not include detached “plexes”. There have been mixed responses to this issue and it can be revisited in the future.
Lot Size Requirements	Larger for some middle housing than for single-family housing	Same as single-family housing regardless of number of middle housing dwelling units	62-70% said minimum lot sizes for middle housing should be larger	Mixed response	Require larger lot sizes for middle housing, where allowed	Draft amendments include minimum lot sizes as allowed by HB2001 for triplexes (5,000 sq.ft.) and for quadplexes and cottage clusters (7,000 sq.ft.)
Distance from Property Lines	Same as single-family requirement	Middle housing can be closer to property lines	60%: setbacks <i>should not</i> be different for middle housing	Mixed response, but more participants agreed than disagreed that middle housing should be allowed closer	Did not discuss these items specifically, but recommended the siting standards be the same for middle housing as for single-family homes	Unless required to be different, draft amendments include the same setbacks and lot coverage for middle housing as for single-family. Staff is proposing increased lot coverage for all development in some zoning districts.
Size of Building Footprint	Same as single-family requirement	Middle housing can take up more of the lot	52%: lot coverage <i>should not</i> be different for middle housing	Mixed response	Did not discuss	Currently residential developments with 3 or fewer units are allowed to pay the FILO. The issue is whether middle housing with 4 or more units should be allowed to pay the FILO. Staff does not propose changing the FILO allowance for other development.
Sidewalks	Must build sidewalks for four or more units	Can pay a “fee-in-lieu-of” (FILO) development. (These funds are used to build sidewalks elsewhere in the county.)	73%: townhomes, cottage clusters and quadplexes <i>should not</i> be allowed to pay a fee instead of sidewalks.	General agreement that sidewalks should be built by middle housing development and not allowed to pay a fee instead.	Did not discuss	
Parking	Must provide parking on-site	Can count street parking	71%: on-street parking <i>should not</i> be allowed to be counted toward minimum parking requirement	General agreement that parking should be provided on-site; on-street should not be counted.	Require parking on-site; do not count on-street parking toward minimum	Proposed amendments do not include an allowance for on-street parking to count.

Part 4: Other Items to Consider

In addition to requiring the various middle housing types be allowed in certain urban neighborhoods, HB2001 also includes a requirement that a jurisdiction consider methods to increase affordability of middle housing including:

- Waiving or deferring system development charges (SDCs)
- Adopting or amending criteria for property tax exemptions or property tax freezes; and
- Assessing a construction tax

Because none of these items are regulated by the ZDO, any consideration of utilizing these methods to try to increase affordability of middle housing development will need to be a separate conversation and would need to include staff from other county departments. It is important to note that the legislation does not require amendments related to these items to be completed at the time of zoning code amendments to implement HB2001, but they do need to be “considered.” As such, staff proposes to coordinate with the appropriate department and bring each of these items back to the Board for discussion and consideration. These discussions could occur individually at an “Issues” session, or be combined into one policy session. Based on direction from the Board, Planning staff would coordinate with other county staff to come back to the Board in the spring for the consideration of these items.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? Yes

What is the cost? Existing staff time

What is the funding source? Staff time funded through budgeted general fund allocation for the Long-Range Planning program; multicultural public outreach funded by grant funds from the Department of Land Conservation & Development (DLCD).

STRATEGIC PLAN ALIGNMENT:

- **How does this item align with your Department’s Strategic Business Plan goals?**
The project aligns with the Long-Range Planning program’s purpose of providing land use and transportation plan development, analysis, coordination and public engagement services to residents; businesses; local, regional and state partners; and County decision-makers so they can plan and invest based on a coordinated set of goals and policies that guide future development.
- **How does this item align with the County’s Performance Clackamas goals?**
The project aligns with the goal to “ensure safe, healthy, and secure communities” by providing more opportunities for the development of middle housing that will be appropriate, safe and more affordable. It will also help the county achieve the housing targets identified for DTD to provide zoning/places for 700 new dwelling units affordable to households between 60% and 110% of the area’s median income (AMI) by 2025.

LEGAL/POLICY REQUIREMENTS:

As noted, the county is legally required to implement HB2001, whether through its own code amendments or by using Middle Housing Model Code. The county has chosen to amend its Zoning & Development Ordinance (ZDO) and Comprehensive Plan to comply with the state law.

Amendments to the ZDO and Plan will be acted on using the legally required processes for such amendments, including public hearings before the Planning Commission and Board of County Commissioners.

PUBLIC/GOVERNMENTAL PARTICIPATION

With the involvement of Public & Government Affairs staff and consultants funded through the DLCD grant, engagement of the public and community outreach is being implemented throughout the life of the project. The focus is on providing meaningful educational and engagement opportunities, building new relationships with multicultural communities in the county, and interfacing with the diverse communities that will be impacted by new housing regulations.

Public notice will be provided as required by law for any proposed amendments to the Comprehensive Plan or the ZDO that come before the Planning Commission or Board for consideration at public hearings.

OPTIONS

Parts 2 & 3: Middle housing in the ZDO and Comp Plan

1. Direct staff to continue to draft ZDO amendments to implement HB2001, incorporating the recommendations from the Planning Commission and feedback to primarily apply the minimum requirements for allowing middle housing:
 - a. Including incorporating direction identified by the PC and the public for each of the items in Table 1; or
 - b. With specific changes to items identified in Table 1 (the Board would need to identify which specific items to change and how).
2. Direct staff to continue to draft ZDO amendments to implement HB2001, but incorporating more flexible regulations for middle housing in order to attempt to encourage or incentivize more middle housing development. The Board would need to specify which siting and/or design standards should be more flexible.
3. Direct staff to discontinue work on the draft ZDO amendments to implement HB2001 and allow the Middle Housing Model Code to apply to the urban unincorporated areas beginning on July 1, 2022.

Part 4: Other items to “consider” when implementing HB2001

4. Direct staff to return to the Board at a future policy session to discuss which, if any, of the items identified in Part 4 the Board would like to consider related to middle housing in the county.
5. Direct staff to return to the Board at future “Issues” meeting(s) to discuss each of the items identified in Part 4 separately with the Board.

RECOMMENDATION

Staff respectfully recommends the following:

Option 1(a): *Direct staff to continue to draft ZDO amendments to implement HB2001, incorporating the recommendations from the Planning Commission and feedback to primarily apply the minimum*

requirements for allowing middle housing, including incorporating direction identified by the PC and the public for each of the items in Table 1; and

Option 4: Direct staff to return to the Board at a future policy session to discuss which, if any, of the items identified in Part 4 the Board would like to consider related to middle housing in the county.

ATTACHMENTS

- A. Staff PPT presentation, February 2, 2022
- B. HB2001 Background
 - 1. Map: Urban unincorporated areas potentially affected by HB2001
 - 2. HB2001 Frequently Asked Questions (FAQs)
- C. Public outreach summary
 - 1. *Findings from Online Survey & Session 1 Focus Groups*, January 2022, Ping Khaw & Jamie Stanberger
 - 2. Summary of Online Survey Results, including all comments (English)
 - 3. Postcard: Invitation to Virtual Q & A session
 - 4. Timeline for future engagement
- D. Summary of draft ZDO and Comprehensive Plan amendments
 - 1. Summary of proposed amendments to ZDO Section 202 (Definitions), Section 315 (Urban residential Districts), and Section 845 (Middle Housing)
 - 2. Memorandum: Comprehensive Plan amendments and housing goals

SUBMITTED BY:

Division Director/Head Approval Jennifer Hughes Digitally signed by Jennifer Hughes
DN: CN = Jennifer Hughes email =
jenniferh@clackamas.us C = US O = Clackamas
County OU = Planning and Zoning Division
Date: 2022.01.25 11:24:31 -08'00'

Department Director/Head Approval Dan Johnson Digitally signed by Dan Johnson
Date: 2022.01.26 17:15:38 -08'00'

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Martha Fritzie @ 503-742-4529.

Land Use Housing Strategies Project:

Supporting the development of more affordable housing in urban unincorporated areas through changes to land use zoning

Phase 2: HB2001 Implementation

Board of County Commissioners Policy Session
February 2, 2022



**Expanding
Housing Choice**
in Clackamas County

HB 2001 IMPLEMENTATION PROJECT



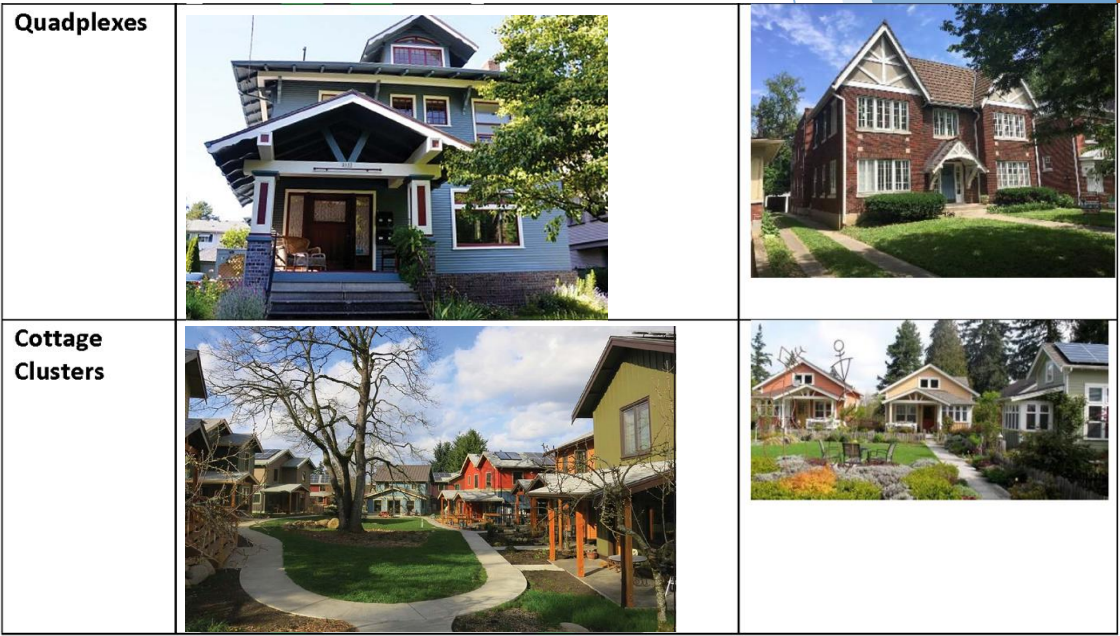
**CLACKAMAS
COUNTY**

What is HB2001?

Brief Review

County must allow middle housing in urban, unincorporated areas

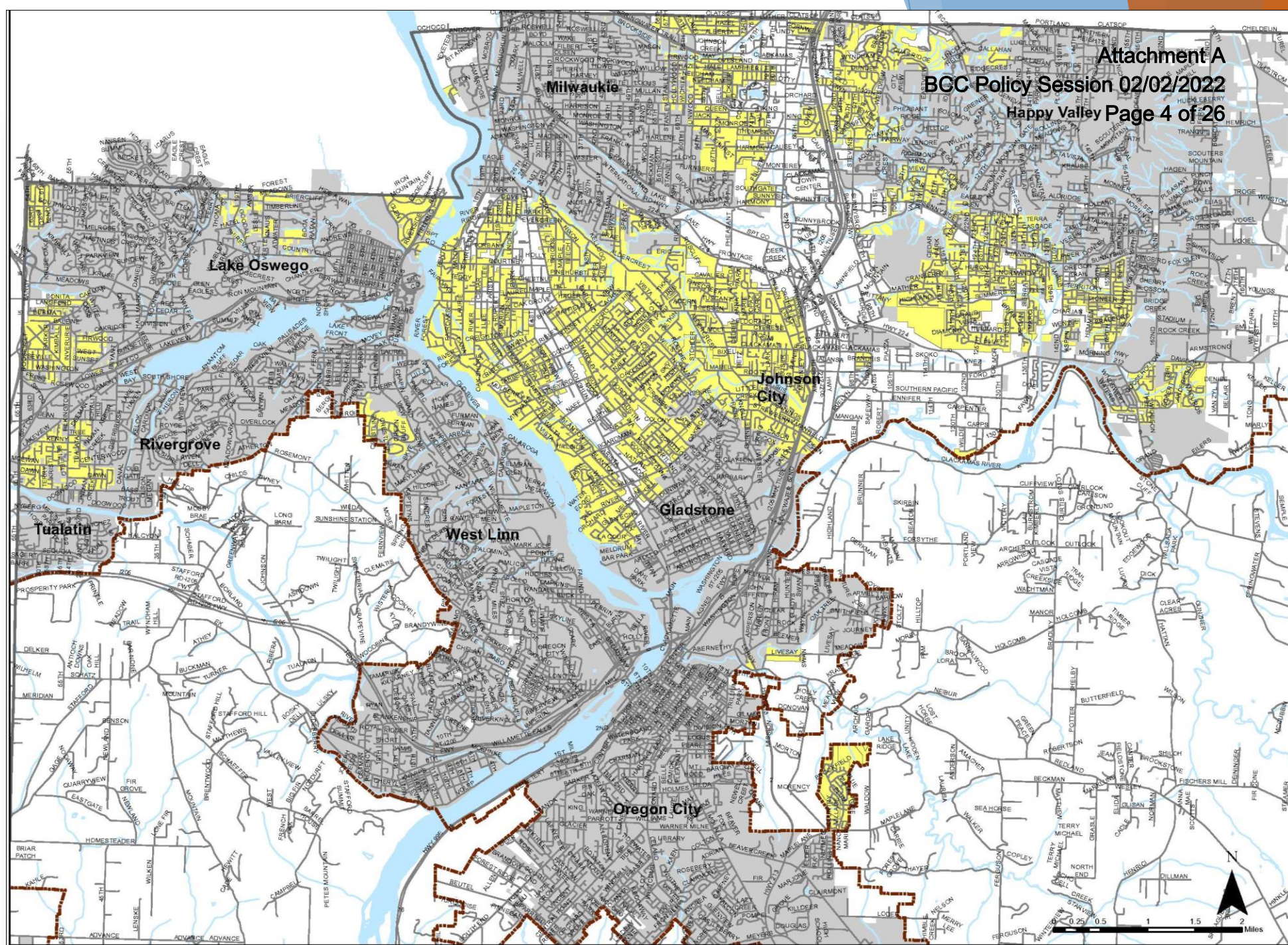
Compliance required by June 30, 2022



Urban Unincorporated Areas Affected by HB 2001

Zoning districts:

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



To comply with HB2001... the county must:

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



ZDO & Comprehensive Plan Amendments

Brief Overview

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

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



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

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

Draft ZDO Amendments, partial

<p>Section 202 Definitions</p>	<ul style="list-style-type: none">• New definitions added for middle housing types and terms changed to be consistent with HB2001, state rules and Building Codes
<p>Section 315 Urban Residential Districts</p>	<ul style="list-style-type: none">• Add all new middle housing types to zones affected by HB2001• Establish density for townhomes• Change maximum lot coverage from 40% to 50% in R7 through R30 zoning districts• Remove 3,000-sq.-ft. minimum lot size for residential development• Other changes to clarify which standards apply to middle housing
<p>Section 845 Middle Housing</p>	<ul style="list-style-type: none">• New section with all siting and design standards unique to triplexes, quadplexes, townhouses and cottage clusters• General standards including minimum lot sizes• Standards specific to each type of middle housing, including entry orientation, driveways, windows, cottage cluster courtyards, etc.

Comprehensive Plan

▶ Chapter 6, *Housing*

- ▶ Contains goals and policies for addressing future housing needs
- ▶ Outdated
- ▶ Major amendments needed to come into compliance with state law and address equity

▶ Chapter 4, *Land Use*

- ▶ Contains goals and policies to guide the use of the land
- ▶ Minor amendments needed to implement middle housing requirements

What Have We Heard?

Summary of Feedback to Date

Planning Commission Work Sessions

▶ October 2021

1. Minimum lot sizes for certain middle housing:
 - ▶ Triplex: 5,000 square feet
 - ▶ Quadplex & cottage cluster: 7,000 square feet
2. Parking
3. General siting and design standards

▶ January 2022

1. Detached vs. attached “plexes”
2. Sidewalks
3. ZDO amendments
4. Comprehensive Plan Housing goals

Public Outreach

- ▶ To date (winter 2021-22)
 - ▶ Online survey: 342 responses
 - ▶ 5 video discussion groups, one each in:
 - ▶ Russian
 - ▶ Spanish
 - ▶ Chinese
 - ▶ Vietnamese
 - ▶ English

Benefits of middle housing

- ▶ Most frequently mentioned by groups and in survey
 - ▶ Increasing the amount of affordable housing
- ▶ Other benefits mentioned
 - ▶ More options for home buyers
 - ▶ Possible source of additional income for landowners
 - ▶ Additional housing density
 - ▶ Middle housing is attractive and compact
 - ▶ Middle housing and higher density might attract local businesses to neighborhoods

Concerns about middle housing

- ▶ Most frequently mentioned by groups and in survey
 - ▶ Over-crowding
 - ▶ Not enough parking
- ▶ Other concerns mentioned
 - ▶ Development causing impacts to **open space and damage to the land**
 - ▶ Many survey respondents concerned about middle housing **not fitting in with neighborhood character**

Mixed response to adopting flexible rules to encourage middle housing

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

Allow duplexes, triplexes and quadplexes to be detached?

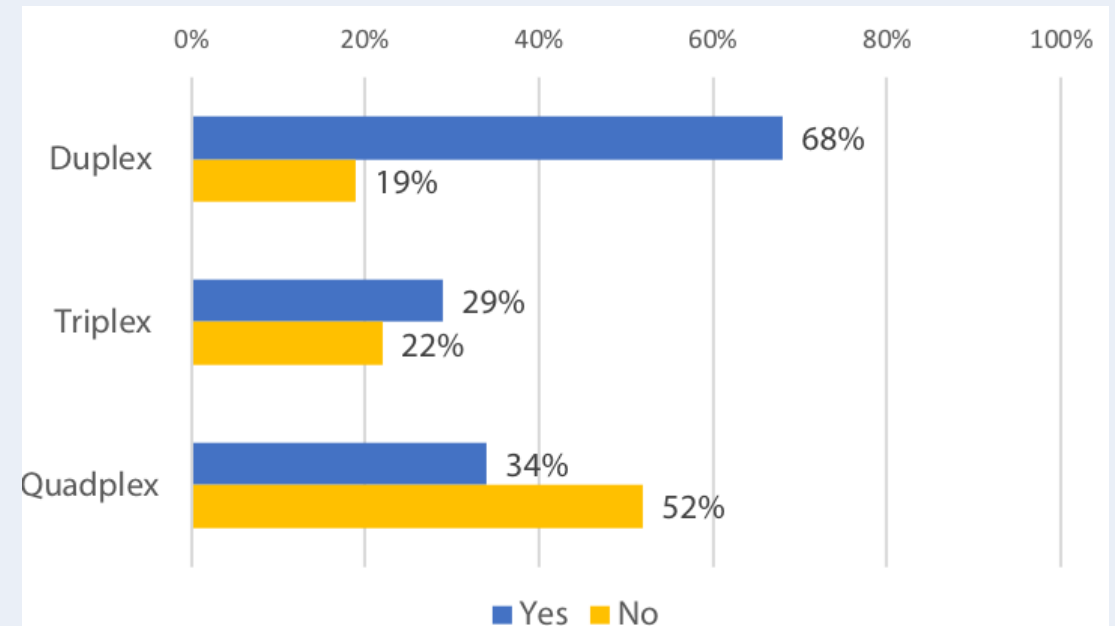
Discussion Groups

Mixed response:

- Some worried detached buildings might be more expensive
- Those in support of detached buildings thought it would increase diversity of housing and provide more privacy

Survey

- Duplexes: most *favor* detached
- Triplexes: no clear opinion or preference
- Quadplexes: over half *opposed* to detached



Allow middle housing on single-family sized tax lots or require larger lot sizes?

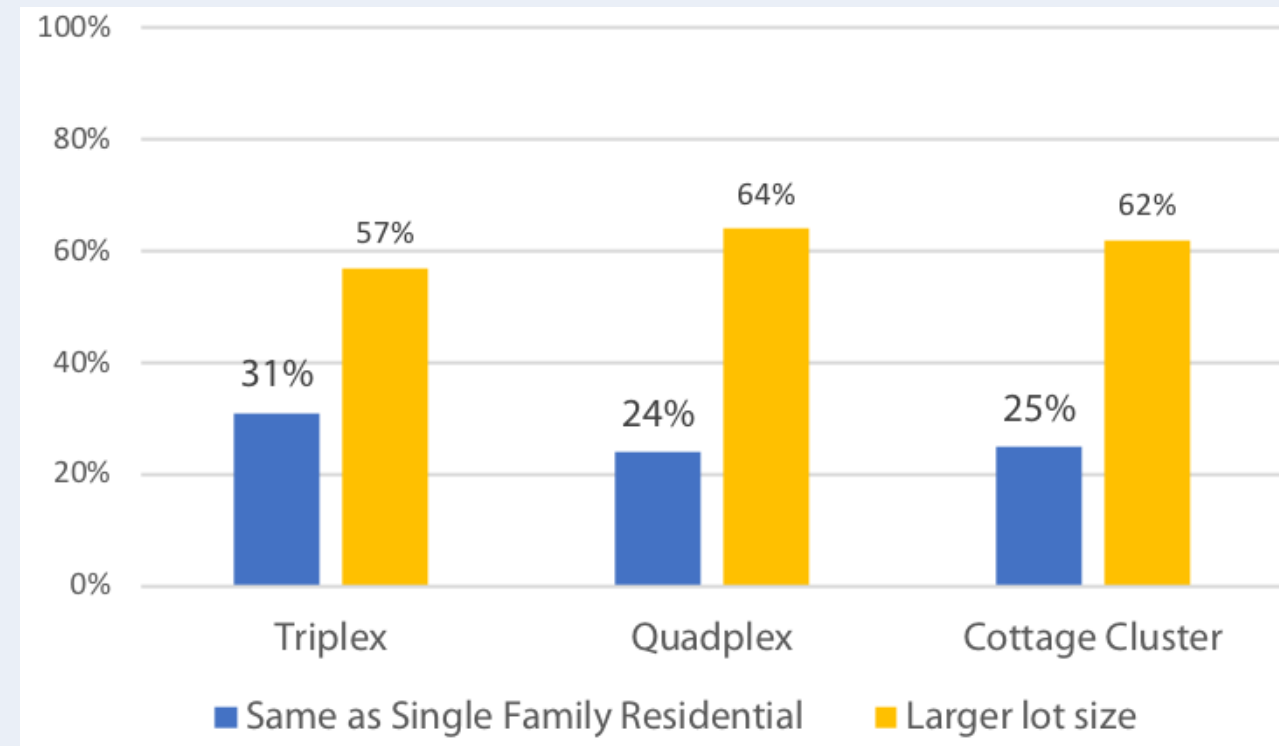
Discussion Groups

Mixed response:

- Those who supported middle housing on single-family sized lots said it was important in order to encourage middle housing.
- Others thought that the larger number of dwelling units needed larger lots.

Survey

Most support **requiring larger lot sizes** for middle housing.



Allow buildings to be built closer to property lines (reduce setbacks)?

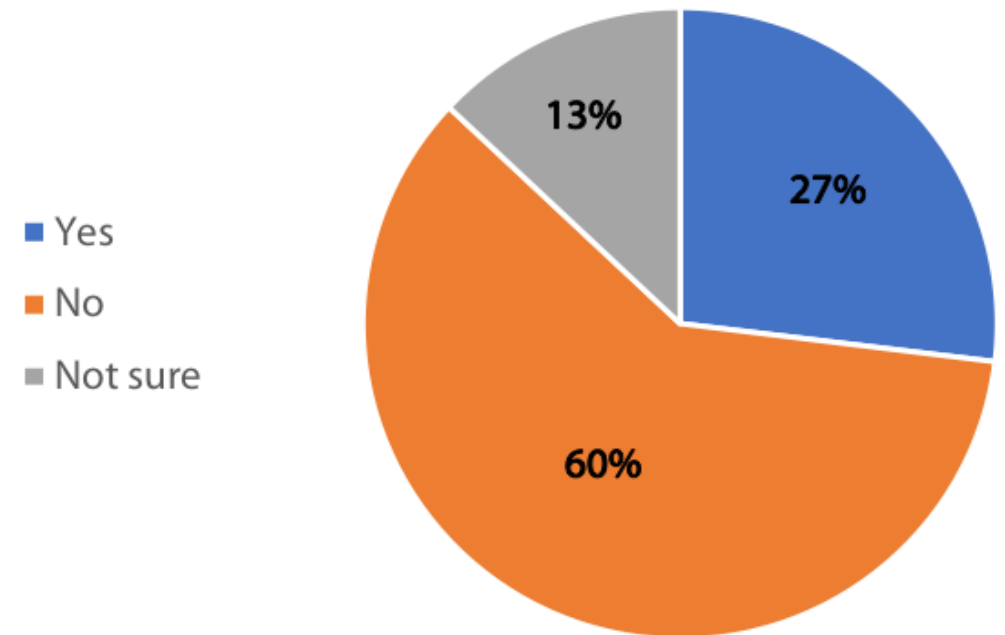
Discussion Groups

Mixed response:

- Those in support were passionate about allowing middle housing with reduced setbacks.
- Those who disagreed:
 - worried about losing areas to plant trees
 - worried that developers will use the flexibility to maximize their profit regardless of community impacts

Survey

Most said the county **should not allow** middle housing to be built closer to property lines.



Allow middle housing to take up a larger part of the lot (bigger building footprints)?

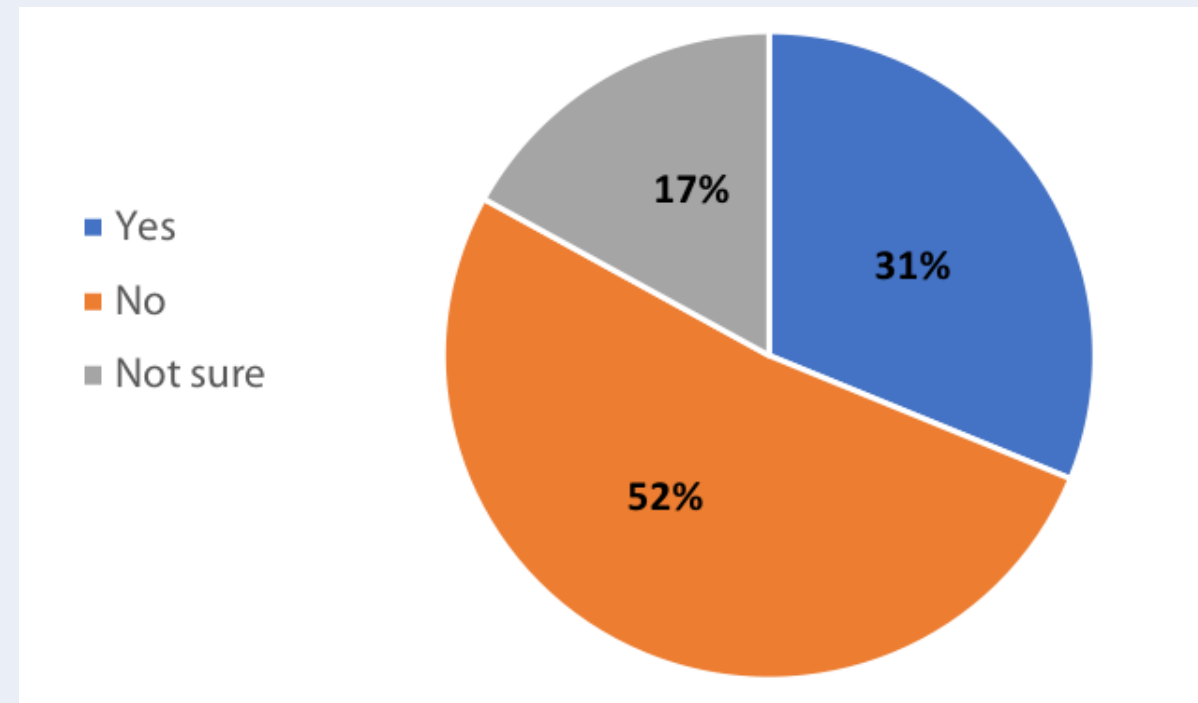
Discussion Groups

Mixed response:

- Latinx: allow bigger building footprints to encourage middle housing
- Russian: mixed response
 - Some concerned we are becoming a cement jungle and concerns about safety if homes are closer
 - Others wanting flexibility
- Other groups did not discuss this topic.

Survey

Over half said to **not allow** larger building footprints for middle housing.



Allow builders to pay a fee instead of building a sidewalk for middle housing?

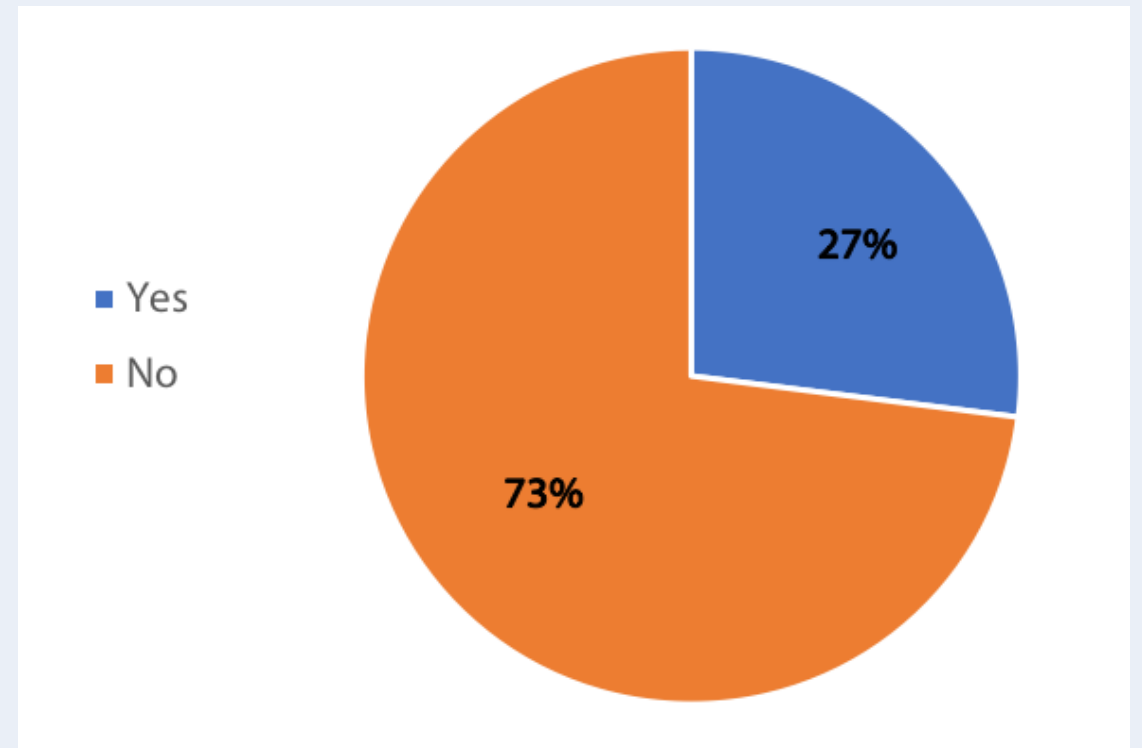
Discussion Groups

General agreement

- Sidewalks should be required for new development
- Developers should not be able to pay a fee instead of building a sidewalk

Survey

Most agreed sidewalks should be built and **did not support a fee option**



Allow street parking to count as part of required parking for middle housing?

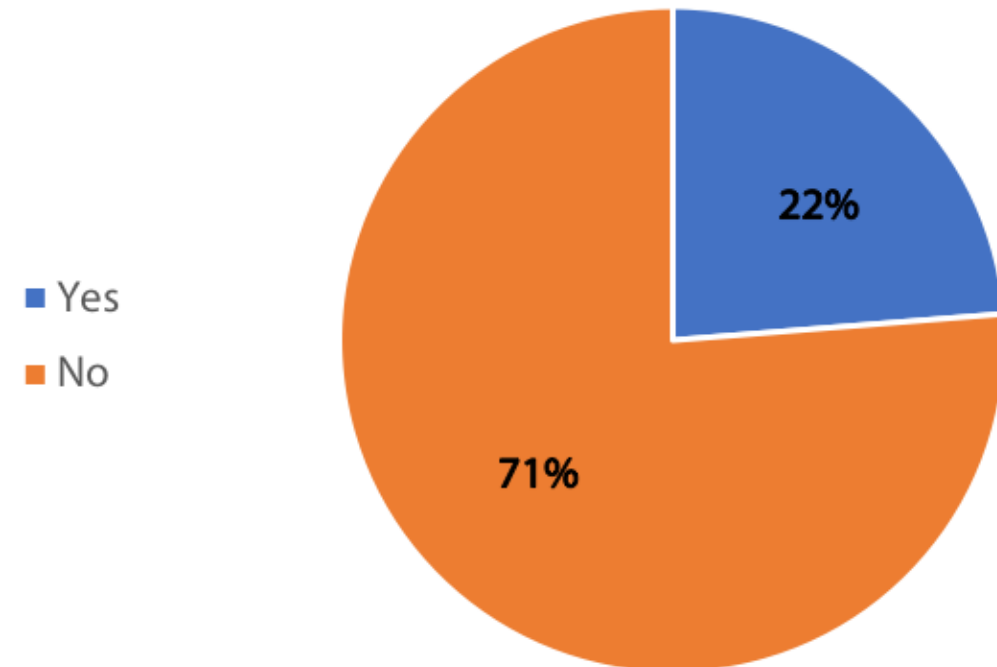
Discussion Groups

General agreement:

- Street parking should not count as part of the required parking for new development
- Off-street parking should be provided for all middle housing units

Survey

Most agreed street parking should not count toward required parking.



What's Next?

Implementation Schedule and Other items

Upcoming Events

2 nd Round Discussion Group Meetings	Early Feb. 2022
Community Leaders Meeting (CPO and Hamlet leaders)	Feb. 7, 2022
Virtual Q&A Session (public)	Feb. 22, 2022
Planning Commission Public Hearings	March 28, April 11 (if needed)
Board of Commissioners Public Hearings	April 27, May 11, May 25 (if needed)

Other Items to Consider - Increase Affordability for Middle Housing

- Waive/defer system development charges (SDCs)
- Adopt/amend criteria for property tax exemptions or property tax freezes
- Assess a construction tax

Discussion and Direction








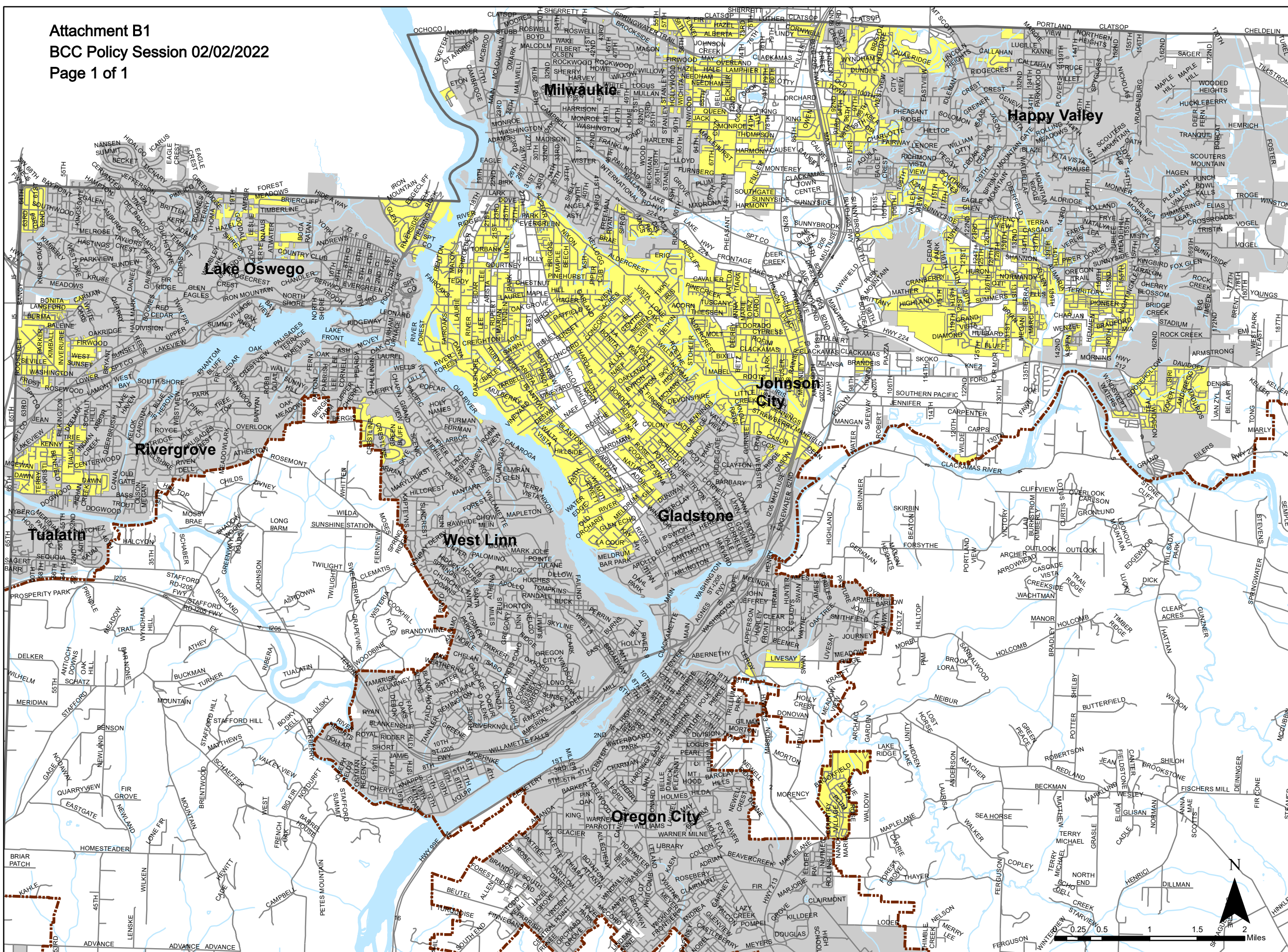
Expanding Housing Choice in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

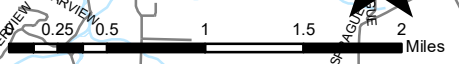
For more information visit:
www.clackamas.us/planning/hb2001

Areas Affected by House Bill 2001 (HB2001) Middle Housing Requirements

-  County line
-  Urban growth boundary (UGB)
-  Taxlots
-  Cities
-  Urban properties zoned for single-family homes



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



FAQs

FREQUENTLY ASKED QUESTIONS



Expanding Housing Choice in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

HB 2001

What is HB 2001? Why was it passed?

[House Bill 2001](#) (HB 2001) is a law passed by the 2019 Oregon legislature that requires cities and counties to allow certain middle housing types – duplexes, triplexes, quadplexes, townhouses and cottage clusters – in urban residential zones that already allow houses. The purpose of the law is to increase the amount of housing available to people at a variety of income levels. Since middle housing can be less expensive to build than conventional large houses, it may be possible to charge lower rents or sales prices for middle housing.

What is “middle housing”?

Middle housing includes duplexes, triplexes, quadplexes (also known as fourplexes), townhouses, and cottage clusters (several small houses centered on a common area such as a lawn or courtyard). Middle housing also includes ADUs (accessory dwelling units), which are secondary houses or apartment units on the same lot as a larger, primary house. Since Clackamas County already allows ADUs, we won't have to make any code changes related to ADUs.

The diagram below shows common of housing types considered “middle housing,” in between single-family homes and large, multi-unit apartment and condo buildings. The Oregon law refers specifically those shown below including cottage clusters (similar to the bungalow court in the diagram) and does not include live/work options (retail/business on the first floor with residential space on upper floors).



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This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

FAQs

FREQUENTLY ASKED QUESTIONS



Expanding Housing Choice in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

These photos show examples of different middle housing types

Duplexes		
Townhomes		
Triplexes		
Quadplexes		
Cottage Clusters		

FAQs

FREQUENTLY ASKED QUESTIONS



Expanding Housing Choice in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

Can middle housing be built anywhere?

- HB2001 only requires that Clackamas County allow middle housing in residential zones in the urban unincorporated areas of the county that already allow single-family homes.
- This law does not in any way regulate the type of housing in rural, unincorporated areas of the county.
- The county can continue to require that the property be ready for development before the County approves development. For example, if there is not sufficient water, sewer service, or transportation – then the county does not have to allow the development.
- The county can regulate the siting (size and location) and design (appearance) of middle housing as long as our regulations do not discourage the development of middle housing

What is the county doing to comply with the law?

The county must either amend its [Zoning and Development Ordinance \(ZDO\)](#), and its [Comprehensive Plan](#) by June 30, 2022, to allow for the development of middle housing in unincorporated urban residential zones or abide by the state's Middle Housing Model Code beginning July 1, 2022.

How does this affect homeowners?

HB 2001 will allow some residential property owners to pursue building an additional dwelling or dwellings on their property and, in some cases, to also convert a single-family home into multiple residential units.

How will this affect renters of residential property?

The results of HB 2001 could increase the supply of rental property by encouraging some homeowners to build a rental dwelling or dwellings on their properties.

How will HB 2001 affect residential building developers and contractors?

- Developers and contractors will have clear regulations to follow whether they are building single-family houses or middle housing.
- The new law generally requires that the same development regulations be applied to single-family houses and middle housing, so our urban residential zoning regulations will be amended to apply to middle housing.
- We plan to make the amended regulations clear and simple in order to encourage small developers, including homeowners and small homebuilders, to build middle housing.

FAQs



Expanding Housing Choice in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

Will parking rules change?

HB2001 does require Clackamas County to change the current parking rules for triplexes and quadplexes. The state rules that guide the implementation of HB 2001 include specific standards that prohibit Clackamas County from requiring more than two off-street parking spaces for a duplex. They also include specific standards about parking for other middle housing types, summarized in the table below:

Lot size in square feet (sq ft)	Minimum off-street parking <u>requirements</u> must be no greater than...				
	Duplex	Triplex	Quadplex	Cottage Cluster	Townhomes
Less than 3,000 sq ft	2 spaces (total)	1 space (total)	1 space (total)	1 space per unit	1 space per unit
3,000 - 5,000 sq ft		2 spaces (total)	2 spaces (total)		
5,000 -7,000 sq ft		3 spaces (total)	3 spaces (total)		
7,000 sq ft or more		4 spaces (total)			

Though the county cannot require more off-street parking, developers could provide more than the minimum. Developers often do provide more parking than required if they think that is what the market wants.

Does this mean the county will no longer allow the building of single-family homes?

No. As in the past, the county will continue to allow the building of single-family houses on properties that are zoned for them and are ready for development.

Does HB2001 interfere with homeowner association (HOA) codes, covenants, and restrictions (CC&Rs)?

HB2001 allows most existing deed restrictions, homeowner association agreements (HOA), and covenants, conditions, and restrictions (CC&Rs) to remain as they are. However, they will be unenforceable if they both prohibit middle housing and were adopted on or after August 8, 2019. New deed restrictions, agreements, and CC&Rs are not permitted to prohibit middle housing.

FAQs

FREQUENTLY ASKED QUESTIONS



Expanding Housing Choice in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

Health & Housing

How is housing related to my health?

Housing is many things: stability, part of a neighborhood or community, and an impact on residents' health. Housing stability, quality, safety, and affordability can support physical, mental, and behavioral health.

How will code changes make housing more affordable?

Since middle housing can be less expensive to build than conventional large houses, it may become possible for property owners to charge lower rents or sales prices. The updated code will allow for more housing types, such as duplexes, triplexes, quadplexes (fourplexes), townhouses, and cottage clusters (several small houses centered on a common area such as a lawn or courtyard).

How will this impact me and my family?

- If you currently own a single-family house or property zoned for a single-family house in urban unincorporated Clackamas County, you may have the option of adding one or more additional dwelling units to your property.
- If you are looking for housing in urban unincorporated Clackamas County, the proposed code changes could provide you with more housing options to rent or own because it could lead to more residential development throughout the county.

Land Use Housing Strategies Project (LUHSP)

What is LUHSP?

The proposed changes related to HB2001 are part of a three-phase Land Use Housing Strategies project – LUHSP – undertaken by the county's Planning & Zoning Division to support the development of more affordable varieties of housing in unincorporated urban areas of the county.

Why is more housing needed?

Housing in Clackamas County is becoming less affordable. This problem is worsened by a shortage in buildable residential land in the urban unincorporated area. Based on estimates in the Clackamas County Regional Housing Needs Analysis (HNA) from September 2019, unincorporated Clackamas County lacks residentially-zoned land for as many as 5,000 housing units needed in the next 20 years, over half of which would be multi-family units.

FAQs

FREQUENTLY ASKED QUESTIONS



Expanding Housing Choice in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

What is the focus of each phase?

- **Phase 1:** The first phase has resulted in Board of County Commissioners approval of changes to the Zoning and Development Ordinance (ZDO) to encourage the development of more multifamily housing in urban unincorporated Clackamas County. Specifically, the approved amendments will:
 - Provide residential developers with additional entitlements (such as more units) in exchange for providing housing that is affordable for low-income households;
 - Increase maximum allowed housing density in some unincorporated commercial zones from 25 units per acre to 60 units per acre;
 - Allow a 20 percent density bonus for housing in mixed-use development in those unincorporated commercial zones;
 - Reduce overall parking requirements for multifamily developments in unincorporated commercial and residential areas, and
 - Reduce parking requirements for multifamily developments within ¼ mile walking distance of a light-rail station.
- **Phase 2:** The second phase started in January 2021 and will end in 2022. This current phase, implementing the state-required HB 2001 components, will allow more housing types in single-family residential areas.
- **Phase 3:** The third and final phase may begin after Phase 2 is complete. It could include allowing housing on religious-owned properties, preserving manufactured dwelling parks and allowing even more housing types in residential areas.

How has the public been engaged in the process?

Equitable public engagement and involvement are integral to the success of this project and is taking place throughout all phases. The primary public engagement objectives are to:

- Understand the community's priorities and concerns with regard to potential changes that may take place in their neighborhoods as a result of implementation of these strategies.
- Collaborate with community partners to advance socioeconomic, racial and transportation equity in Clackamas County.
- Lay the groundwork for updating policies and regulations to ensure the updates will be responsive to the needs of urban communities in unincorporated areas of the county.

Where can I get more information?

For more information about the HB 2001 Implementation Project and other Clackamas County efforts on housing, please visit www.clackamas.us/planning/HB2001.

For questions, please contact:

Martha Fritzie, Principal Planner
Clackamas County Planning and Zoning Division
mfritzie@clackamas.us

How can I share my comments?

There are public hearings before the Planning Commission and the Board of Commissioners in for all phases of the project.

Dates, times and details will be mailed to property owners and posted online at www.clackamas.us/planning/HB2001.

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
Online Survey and Session 1 Focus Group Results – HB2001 MCE

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

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

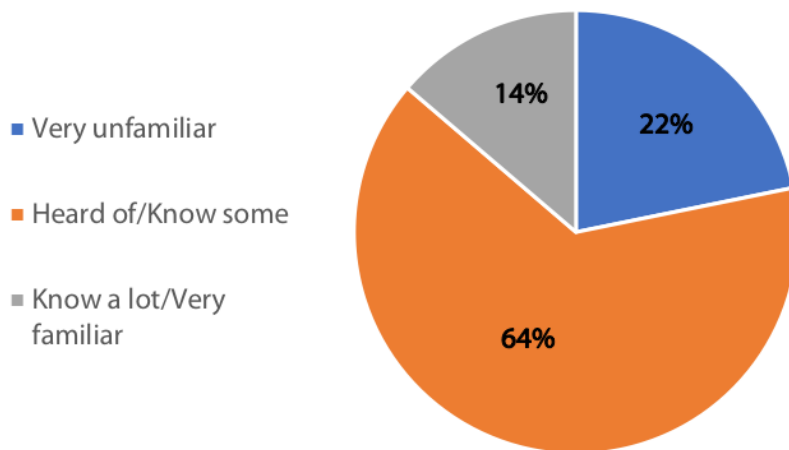
- Many participants in the community feedback panel recommended that the county make plans for limiting damage to the land when making development rules and planning development, in general.
- A few also said the county should look to other countries for inspiration.
- One participant encouraged the 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

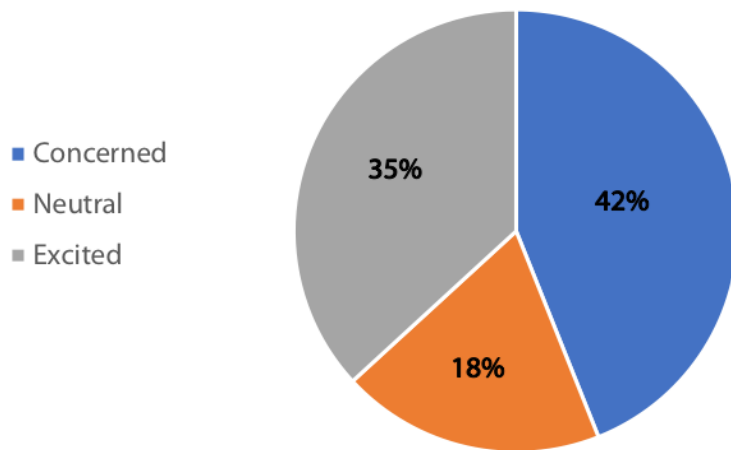
Total Responses: 342
Survey period: Dec. 6, 2021 – Jan. 10, 2022

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?



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.”

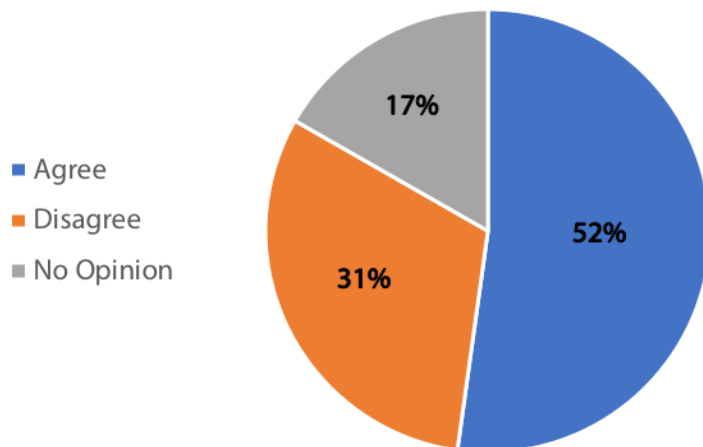
Crowding was the concern cited most often, followed by parking and traffic concerns, and concerns that middle housing will not fit within existing neighborhood character. Some said they are worried about losing open green space, and that middle housing will cause single family home values to go down. 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.

“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.”

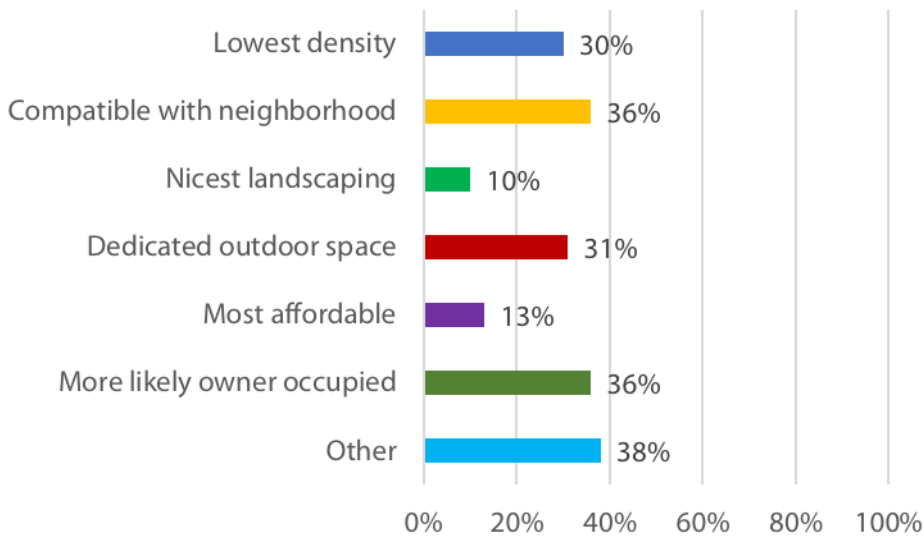
“I think it would overcrowd the neighborhoods, add too much congestion on the already busy roads and increase the crime rate while lowering property values for the existing owners.”

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.

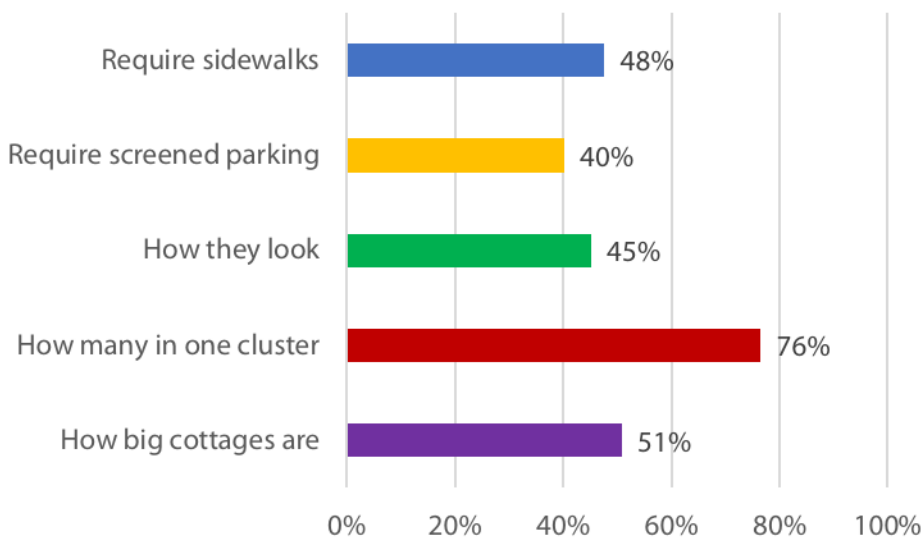
**Q5: Why do you feel this way about adding cottage clusters and townhomes to residential areas?
(choose all that apply)**



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

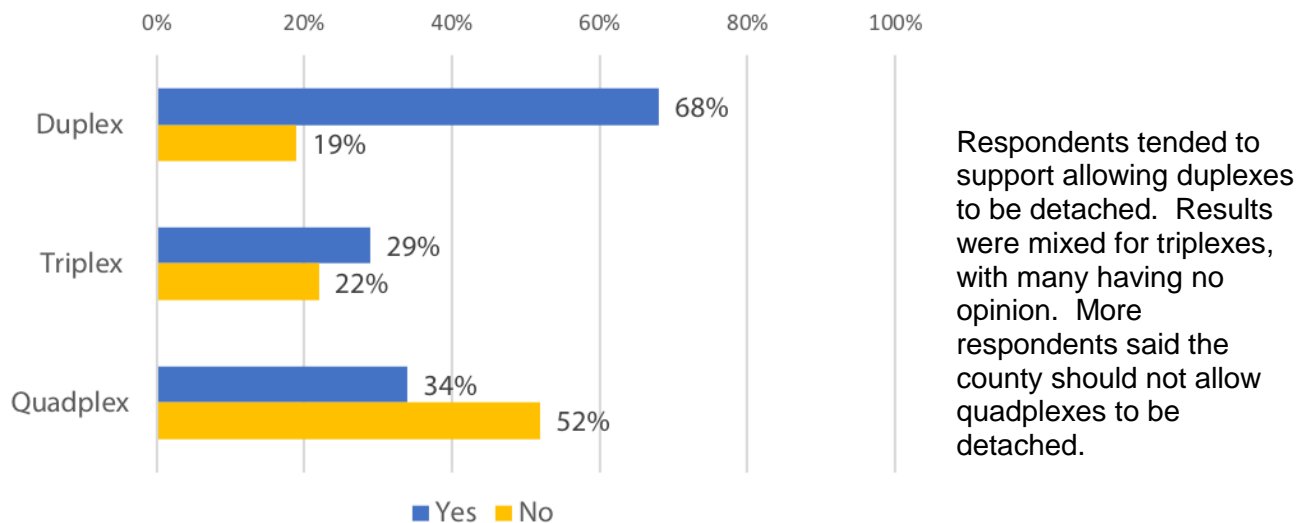
described why they don’t agree that cottage clusters and townhomes are the best fit. They most mentioned concerns about parking and crowding. The other half mostly fit into existing categories above, but some added other reasons they approve of cottage clusters and townhomes, including that they have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

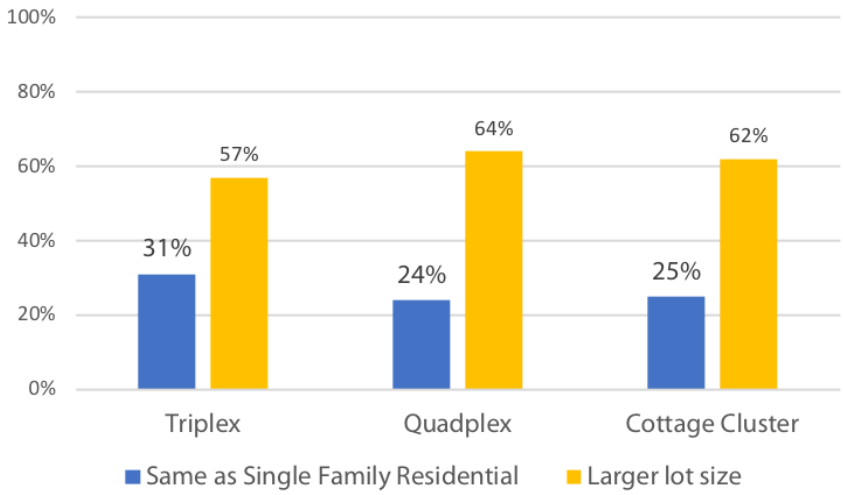


Most respondents said the county should regulate how many cottages can be in one cluster. 40% or more thought most other areas should also be regulated.

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?

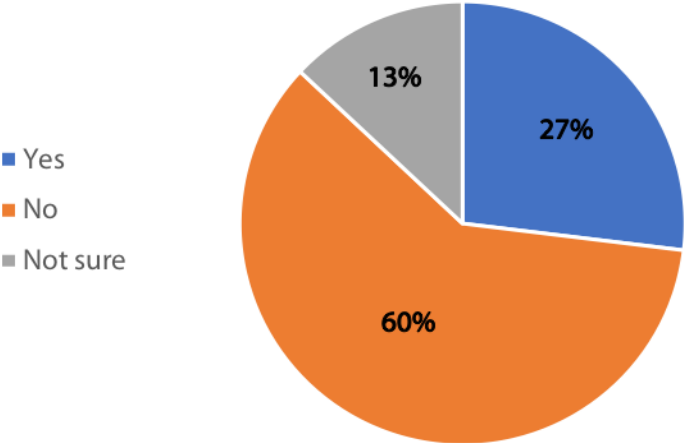


Q8: Currently, the county requires a lot to be at least 3,000 square feet in size in order for a single-family home to be built on it. Under HB2001, the county could increase the required minimum lot size for triplexes to 5,000 square feet and for quadplexes and cottage clusters to 7,000 square feet.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



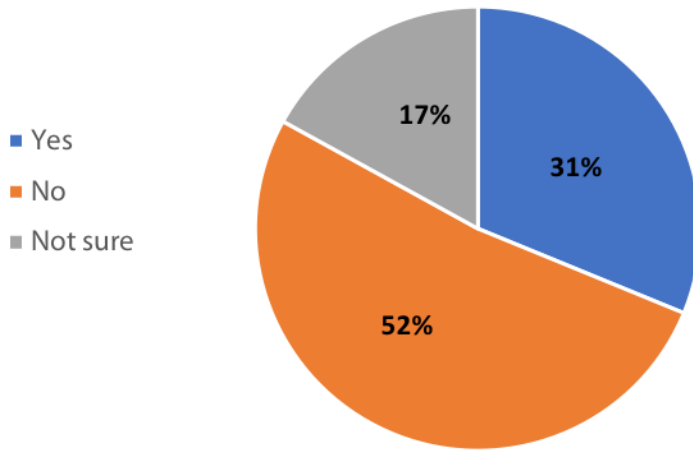
Most respondents said the county should require larger lot sizes for triplexes, quadplexes, and cottage clusters. However, more than a quarter thought the county could allow them on single-family-sized lots.

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?



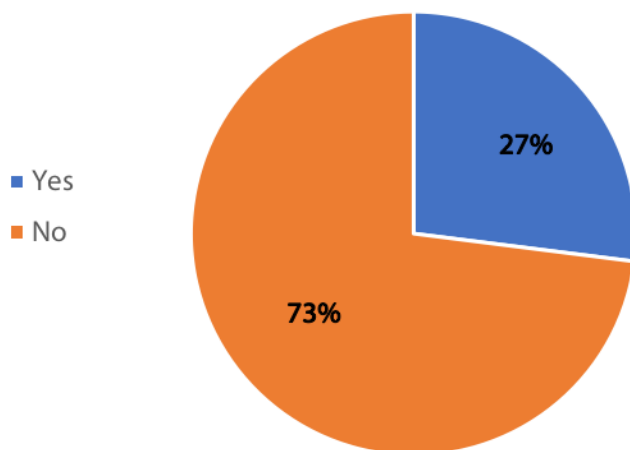
The majority said the county should not allow builders to build closer to property lines than what is currently allowed.

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.

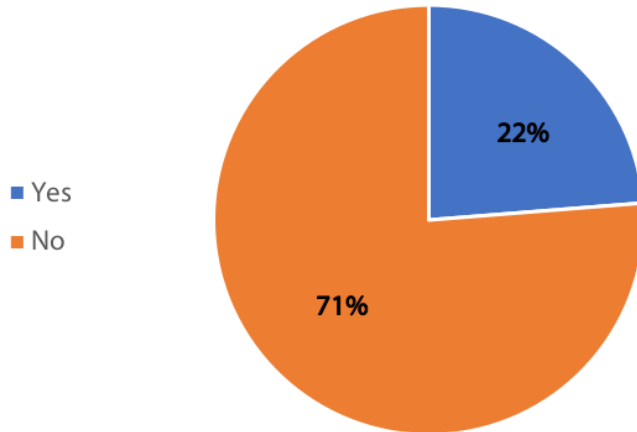
Q11: Currently the county requires street improvements (curbs and sidewalks) to be installed with new housing, but allows developers to pay a fee to the county instead of building the sidewalks for single-family homes, duplexes and triplexes. Should the county also allow builders of other types of middle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



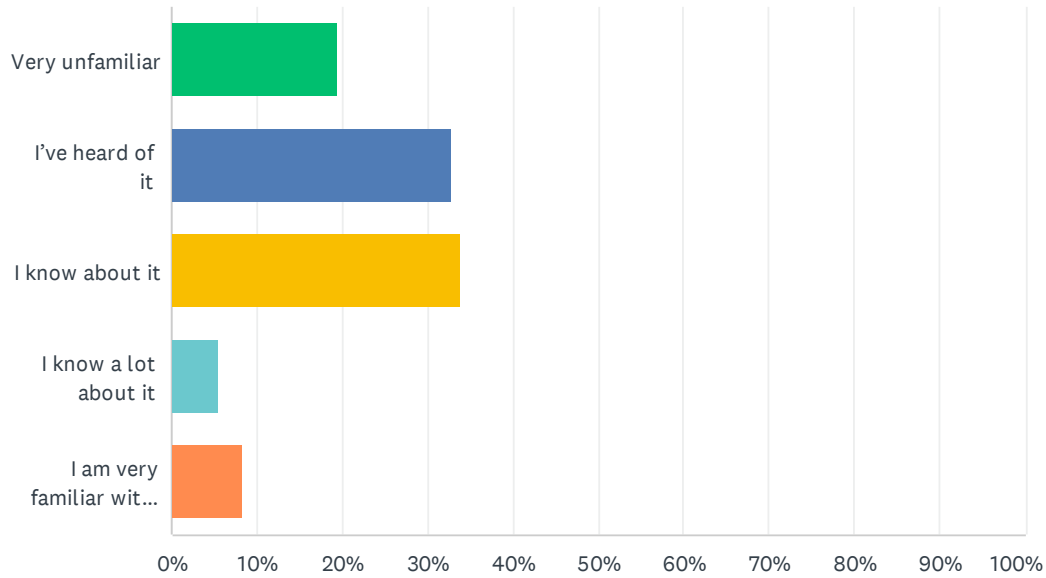
A large majority of respondents said the county should not allow builders to count street parking towards the parking requirement for new units.

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

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

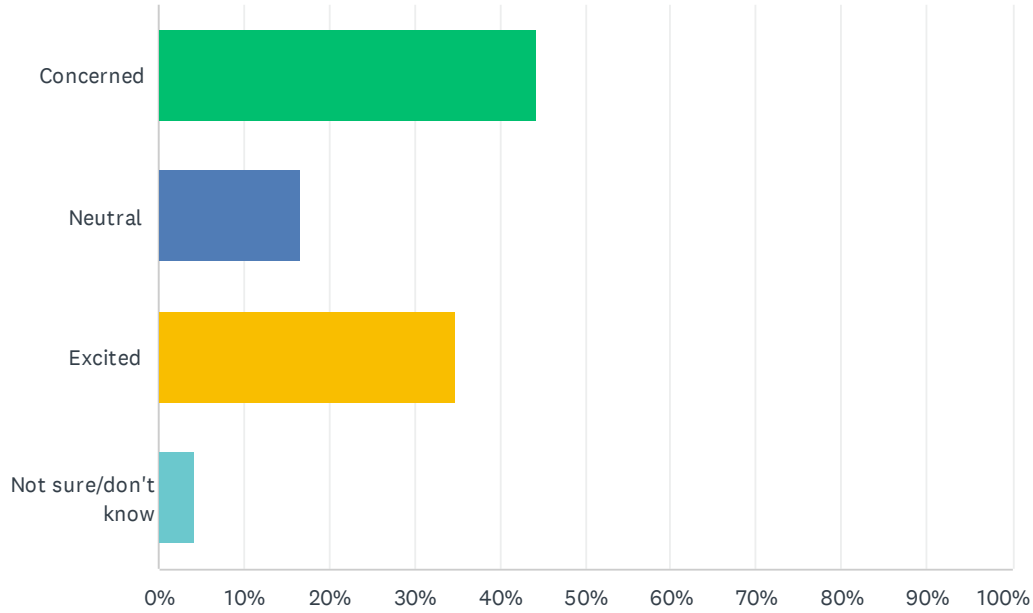
Answered: 304 Skipped: 7



ANSWER CHOICES	RESPONSES	
Very unfamiliar	19.41%	59
I've heard of it	32.89%	100
I know about it	33.88%	103
I know a lot about it	5.59%	17
I am very familiar with the bill	8.22%	25
TOTAL		304

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

Answered: 311 Skipped: 0



ANSWER CHOICES	RESPONSES	
Concerned	44.37%	138
Neutral	16.72%	52
Excited	34.73%	108
Not sure/don't know	4.18%	13
TOTAL		311

Q3 Why do you feel the way you do about adding middle housing to single-family neighborhoods?

Answered: 300 Skipped: 11

#	RESPONSES	DATE
1	Changes nature and value of property	1/10/2022 10:59 PM
2	Out of character for established neighborhoods plus additional parking and traffic issues on roads that are overcrowded and in questionable shape already.	1/10/2022 8:07 PM
3	Good for community	1/9/2022 10:27 PM
4	People zoned R1 are not allows to build ADUs or in-law suites. If Clackamas county allowed for those zoned R1 in the unincorporated areas to also build ADUs and in-law suites it would compliment middle housing more.	1/9/2022 9:32 PM
5	Traffic on residential streets lack of off-street parking lack of public transit	1/9/2022 8:08 PM
6	I want the housing to blend in with the rest of the neighborhood.	1/9/2022 6:25 PM
7	Lack of/overcrowding of parking, increase crime, lack of police resources. New housing not fitting in with the style/character of existing housing.	1/9/2022 11:01 AM
8	Neighborhoods should be diverse rather than a "monoculture." A variety of income families should live together. Increased density helps to prevent sprawl.	1/8/2022 1:33 PM
9	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.	1/8/2022 5:36 AM
10	Provide more housing ability to buyers and also for the investors	1/7/2022 8:22 PM
11	I am overall concerned about the spacing and overall developing of the neighborhood due to the middle housing plan. However, I think that certain middle housing plan can add more housing availability in the area.	1/7/2022 7:57 PM
12	Much needed!	1/7/2022 6:35 PM
13	All middle housing should be owned by humans, not trusts, investment groups, or corporations. Food/water/shelter. It is immoral to exploit people for "passive income", as an asset class. This is just a work around suggestion to accommodate the immorality of rent. Corporations, investment groups, trusts, etc., do not need homes. People do - middle homes will just be bought by landlords, until people matter, having a home matters, and your neighbor having a home matters. Houses are being boarded like toilet paper - there is no shortage.	1/7/2022 4:19 PM
14	Depends how the plans are implemented.	1/7/2022 3:34 PM
15	Impact on character of neighborhood Especially older neighborhoods	1/7/2022 10:13 AM
16	It takes away from the feel of being a single family neighborhood. Biggest concern I have, there isn't enough parking ever, in any city or county in single family neighborhoods.	1/6/2022 9:14 PM
17	Not sure Quad and Cottage cluster would be good for single family.	1/6/2022 8:18 PM
18	These middle housing options would be too large and create more traffic and noise. The lots in single housing zoned areas in Oak Grove are small and cannot accommodate the large sized buildings and would ruin the lovely character of the neighborhoods by overcrowding.	1/6/2022 7:18 PM
19	ONLY IF OFF STREET PARKING is part of plan, I have no concerns.	1/6/2022 6:58 PM
20	destroys the neighborhood atmosphere and adds urban stress on the environment and social interaction;	1/6/2022 5:06 PM
21	It will increase crime, congestion, and clog the streets with more parked cars.	1/6/2022 4:34 PM

	For real!!! Your adding in these huge housing developments, you call it affordable family homes which is a LIE!!! You did this in Estacada and then asked well over 400,000.00 for home where you can spit on your neighbor! The traffic from all the new housing is insane!!! There are so many aggressive drivers, you drove property taxes up to where families from 2nd and 3rd generations have no option but to sell all to be forced out only to have these housing developments built!!! It's sick selfish greed!! Your not doing good!!! This is bad! But as long as some rich bastard makes money that's all you care!!!	1/6/2022 4:04 PM
23	With care, meaning good development standards for site setbacks, height restrictions, off-street parking, etc. this type of housing can be incorporated into existing urban and sub-urban areas with little impact on traffic, density and local aesthetics. It provides more housing in areas that are served by public transit, reducing the need for single occupant driving and provides more affordable housing to those who are comfortable with multi-unit housing.	1/6/2022 2:16 PM
24	Crowding	1/6/2022 12:50 PM
25	Parking, and my reason for buying a home in a suburban neighborhood- space.	1/6/2022 11:28 AM
26	Housing availability is ridiculous around here - and people affected by the pandemic shut down and loss of jobs could use housing as a supplemental income.	1/5/2022 10:43 PM
27	Infill housing has degraded the values in many areas in part because of the density of buildings.	1/5/2022 8:43 PM
28	We need more affordable housing in what is now considered single house lots. I am also seeing very large (3,000 +) houses being built on large single lot houses that is not helping the housing issues that the area faces	1/5/2022 8:19 PM
29	I believe this is a necessary and beneficial means to hopefully provide for more affordable housing in the County's urban area. We must make more efficient use of our urban lands within the UGB.	1/5/2022 8:07 PM
30	While I support affordable housing options I am mostly worried about traffic impacts, parking, school overcrowding, and changing neighborhoods that people have worked very hard to live in.	1/5/2022 8:01 PM
31	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.	1/5/2022 7:49 PM
32	I feel that rental/multi-family homes detract from mortgage values from single family homes.	1/5/2022 7:26 PM
33	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.	1/5/2022 5:45 PM
34	I know it is needed and necessary. I am not excited. I do fear the changes it will bring as far as further loss of tree canopy, total lack of parks in Jennings Lodge, and lack of support infrastructure such as surface water, roads, sidewalks, street lighting, etc..	1/5/2022 5:32 PM
35	Seems okay but probably still expensive to live in	1/5/2022 4:19 PM
36	more housing development means better tax income for the county, economic efficiency, and higher population rate	1/5/2022 4:15 PM
37	I would like for our community to be more economically diverse and this seems like a step in the right direction for this. I also want there to be more affordable housing available everywhere.	1/5/2022 3:25 PM
38	In Oregon City, where I live, the schools are already over crowded. Adding homes will add more children to the schools. Additionally, the new construction permit process in Clackamas is so high, I doubt the addition of these new homes will be "affordable."	1/5/2022 3:19 PM
39	The need for housing is so great. Maybe as these parts of the urban unincorporated County increase in density they'll become incorporated or be annexed into cities. The County should get out of urban support.	1/5/2022 3:18 PM
40	Overcrowded	1/5/2022 2:07 PM
41	I think they can be of great benefit to needy families especially if they are made specifically for	1/5/2022 10:58 AM

those of low income. The cost for housing has gone through the roof and because of this it has forced many households to become homeless!

42	Lowering property value	1/5/2022 10:35 AM
43	I think it can negatively effect my home value. Sometimes these houses are built very cheaply and are not upkept well.	1/5/2022 10:26 AM
44	Housing diversity, including additional density is an important tool in providing needed housing in our community, as long as the site design criteria is specific, followed, and enforceable. General, feel good, policies will set us up for failure in the long term. There is not an option for comments under the setback question, so would like to add that I am not adverse to reducing setbacks for various middle housing options, as long as not an excuse for increasing the footprint without other site criteria ensuring good site design overall. Reduced setbacks to increase size of footprint and allow a megahome is not a reason to reduce setbacks.	1/5/2022 9:37 AM
45	People have been comfortable knowing that there is more consistency in families when homes are owned rather than a revolving door of renters in their neighborhood.	1/5/2022 9:09 AM
46	Housing prices are too high for young people and families to find starter homes. The current housing stock does not align with market preferences.	1/5/2022 8:14 AM
47	There is great need for this.	1/5/2022 8:05 AM
48	Over crowded	1/5/2022 6:27 AM
49	Depending on how many, too many not paying a property tax, too many always draws crime, they historically have been built like shit and charged and arm and leg	1/5/2022 5:54 AM
50	we need housing - affordable housing	1/5/2022 12:32 AM
51	Single family homes already have numerous residents. In outlying areas, there is not enough parking to accommodate numerous drivers who have no options outside of personal vehicles. This leads to mail and refuse services being unable to provide services due to vehicles blocking	1/4/2022 6:00 PM
52	I think it will lower property values of nearby homes and negatively impact traffic.	1/4/2022 5:40 PM
53	I purchased my house in this neighborhood so I could enjoy it. I do not want people looking in my backyard from their upstairs window. I also don't want to live next to Section 8 housing.	1/4/2022 5:01 PM
54	Housing prices, impacts to parking and traffic, and an increase in crime.	1/4/2022 4:37 PM
55	I know we need it	1/4/2022 3:52 PM
56	Increasing middle housing improves availability of affordable family housing and makes more efficient use of infrastructure than does exclusive single-family zoning.	1/4/2022 3:41 PM
57	We're full , stop stealing family homes ! You all need to be fired	1/4/2022 3:31 PM
58	Over crowdedness	1/4/2022 3:07 PM
59	Roads can't hold the traffic	1/4/2022 3:06 PM
60	Historically, zoning allowed for consistent and orderly development with single family, multi-family, mixed-use, commercial, etc. areas. Allowing this increase in density in established neighborhoods will lead to great change. In these unincorporated areas, my first concern is about parking, followed closely by adequacy of infrastructure to handle the increased density. Much of that infrastructure was designed for the existing single family densities and not what middle housing would allow. As a long time planner and liberal leaning democrat ... I find these concepts will need a deft approach to not create undue impacts on these areas.	1/4/2022 2:25 PM
61	Most of the lots in Government Camp are very small. Also, I don't think there is any vacant property in Government Camp that has a value which will support housing that will not be profitable.	1/4/2022 2:20 PM
62	We need places to live to reduce the homeless population, and having a variety of housing styles makes for more vibrant, culturally exciting neighborhoods.	1/4/2022 2:17 PM
63	Infill is better than sprawl. Hopefully HB 2001 will result in more housing units and hopefully the cost of housing will come down a bit (or at least not continue to rise so drastically), though I'm	1/4/2022 2:11 PM

64	Because we are having a housing crisis due to lack of housing so we need more housing. I don't want my community members to be unhoused	1/4/2022 2:00 PM
65	don't mess with my neighborhood	1/4/2022 1:15 PM
66	More density opens the door to more walkable communities and greater affordability	1/4/2022 12:45 PM
67	Not sure the quality of construction will be the same as the single homes.	1/4/2022 11:51 AM
68	I recognize the need for affordable housing , but hope that also has some restrictions.	1/4/2022 11:18 AM
69	Neighborhoods are being packed natural capacity. The logistics of many roads are not built to withstand the increased traffic. The cost of upgrading these roads would then fall upon existing tax payers.	1/4/2022 10:13 AM
70	Home owners invest in specific neighborhoods seeking a lifestyle that fits them and their families.	1/4/2022 10:00 AM
71	we have a serious shortage of affordable housing	1/4/2022 9:47 AM
72	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.	1/4/2022 9:42 AM
73	Because they NEVER add enough parking spaces and then people park on the streets. As it is the street I currently live on is not big enough to accommodate two vehicles passing each other if there is a car parked on the street	1/4/2022 9:37 AM
74	Crime goes up, Crowded, the traffic,	1/4/2022 9:20 AM
75	Many people can't afford to live in neighborhoods like these. more housing that is affordable addresses homelessness and the ability to purchase first homes for many low and middle income families and couples.	1/4/2022 9:16 AM
76	We need more housing and there isn't available land due to the urban growth boundary.	1/4/2022 9:03 AM
77	Housing is put in before infrastructure, especially roads. No arterials are planned in. Driveway cuts increase. Traffic increases. Years later bypasses are built for much more money to get around poor planning. Plan ahead or don't build at all. Same could be said for schools, etc. Greenspace also must be considered.	1/4/2022 6:32 AM
78	Destroys character of neighborhoods. Beautiful homes are torn down and ugly buildings put in their place. Overcrowding, increased traffic on main streets. Cul-de-sac/closed neighborhoods become deathtraps in emergencies.	1/4/2022 5:56 AM
79	Denser population allows for better public services such as better transit. As the population ages it allows older folks to have a home with less outdoor work needed but still in a neighborhood. I would like to see middle housing be owner occupied rather than all rental.	1/4/2022 5:10 AM
80	extreme need for affordable housing, and the sooner, the better	1/4/2022 12:31 AM
81	Need to address housing shortage	1/3/2022 11:18 PM
82	I don't know enough about the pros and cons from different perspectives. On the surface it seems like a good idea - let's have more homes! - but is there a hidden downside?	1/3/2022 10:59 PM
83	I just feel that finding affordable housing under a reasonable price is outrageous. Especially if you are own your own and can't afford anything except to sleep in a tent or car	1/3/2022 9:42 PM
84	Lots are already too small and this added density will only added to crowded space for families that need some space outdoors.	1/3/2022 9:38 PM
85	Because we need more affordable living in the area for sure can't afford anything really	1/3/2022 9:34 PM
86	I like the idea of making housing more affordable, but am worried how far builders will go in putting too many people on one location, resulting in neighborhood density, parking issues, lowered property value	1/3/2022 9:28 PM
87	It will help with housing shortages. It may attract more people friendly businesses (more bakeries, restraunts, bars, ... less storage rentals and used auto sales).	1/3/2022 8:45 PM

88	Creates opportunity inside a community and sustained revenue.	1/3/2022 6:44 PM
89	Overpopulation, traffic, and parking concerns. I do not want street parking on busy streets	1/3/2022 6:22 PM
90	Two many people	1/3/2022 6:12 PM
91	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.	1/3/2022 6:10 PM
92	It helps us with our housing crisis, it protects farm land and forests and it provides more integration over socio-economic groups which is good for our community.	1/3/2022 5:29 PM
93	Add diversity of housing stock to a neighborhood: design, access, price point, ownership, family size. Plus allows for different models of living like extended families, supporting independent living for seniors and people with disabilities.	1/3/2022 4:28 PM
94	more autos on streets, lower value to other homes. less open space for people. parks will be impacted by more people in same area. no land for home gardening.	1/3/2022 4:19 PM
95	This region desperately needs more housing	1/3/2022 4:03 PM
96	Many of us wish to live in traditional single-family homes. Multi family housing presents challenges such as parking, too many people in smaller developments and the transient nature of higher density housing.	1/3/2022 3:24 PM
97	Lcdc started this in the 70s now trying to fix it ! Keep it urban areas. To many non citizens are taking the places that vets and homeless people should get .	1/3/2022 3:19 PM
98	Housing in Clackamas County has priced local young adults out of the market. To keep the economy healthy we need young homeowners.	1/3/2022 3:04 PM
99	Not impacted directly	1/3/2022 2:59 PM
100	I worry about people upkeeping their properties if they dont have a large investment and I want our neighborhoods to stay beautiful AND I think there should be affordable housing options.	1/3/2022 2:38 PM
101	The need is there, but I have concerns (based on Milwaukie's plans) about parking. As a senior, I would strongly object to being 'forced' to use public transportation because there was no room to park a car. Neighborhoods will be adversely affected by competition for parking spaces. Portland is an example of the crowding that results from actively planning for inadequate parking.	1/3/2022 2:28 PM
102	We need a range of housing options to solve the homelessness and housing instability crisis	1/3/2022 2:26 PM
103	With housing prices so high, there needs to be housing options for more people.	1/3/2022 2:04 PM
104	Because people need housing that is affordable to first time buyers and lower income people.	1/3/2022 1:59 PM
105	Many single family neighborhoods utilize private roads not designed for additional traffic.	1/3/2022 1:52 PM
106	I think it's a good idea, but "excited" is certainly an overstatement.	1/3/2022 1:45 PM
107	Because the owners in the neighborhood bought the homes as single family	1/3/2022 1:43 PM
108	Parking. density. crime.	1/3/2022 1:33 PM
109	It expands housing opportunities for many. It also diversifies neighborhoods.	1/3/2022 1:31 PM
110	There are bothpluses and minuses.	1/3/2022 1:28 PM
111	I'm not sure it's going to successfully alleviate the housing crisis as it is intended to do.	1/3/2022 1:23 PM
112	Affordability, demand, supplemental income, housing for multi generation	1/3/2022 1:17 PM
113	To much congestion, both people and vehicles, no privacy, noise, crime	1/3/2022 11:09 AM
114	Quality of life issues with high density housing patchworked into existing neighborhoods.	1/3/2022 10:46 AM
115	increase density good for business and housing supply.	1/3/2022 10:43 AM
116	Some neighborhoods may look open, but put in more cars, traffic and other transportation, it	1/3/2022 10:00 AM

117	We bought in low density areas because this is what we desire. Changing the zoning after we have purchased is not fair to us.	1/3/2022 9:57 AM
118	Because everyone deserves a home they can afford	1/3/2022 9:39 AM
119	It's ruining our existing neighborhood which single family homes were put in the read already existing.	1/3/2022 9:00 AM
120	Both the State & the County are too close to developers for reasons I don't need to go into. Most of the county's written building codes codes are written in a manner that is detrimental to a fair dispute. There is never any thought given to infrastructure that would support these added structures. The parking requirements are a joke as they are only set to benefit the builder without any regard for the impact street parking has on a neighborhood. The County can set rules and regulations and building codes but it has been my experience that you rarely if ever enforce them in a fair and unbiased manner. You would destroy neighborhoods and reduce property values, even though the property taxes would not be reduced to reflect the loss of value all in the name of creating more tax revenue for the county from these new structures. You are going to do what you want to, State, County, Metro, good cop, bad cop, worst cop all in the name of increasing your revenue and supporting developers. Therefore I am, as usual wasting my time in even trying to be heard. As usual.	1/3/2022 12:11 AM
121	I want the housing to be quality, not crappy cheap housing.	1/2/2022 4:42 PM
122	agree it's needed, but it's already impacting our neighborhood	1/2/2022 4:18 PM
123	If appropriately designed and built they can meet urgent needs and enhance local property values. I am especially in favor of so-called "cottage clusters." There were many in my old neighborhood in Hollywood, CA. We called them "courts."	1/2/2022 3:08 PM
124	I think there's enough low income housing in this area already. What about West Linn or Lake Oswego as potential target areas, instead?	1/2/2022 2:59 PM
125	Our community needs more housing and adding middle housing is a good strategy for doing so.	1/2/2022 2:58 PM
126	There is a need for housing, and this type of housing is designed for single-family neighborhoods.	1/2/2022 12:38 PM
127	Because they will add housing to ease current housing shortages, more affordable and hopefully drive the housing market down.	1/2/2022 9:40 AM
128	I am concerned that building will proceed without a plan for usability, traffic, or design quality.	1/1/2022 7:19 PM
129	Because every bedroom in housing is filled with drivers and every driver has a car and all but one car per household ends up on the streets and its not pleasing in a community.	1/1/2022 11:54 AM
130	First --- crowding; 2nd is parking ---make sure these is enough space for at least 2 vehicles per housing AND wide enough streets for 2 cars to pass each other with another car parked on the street. 3rd ---reduce the taxes on the nearby property BECAUSE RESALE VALUE WILL BE AFFECTED!	1/1/2022 7:26 AM
131	It does not matter to me either way	12/30/2021 7:55 PM
132	Density in unincorporated Clackamas County, in particular, is very low. There are large lots that have room for new homes; more housing means more affordable housing for everyone, just based on supply and demand.	12/30/2021 1:58 PM
133	because the housing market needs more flexibility and young families can't afford the existing homes	12/29/2021 11:18 AM
134	Too much building already. Roads are crowded, post offices are crowded already & huge new projects are already underway, further crowding out the people who already live here & had a quiet, peaceful way of life. Any thought to the rest of us?	12/28/2021 5:07 PM
135	Traffics congestion and over whelmed city infrastructures cannot support the amount of people this will bring in. Schools are already full, so adding additional students to the locals schools will further stress the capacity.	12/28/2021 1:18 PM
136	We need affordable housing, but we also need the infrastructure to handle all of it. Which	12/27/2021 4:24 PM

137	Our road infrastructure is already saturated, and adding hundreds of homes in an area that is designed for dozens, will only exacerbate the problem we are already experiencing. Eastern Clackamas County is already experiencing ridiculous amounts of traffic on the roads, and adding multi-family homes will make this exponentially worse. It has already increased dramatically over the last few years.	12/26/2021 10:23 AM
138	Adding needed housing while also giving property owners a chance to create a larger investment in land they own	12/23/2021 7:31 PM
139	There should be more options for housing to provide for all income levels.	12/22/2021 2:04 PM
140	We need more affordable housing for middle income and lower income people.	12/21/2021 2:11 PM
141	More housing available for people to be housed	12/20/2021 11:36 PM
142	It will devalue single house market	12/20/2021 11:13 PM
143	It can bring affordability and diversity in neighborhoods	12/20/2021 8:29 AM
144	It will devalue my home and add congestion in the neighborhood including cars parked on the street since there is never adequate parking included in high density developments.	12/19/2021 7:05 PM
145	We should be sure that we are improving areas of urban blight, making them better aesthetically and not just having people living like sardines in a can.	12/18/2021 12:31 PM
146	we need to create more housing, especially less expensive options.	12/17/2021 8:08 PM
147	I guess will be good m For more affordable home	12/17/2021 7:04 PM
148	affecting current homeowners	12/17/2021 5:51 PM
149	Diversity	12/17/2021 5:50 PM
150	Not stable neighbors	12/17/2021 5:34 PM
151	Diversity is good	12/17/2021 2:37 PM
152	It will depend on the density of middle housing. Spreading out middle housing units among single family areas is acceptable, but creating large clusters of middle housing just creates logistics problems, traffic problems and infrastructure problems.	12/17/2021 12:26 PM
153	Because we moved away from a high density housing area and want to keep our neighborhood a single family neighborhood. Middle housing equals low income housing, adds to the population, traffic, parking, conflicts amongst people.	12/17/2021 11:18 AM
154	Traffic congestion compared to single family dwellings which is already a problem. Freeways already heavily travelled. Overcrowding of schools.	12/16/2021 11:46 PM
155	I understand the need for it and if the density brings more diversity & culture to the area that's great. My main concern is that the new units not be more than 1 story taller than existing houses around them. This would feel oppressive and could block sunlight from the existing homes.	12/16/2021 9:15 PM
156	People move to a single family neighborhood because that is the type of neighborhood they want to live in not a multi family neighborhood.	12/16/2021 9:14 PM
157	People have chosen to live in these areas because they like that type of single family home environment. People still want to be able to live in that environment. Cramming more people into smaller areas is just a bad idea all around. Middle housing tends to attract short term residents...in turn they don't value the neighborhoods as much & then the slide begins & the area turns into another crummy neighborhood.	12/16/2021 5:57 PM
158	We need to promote affordable housing, to allow those who cannot afford to live anywhere but on the street a chance to have a roof over their heads.	12/16/2021 3:47 PM
159	There are apartment complexes, duplexes, triplexes. and quadplexes in the neighborhoods they want to add more to already so I don't see a big problem with it other than the infrastructure that is already overloaded.	12/16/2021 3:00 PM
160	Some concern with how the middle housing will be integrated on the SF zoned site.	12/16/2021 1:04 PM

	apartments have no yard or play equipment for kids and this allows for backyards and safe areas for children	12/16/2021 11:53 AM
162	WE have limited urban land for housing and this would make better use.	12/16/2021 11:23 AM
163	Road work to handle increased traffic needs to be done BEFORE housing construction begins.	12/16/2021 8:43 AM
164	Tight pack fine for inner city, but wrong for suburban areas.	12/16/2021 6:04 AM
165	We have enough housing for all income levels, Oregon continues to build homes, and out of state people move here to live in them, our concern is Over crowding more traffic, more crime.	12/16/2021 5:46 AM
166	Worries about shoddy builds that do not fit the neighborhood	12/16/2021 4:29 AM
167	I was on Troutdales planning commission helping to manage this before moving to Clackamas County. There are no parking requirements for these adjustments, traffic and congestion increase but the funding doesn't. You'll have situations where people purchase/ or have lived in a home with a perceived value because of the amount of traffic around that property then that could drastically change without any say, instantly lowering values. One of the things Troutdale had was there wasn't a lot of property left to build on the only worry was ADU's. Here we have all the property in the world and with all the push from the Portland Metro area we could have more lower income cramped housing than we know what to do with. Not only that but our infrastructure wouldn't most likely be ready to handle the load either.	12/16/2021 3:36 AM
168	We have a housing crisis.	12/16/2021 12:04 AM
169	I've already seen the lack of parking in new neighborhoods. Even with narrow single family dwellings that have single car driveways, most homeowners have at least two vehicles. Many homes have three or four people of driving age, with more than two cars per home. Many homeowners use their garages for storage, thereby relegating vehicles to park outside in driveways and in front of their neighbors homes. Our present next-door neighbors have a three car driveway and five nice vehicles in a nice new phase at the north end of Jackson Hills in Happy Valley. I think middle housing is a great idea in that it provides housing that is more affordable, but the huge problem with it, is that in suburban areas, people just aren't able to easily use mass transit, so vehicles are used. Also, because single family dwellings are so expensive, families with multiple vehicles then gravitate to the purchase of affordable middle housing that is lacking in adequate parking spaces. Middle housing isn't just purchased by low income families. Sometimes it's purchased by first time single buyers with multiple roommates, or middle income families with working teenagers.	12/15/2021 11:36 PM
170	There is no infrastructure requirement tied to increased housing density. Our roads are already unusable leading to almost every other quality of life problem. Density must be tied to a traffic capacity increase plan that must be implemented in conjunction with increased housing density.	12/15/2021 11:00 PM
171	I bought into the neighborhood years ago because of the fact there are large lots and low density. I'm not happy about the state legislature cramming their vision down my financial throat. The state should be liable for their arbitrary change in my very conscience choice of where I bought, and where I live, a choice that was partially dependent on the zoning, which they changed without a vote, without input, without a thought about how it effects people who have spent a lifetime of making responsible decisions, and paying a butt load of taxes.	12/15/2021 10:04 PM
172	Because saved for our dream home for years. We looked long and hard to find the perfect home in the perfect neighborhood. It took over two years to find it! There are three empty lots within 3 blocks of our front door. This rule making would fundamentally change the look and feel of our neighborhood. It's ludicrous that non property owners would/should be allowed to vote on something like this that has the potential to fundamentally change a neighborhood.	12/15/2021 8:53 PM
173	There's already a lot of traffic and packed schools	12/15/2021 8:41 PM
174	Encourages renters vs home owners which changes the dynamics and pride of our neighborhood	12/15/2021 8:35 PM
175	I prefer neighborhoods with an abundant mix of housing types. These forms help protect our UGB (and the environment) and make 20-minute walkable neighborhoods possible!	12/15/2021 8:09 PM
176	Housing has become too unaffordable. It's hard to believe there are very many vacant lots in these areas, but where there are there should be an effort to make more affordable housing available.	12/15/2021 6:18 PM

	Housing is a human right, and many people are priced out of even the most basic of housing. There are more vacant homes than there are houseless families & individuals. This is one of the many steps we can take.	12/15/2021 4:53 PM
178	There are lots of people in Clackamas County who can barely afford to live here.	12/15/2021 4:46 PM
179	Multiple housing units make more traffic. Parking on the property would need to be required. Many of our streets are narrow, no sidewalks/curbs. Unsafe for foot traffic too.	12/15/2021 2:54 PM
180	I have neighborhoods destroyed by this type of housing in Seattle. The single family homes are overwhelmed. Values have increased but a family still cannot afford to move. I'm afraid expensive dwellings will be added with no additional parking, making a congested area unlivable.	12/15/2021 2:05 PM
181	Because housing prices are so ridiculously high that I can't afford housing in the tri-county area anymore.	12/15/2021 2:00 PM
182	My children and many other folks I know can't afford housing	12/15/2021 1:47 PM
183	I believe the other options such as townhouses, duplexes, etc will be more affordable than single-family housing.	12/15/2021 1:25 PM
184	There is no provision for parking. Each home MUST have adequate parking; if two adults could possibly live in the unit there must be 2 off street parking spaces provided.	12/15/2021 1:13 PM
185	Renters generally do not care for a property the way most homeowners do.	12/15/2021 1:04 PM
186	Most Tri and Duplexes are rentals and regularly turned over not to mention parking and congestion	12/15/2021 12:48 PM
187	I work with the houseless in Portland and see such a huge need for low & middle income housing. It's really important to cut down the huge & expensive house building that's going on in the metro area.	12/15/2021 12:37 PM
188	Too crowded, not enough land for playing for children. Infringing on rights of land owners.	12/15/2021 12:19 PM
189	We need more housing. I welcome it.	12/15/2021 11:57 AM
190	It affords middle income households an opportunity to enjoy the kind of "neighborhood" experience that other more privileged households now enjoy.	12/15/2021 11:45 AM
191	I am concerned about loss of urban tree canopy.	12/15/2021 11:42 AM
192	More traffic, less parking, and overcrowded schools. Moved out of Portland for a reason. This is turning CC into Portland.	12/15/2021 10:16 AM
193	People move out to these areas to get away from crowding. Crowding has lots of physical and mental impacts that will add costs to our community in the long run	12/15/2021 10:07 AM
194	They can be fine as long as the City regulates the property owners.	12/15/2021 9:21 AM
195	Overcrowded neighborhoods, parking issues, natural resources used up, crime rising, etc.	12/15/2021 8:59 AM
196	Versatile	12/15/2021 8:52 AM
197	Higher population density usually equals higher crime rates.	12/15/2021 8:13 AM
198	The reason people live in single-family neighborhoods is so that they are not necessarily living right on top of each other - sharing a wall, etc.	12/15/2021 7:45 AM
199	Quality of new builds compared to existing structures.	12/15/2021 7:27 AM
200	Crime will likely increase by bringing this type of housing to our neighborhoods. People move to single family homes to get away from things like this that big cities have.	12/15/2021 7:12 AM
201	I live in an area with a mix of single family and town homes. They work well together. The problem I see is that adding middle housing will increase the population density and in turn increase the number of vehicles on the roadways which are already jammed. I also resent this type of survey which, by getting us to respond to what types of housing we'd be comfortable with, will be construed as approval that increasing the population density without a corresponding increase in mobility is okay.	12/15/2021 6:18 AM

203	We need more housing	12/15/2021 5:46 AM
203	Added congestion no added infrastructure. Portland Creep.just a way for Rich developers to profit. Absolutley no benefit to existing home owners in the area	12/15/2021 5:07 AM
204	More housing is needed.	12/15/2021 5:02 AM
205	My adult children would be able to afford a place to live in Oregon if the cottage clusters were available.	12/15/2021 2:43 AM
206	People deserve to be able to live in safe, affordable housing. This will help provide housing and build community.	12/15/2021 12:17 AM
207	Not sure where on the map the houses will be added. Assume in the yellow. I don't have enough info to make an informed decision.	12/14/2021 11:47 PM
208	I chose to live in a single family neighborhood. In middle housing places crime, theft is higher!	12/14/2021 11:37 PM
209	Decrease value of the neighborhood and homes.	12/14/2021 10:40 PM
210	More growth can come to the area.	12/14/2021 9:59 PM
211	Over crowding.	12/14/2021 9:16 PM
212	I'd rather see middle housing than a huge apt. complex	12/14/2021 8:56 PM
213	Oregon City is in need of house family just starting out can afford to purchase and set roots in our community. Also housing that one income household can afford is greatly needed.	12/14/2021 8:24 PM
214	Affecting home prices	12/14/2021 7:33 PM
215	too much density; more people in a limited area without the infrastructure to support it. More traffic, more lines at grocery stores, etc.	12/14/2021 7:09 PM
216	We need more housing. Nibody can argue that.	12/14/2021 6:29 PM
217	Lower value of my home. More noise in my quiet neighborhood. Traffic!! Traffic is a huge concern.	12/14/2021 6:23 PM
218	Traffic, school capacity and overall overcrowding is horrible already.	12/14/2021 6:19 PM
219	Low income housing brings low income issues. Part of the benefit of living in unincorporated Clackamas is lack of access all of these developments will increase traffic and pedestrians. Increasing homeless and causing more issues which tax payers become responsible for.	12/14/2021 6:08 PM
220	The need is there! Let's do it to help ALL.	12/14/2021 5:54 PM
221	Frankly I am worried about what happens to property values to existing homes when you start changing the character of the community. We purchased in Jennings Lodge in the 1980s because of the density of housing here.	12/14/2021 5:39 PM
222	More opp for young families in area... Future economic growth as a result.	12/14/2021 5:28 PM
223	Brings down property values in established neighborhoods. Changes the demographics, opens doors for transient population.	12/14/2021 5:22 PM
224	By increasing supply, we help address the cost of buying a home. Middle housing is often more affordable and allows more people to own their own homes.	12/14/2021 5:11 PM
225	Traffic and outdated roads with horrible dangerous driving areas	12/14/2021 5:10 PM
226	I honestly wish there would be building of more single family homes rather than middle housing. These are generally designed to jam as many people as possible into a geographical area, providing the minimum... small lots, no yard. Often families have to live in middle housing, meaning children. Please have yards.	12/14/2021 4:57 PM
227	Because single family homes are impossible to afford. I will never make enough money to buy a house here.	12/14/2021 4:51 PM
228	too many homes in area now	12/14/2021 4:25 PM
229	I've seen it in NW Portland. Parking is a primary concern. I could not even park in front of my own house. Also, those homes become comps in square footage property value estimates	12/14/2021 4:09 PM

	We need more affordable options	12/14/2021 4:06 PM
231	Because no one ever considers the impact of additional traffic, overcrowding at school, over use of available resources and the change to the look and feel of the neighborhood	12/14/2021 4:01 PM
232	Better for climate, transportation, land use, community, resiliency.	12/14/2021 4:00 PM
233	many of us moved here because we could enjoy single family living without being overlooked by neighbors and to have to listen to neighbors' noise	12/14/2021 3:42 PM
234	More housing is needed. Dense walkable neighborhoods are healthier for children and elders.	12/14/2021 3:41 PM
235	If affordable, adding middle housing will provide much needed housing for low and medium income families. Increased density is desired for unincorporated Clackamas County	12/14/2021 3:31 PM
236	Excited by potential to create a greater diversity of housing types, many of which will be more affordable. Also excited about adding density to urban areas that are close to amenities, and will boost likelihood of more commercial development. More neighbors will lead to increased tax revenue and thus better services.	12/14/2021 3:18 PM
237	Housing costs across the region are rising at alarming rates compared to incomes. While simply allowing middle housing does not guarantee that affordable units will be created, it is the first step in facilitating their development. There will always be loud homeowners perpetuating the stigma that renters and apartment-dwellers are more likely to be criminals, or bad neighbors, or take up too much street parking. The same loud homeowners usually also have even more complaints/fear about homeless people. If we don't provide enough housing units that are affordable to current income levels, we'll be seeing more homelessness in all neighborhoods, as we're seeing increasingly throughout the region.	12/14/2021 3:11 PM
238	This county does not currently have the infra structure to manage the population / traffic growth	12/14/2021 3:02 PM
239	There is hardly any affordable housing around here anymore. I think it's hard for the average person to afford a home these days. I think with more affordable housing, it will help with more affordable apartments also.	12/14/2021 2:55 PM
240	Clackamas population increase will bring problems of crime and more people per square mile.	12/14/2021 2:53 PM
241	Any kind of multiple housing ends up increasing population faster than the cities and county can handle it. Roads and services can't keep up. I think the lowest density solution is the best solution.	12/14/2021 2:35 PM
242	I chose Neutral as I feel positive about making more homes available to lower-income groups, allowing more people to get into affordable housing. I feel negative about crowding, increased stress on local roads, and lower-income stereotypes such as louder, less property upkeep, etc that I realize are just that -- stereotypes. So it averages out in the middle.	12/14/2021 2:24 PM
243	More doors means more permit and other fees. Proportionately, such houses will be even more expensive and will change the nature of the existing neighborhood. Especially if off-street parking is expected.	12/14/2021 2:21 PM
244	We need more housing.	12/14/2021 2:20 PM
245	Portland is creeping into Clackamas County; we chose to live in Clackamas County to avoid the high density mess that Portland has created and no one is standing up for the existing homeowner and their property values or their livability.	12/14/2021 2:14 PM
246	I dont mind it in certain areas that have the infrastructure and is close to transit but worried about areas with not enough street parking or narrow streets foe emergency vehicles.	12/14/2021 2:10 PM
247	Because METRO has been talking about 'a compact urban form' since the 1990's and meanwhile our un-housed population has exploded. Build something, somewhere	12/14/2021 2:08 PM
248	rather have the housing condensed in the city than in the farmland and have more open space parks for recreation than housing	12/14/2021 1:53 PM
249	it can devalue current housing and investments	12/14/2021 1:52 PM
250	We don't need to cram multi housing into family lots. To block our views. And where are they going to park all those vehicles !! No, to this proposal.	12/14/2021 1:46 PM

251	It was not done well on the west side. We do need affordable housing, and a lot of it, but we need to think the contingencies thru before ground is broken.	12/14/2021 1:45 PM
252	I think the areas that are single home sites can be very different from one to the next. Some would easily hold and maintain a neighborhood feel with multiple dwelling housing, others would not. So, dependent on area/parking etc. I am excited and support it!	12/14/2021 1:39 PM
253	there isn't enough housing options right now to meet the housing demand right now especially for the median and lower incomes	12/14/2021 1:36 PM
254	I'm concerned Oak Grove doesn't have the infrastructure to support the kind of density permitted by this bill. The "Oatfield Ridge" area has virtually no sidewalks and no reasonable access to public transportation, so if sufficient off-street parking is not required, parking will spill out into our often narrow, sometimes curbsless streets. I'm also concerned about existing water/sewer/stormwater systems supporting such an increase in people and impermeable surfaces?	12/14/2021 1:32 PM
255	Many people have been priced out of the current single family home market.	12/14/2021 1:24 PM
256	crowding	12/14/2021 1:11 PM
257	The only way to keep housing affordable is to build more of it. The only way to keep it sustainable and fair is to build it close in (existing neighborhoods) Single family zoning is exclusionary by nature and that needs to be reversed.	12/14/2021 1:05 PM
258	Overcrowded schools and traffic	12/14/2021 12:58 PM
259	Cause we need it! There isn't any low or middle, it's all high!!!!	12/14/2021 12:55 PM
260	Infrastructure can't handle it. Schools over crowded, police/sheriff not sufficiently staffed, hospital beds not sufficient, and TRAFFIC	12/14/2021 12:42 PM
261	Parking can be an issue. More people more noise. Will there be sidewalks? Access to transportation? Charging stations for electric cars?	12/14/2021 12:34 PM
262	Oregon needs more affordable housing in urban areas.	12/14/2021 12:08 PM
263	Outlaw Short term rentals and free up these homes that are owned by out of the area people for business purposes and used by their clients for a few days a month.	12/14/2021 11:53 AM
264	Traffic congestion, inadequate civic planning for schools, roads, bridges and infrastructure (water treatment for example)	12/14/2021 11:13 AM
265	Over crowding & roads cannot handle more traffic	12/14/2021 8:38 AM
266	We have a housing crisis and need all options available to meet the needs of our citizens today.	12/13/2021 11:16 AM
267	Our residents need it! We need much more affordable housing. It's really rough for young adults to have the money to buy a home as well as older adults.	12/13/2021 9:14 AM
268	As long as housing options exist for various individual needs, we should be fine. These types of housing options should be made with consideration to retaining current quality of life/expectations of existing residential communities.	12/13/2021 7:08 AM
269	Middle housing opens up opportunities for families to not live in apartments who can't yet afford single family homes at the prices but are available at this time time. Home prices keep increasing and blocking people from moving up into more stable housing. Cottage type housing creates small communities within each community. Clackamas county needs more options in the housing for single people, young person just starting out and families of all income levels.	12/12/2021 9:04 AM
270	My parents own a big home that they may convert into a duplex to get some rental income in to help support their retirement.	12/11/2021 8:57 PM
271	Packing more and more people into a small area, parking will continue to be a problem. The roads we have are not able to handle the traffic and you are still building major developments along Beavercreek road without fixing the problem	12/11/2021 6:52 PM
272	Concerned for value lost by owners who did not anticipate the change.	12/11/2021 6:21 PM
273	I believe it is just another way of controlling the politics in this state. The more poor you put in	12/11/2021 12:31 PM

the middle of the wealthy the vote changes because of the population of the poor grows in those areas.

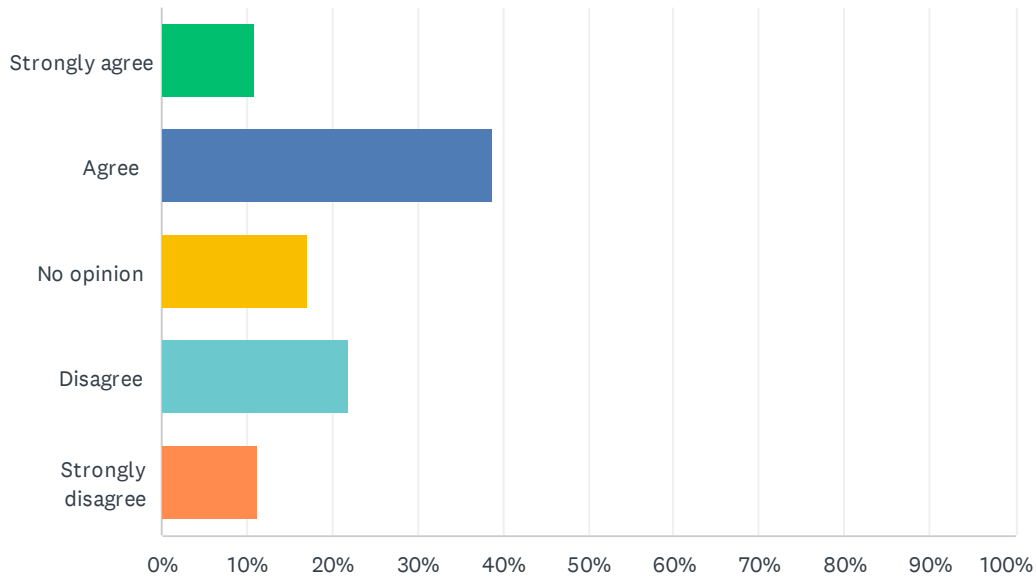
274	Need for affordable housing in all areas of the county is very high. More options are needed in unincorporated and urban settings.	12/11/2021 7:46 AM
275	I feel it is important for our communities to offer a variety of housing. However I am concerned about what population growth will have on our watersheds.	12/11/2021 5:26 AM
276	This is an opportunity for me, as a Millennial to get to own a home that is affordable! It will also offer a greater sense of community for those living in these structures/neighborhoods. It will be a more affordable option for single people to be home owners as well. Less upkeep to the dwelling.	12/10/2021 11:05 PM
277	Lack of infrastructure. Like road traffic, adequate parking. Schools being overwhelmed. Less tax base for emergency services etc.	12/10/2021 7:44 PM
278	It will be detrimental to the character and cohesiveness of our single family home neighborhoods.	12/10/2021 5:41 PM
279	Because we can't afford to lose resource lands - EFU and Forest zoned - to promote urban sprawl. It is long overdue for there to be denser use in urban type areas. We need much more affordable housing solutions and this bill REQUIRES that. So it is a bit questionable why CC is even bothering to do a survey about what people "want" because the bill is clear that CC MUST DO REZONING TO ALLOW THESE DENSER USES.	12/10/2021 4:46 PM
280	Could be of benefit in the right area	12/10/2021 4:17 PM
281	Stop ruining everything. Haven't you destroyed enough?	12/10/2021 7:44 AM
282	I feel strongly that we (as a state) need to build (or force developers to build) affordable housing. If this is the way to get affordable housing in the community, let's do it!	12/9/2021 8:38 PM
283	Degrades the character of neighborhoods. Many renters aren't considerate neighbors because they don't have pride of ownership. More people equals more noise, traffic and parking issues.	12/9/2021 7:18 PM
284	provide more housing increase values	12/8/2021 7:29 PM
285	We need more affordable housing. What isn't clear is the quality of the housing that will be. Will it be last or be cheap and fall quickly into disrepair?	12/8/2021 5:03 PM
286	It may allow more people who work in the areas be able to live in the areas.	12/8/2021 1:39 PM
287	Do we have a choice?	12/8/2021 1:33 PM
288	Affordable housing is an urgent need, and adding it where essential city services are present seems a logical next step.	12/8/2021 12:51 PM
289	It will help contain urban spread and relieve some of our housing shortages.	12/8/2021 12:51 PM
290	If planned appropriately, it can help preserve the urban growth boundary and greenspaces.	12/8/2021 10:45 AM
291	I have huge concerns for space, privacy, parking, traffic, and the negative impacts that middle housing will have on existing residents. These residents have purchased their land and lots based on existing zoning codes and expectations for space and privacy, and now implementing a change or call for middle housing to be built violates the trust with those who reside in these areas. We don't live here because we're not in a city with multi-family living for a reason. We need to keep it that way. These areas are not the City of Portland and do not reflect the city's housing stock demand.	12/8/2021 9:30 AM
292	Should create more housing to increase supply and lower the cost of buying a residence	12/8/2021 7:49 AM
293	Loss of natural habitat, loss of trees, increased traffic	12/8/2021 1:06 AM
294	Don't trust state government	12/7/2021 8:48 PM
295	Increased traffic and density	12/7/2021 8:32 PM
296	Gives more options other than apartments	12/7/2021 7:50 PM
297	While density is "nice," we need adequate streets to handle traffic, and adequate parking. I've seen neighborhoods built with one-car garages with one driveway space and people trying to	12/7/2021 6:58 PM

mark all over on the street - that doesn't work, and blowing fairy dust at homebuyers doesn't work. Another concern (I manage condos and homeowners associations) is that infill projects that are condominiums are destined to fail over time, as buyers purchase because of price and with no regard to things like reserve accounts. Build neighborhoods that have enough lots/units that professional management is affordable.

298	The need to responsibly, and affordably house fellow human beings in our area is extremely high. Housing is too short and rents and mortgages too high for working, poor, disabled and retired people like me.	12/7/2021 6:20 PM
299	I've seen how it's made neighborhoods in Portland go downhill. Streets jammed with parked cars. Can our sewer and water infrastructure handle the increase?	12/7/2021 5:41 PM
300	It will decrease property values	12/7/2021 5:17 PM

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?

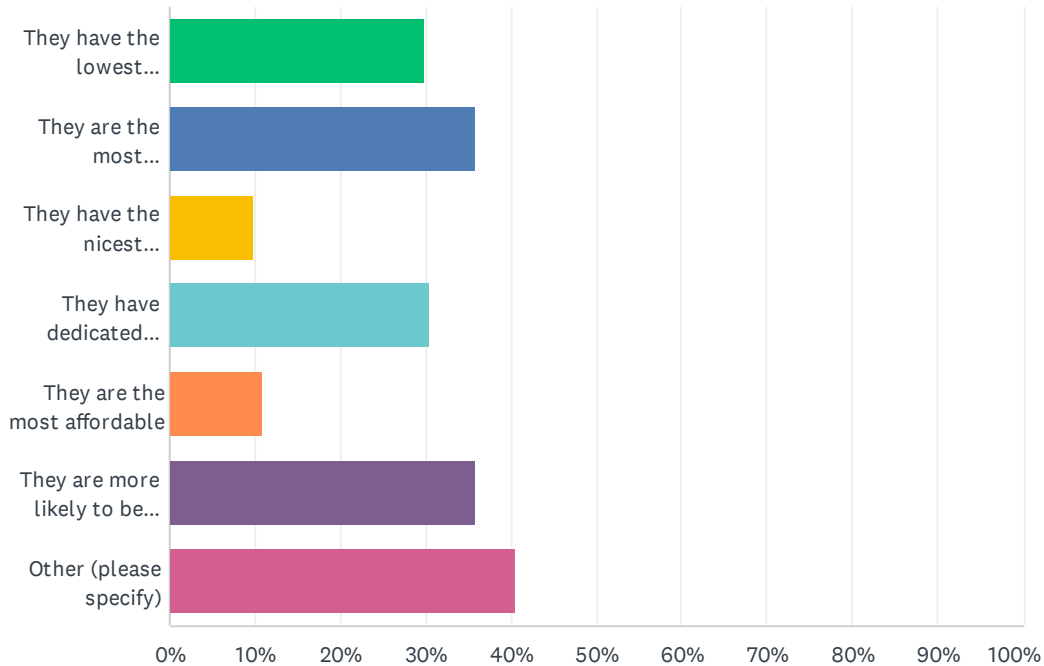
Answered: 310 Skipped: 1



ANSWER CHOICES	RESPONSES	
Strongly agree	10.97%	34
Agree	38.71%	120
No opinion	17.10%	53
Disagree	21.94%	68
Strongly disagree	11.29%	35
TOTAL		310

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

Answered: 304 Skipped: 7



ANSWER CHOICES	RESPONSES
They have the lowest densities of the middle housing types	29.93% 91
They are the most architecturally compatible with the existing neighborhood	35.86% 109
They have the nicest landscaping	9.87% 30
They have dedicated outdoor/yard space	30.59% 93
They are the most affordable	10.86% 33
They are more likely to be owner occupied than rentals	35.86% 109
Other (please specify)	40.46% 123
Total Respondents: 304	

#	OTHER (PLEASE SPECIFY)	DATE
1	Overcrowding issues plus traffic and parking problems.	1/10/2022 8:07 PM
2	Densify residential areas, lack of off street parking	1/9/2022 8:08 PM
3	Town homes don't fit the character of most of the existing neighborhoods	1/9/2022 11:01 AM
4	They do not fit in most neighborhoods.	1/7/2022 3:56 PM
5	Depends on the property. There are some larger undeveloped parcels in the area so I don't believe that there is a one-fits-all design option. Certainly larger parcels, especially those near transit, could be better suited for 3-4 unit. Limiting to 2 makes no sense.	1/7/2022 3:34 PM

	I would like to see more owner occupied	1/6/2022 8:18 PM
7	I dislike all of the options because of overcrowding	1/6/2022 7:18 PM
8	Need OFF SYREET PARKING FOR EACH IUNIT	1/6/2022 6:58 PM
9	None of this is good!!! No one can afford these homes when 50% of families live paycheck to paycheck!!! Stop asking the prices you do for these homes on ZERO LAND, where again you can spit on your nieghbor!!!	1/6/2022 4:04 PM
10	I agree with most of the reasons above and feel that middle-housing should not be limited to these two multi-unit housing options.	1/6/2022 2:16 PM
11	crowding	1/6/2022 12:50 PM
12	Cottages are scalable to the property, and townhomes are great for smaller properties.	1/5/2022 10:43 PM
13	The townhomes tower over existing single family homes in most cases. They are also built/crowded into lots that are too small and close to existing homes.	1/5/2022 8:43 PM
14	I think it depends on the lot configures/constraints as to the type of housing that would be appropriate.	1/5/2022 8:19 PM
15	With these types of housing units there is almost continuous driveway aprons which eliminates parking. Not every area in the county has robust transit options close enough to these homes and job centers keeping residents tied to cars. As families grow, more cars are added, creating a greater problem with no availability of parking. This happened in West Linn on Hoodview and Noble, generating copious pokice calls and neighbor disputes all over parking.	1/5/2022 8:01 PM
16	I am for both of these types I just think the other types are better mostly because they are denser and I think they are also more aesthetically pleasing.	1/5/2022 7:49 PM
17	I do not agree	1/5/2022 7:26 PM
18	no particular opinion	1/5/2022 5:32 PM
19	they're cute!	1/5/2022 4:19 PM
20	assure that different people favor different style. More diversified style and development will fit needs of kinds of people	1/5/2022 4:15 PM
21	I disagree because I see all of the options as viable.	1/5/2022 3:25 PM
22	I do not see any difference between adding clusters or apartments.	1/5/2022 3:19 PM
23	They're a great fit, but not better than other middle housing types	1/5/2022 8:14 AM
24	I like townhomes but oppose cottage clusters.	1/4/2022 5:40 PM
25	I think all the options should be allowed, as long as enough green space exists for the amount of people and the new buildings are compatible in look	1/4/2022 3:52 PM
26	All forms should be permitted.	1/4/2022 3:41 PM
27	They make the area look like shit	1/4/2022 3:31 PM
28	I don't think any of the vacant properties in Government Camp are large enough to support this type of housing	1/4/2022 2:20 PM
29	I don't agree	1/4/2022 2:11 PM
30	I don't care what type of housing. Just need more housing.	1/4/2022 2:00 PM
31	Really don't like changing the character of existing neighborhoods	1/4/2022 1:15 PM
32	All middle housing options seem fine to me.	1/4/2022 12:45 PM
33	think about how people live and what they do with ALL their time.	1/4/2022 6:32 AM
34	I don't know enough about this issue, but being owner occupied is important.	1/3/2022 10:59 PM
35	Dont believe There is more space with town houses or cottages	1/3/2022 9:38 PM

also like the quad, tri, duplexes too.

1/3/2022 8:45 PM

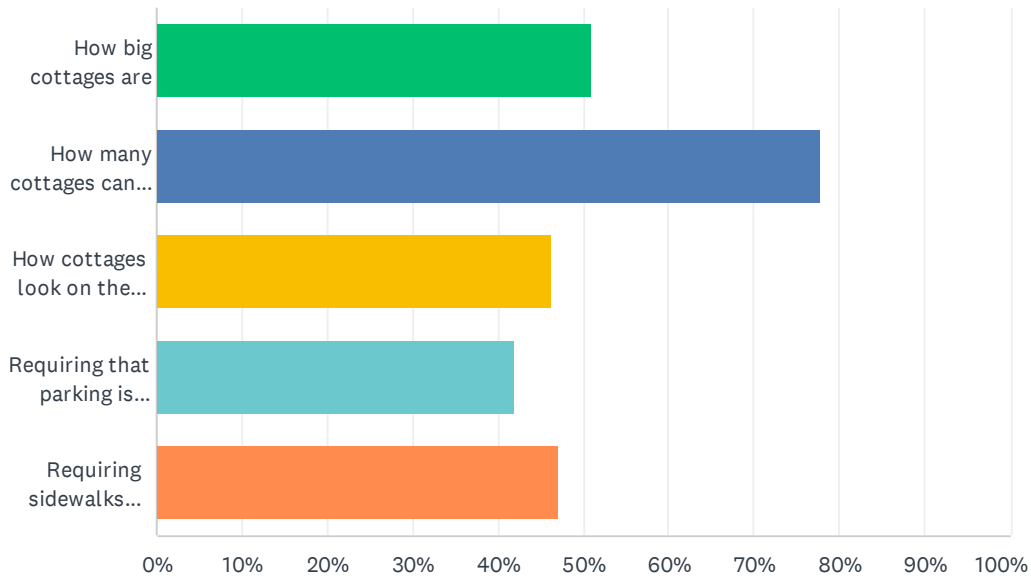
37	Prefer duplexes not townhomes	1/3/2022 6:47 PM
38	ALL types allowed under the new law are the best for some lots. Let's be flexible.	1/3/2022 6:10 PM
39	They offer the greatest degree of diversity and flexibility in use and ownership.	1/3/2022 4:28 PM
40	The loss of open space, parking and lack of privacy.	1/3/2022 3:24 PM
41	All types of middle housing should be allowed	1/3/2022 3:04 PM
42	No opinion, land owners should decide	1/3/2022 2:59 PM
43	A nice option for singles. "Cottage clusters" were called 'Garden Apartments' back in Philadelphia, and were always an affordable choice for many of the reasons above.	1/3/2022 2:28 PM
44	parking. density. crime.	1/3/2022 1:33 PM
45	Changes the way of life people chose when moving into the areas they are living	1/3/2022 11:09 AM
46	They need to fit into the neighborhood. People chose to live in their area and deserve to be least affected.	1/3/2022 10:00 AM
47	None are wanted	1/3/2022 9:57 AM
48	Not wanted at all.	1/3/2022 9:00 AM
49	It's obvious the State and the County are in cahoots and bent on destroying existing neighborhoods and lowering property values.	1/3/2022 12:11 AM
50	They and tri/du/quadplexes all have possible fit	1/2/2022 3:35 PM
51	If done well they meet needs and add value.	1/2/2022 3:08 PM
52	These might bring down existing home values, considering all of the low income housing already available nearby	1/2/2022 2:59 PM
53	They add density to ease urban sprawl.	1/2/2022 9:40 AM
54	Hopefully they would come with off street parking.	1/1/2022 11:54 AM
55	As before, too much building already. NO MORE!!!	12/28/2021 5:07 PM
56	We should have a mix of all of them. No one is better than the others, really.	12/27/2021 4:24 PM
57	Population oversaturation.	12/26/2021 10:23 AM
58	It depends. Some areas should have them because it would be awkward to have much bigger.	12/23/2021 7:31 PM
59	duplexes are also a good option, apartments also should be allowed	12/22/2021 2:04 PM
60	All the options are reasonable and acceptable, not just cottage clusters or townhomes.	12/21/2021 2:11 PM
61	With cottage clusters you can preserve the natural beauty of a lot more easily	12/20/2021 8:29 AM
62	High density, no parking, more traffic	12/19/2021 7:05 PM
63	I don't think we should be changing zoning to cram more people in these areas	12/18/2021 12:31 PM
64	is there a minimum percentage of low income units required in each area?	12/17/2021 5:51 PM
65	Do not want any infill housing	12/17/2021 11:18 AM
66	Overcrowding, parking issues on street due to not enough garage space for multiple cars.	12/16/2021 11:46 PM
67	They are unlikely to be more than 2 stories tall.	12/16/2021 9:15 PM
68	It's the problem of adding too many people to small plots of land. It's not good for people & it does ruin good existing neighborhoods	12/16/2021 5:57 PM
69	I especially like the cottage cluster idea that emphasizes community.	12/16/2021 3:47 PM
70	Cramming more people into suburbs is WRONG!	12/16/2021 6:04 AM

	How did your office come up with this assumption ? Please report this instead of asking us before we know the facts. You Bill wording is not understood by many who this will affect their property taxes	12/16/2021 5:46 AM
72	Adding something that wasn't zoned for it previously in anyway without thought or reason is unethical	12/16/2021 3:36 AM
73	They lack parking for multiple vehicle families. The next picture in the survey doesn't show any parking spaces.	12/15/2021 11:36 PM
74	I don't want any of them	12/15/2021 10:04 PM
75	As with all high density housing there is NEVER ENOUGH PARKING. Do not go through with this.	12/15/2021 8:53 PM
76	Still concerned these are renters	12/15/2021 8:35 PM
77	My preference would be quadplexes.	12/15/2021 8:09 PM
78	One, this question assumes an agreement to the previous question. Two, I selected "Disagree" because when you tell people these homes are coming to their area, the townhomes and cottage clusters are seen as the "nicest" and therefore the most tolerable to them. There should be a variety for a variety of reasons, none of which should be to appease those who will not be living there.	12/15/2021 4:53 PM
79	parking and traffic issues	12/15/2021 2:54 PM
80	Decreased value in single family homes.	12/15/2021 2:05 PM
81	This question does not reflect my previous answer, and these are loaded questions with an obvious intended outcome. In other words, your questions are biased. Either hire someone who knows how to properly conduct research, or don't bother.	12/15/2021 2:00 PM
82	I don't see a problem with duplexes or triplexes.	12/15/2021 1:25 PM
83	All the middle housing options have a place & should be encouraged.	12/15/2021 12:37 PM
84	I think duplex, triples, fourplex should also be allowed	12/15/2021 11:57 AM
85	Better opportunities to include accessibility features, such as one-level living for elderly/disabled.	12/15/2021 11:45 AM
86	I see no advantage to townhouses over duplexes, triplexes, or quadplexes.	12/15/2021 11:42 AM
87	Don't believe in middle housing. If you have to do it, build ones where there are no common walls like the cottages	12/15/2021 10:07 AM
88	When people can own, they tend to take better care of their properties and care about their neighborhoods.	12/15/2021 8:59 AM
89	Do not like Cottage Clusters--wasted space--do not look good.	12/15/2021 7:27 AM
90	Secure parking space is not addressed.	12/15/2021 6:18 AM
91	They are more often sold instead of rented. Many cannot buy so it will only serve the rental management entities who already make it tough on those struggling.	12/15/2021 12:17 AM
92	Look nice	12/14/2021 11:47 PM
93	No multi family housing	12/14/2021 11:37 PM
94	More difficult to have sufficient off street parking with clusters	12/14/2021 8:56 PM
95	Seem more appealing to older families downsizing	12/14/2021 8:24 PM
96	Keep in the city	12/14/2021 7:33 PM
97	They tend to be rentals which folks need until they can buy a single family house. I would not want to purchase any of these for my family.	12/14/2021 6:29 PM
98	Please do not make our neighborhood packed with houses. We moved here for the space.	12/14/2021 6:23 PM
99	No low income housing please.	12/14/2021 6:08 PM

100	Townhomes are ugly and dont use their space well. They cost more than theyre worth.	12/14/2021 4:51 PM
101	Housing of that nature is more likely to have adequate parking.	12/14/2021 4:09 PM
102	Same reason as stated previously	12/14/2021 4:01 PM
103	We should allow all middle options. Many existing single family homes could more easily be converted to duplexes/triplexes/quadplexes.	12/14/2021 3:18 PM
104	We should not be prioritizing architectural compatibility or something being a "best fit" for an existing neighborhood. We have already determined that the existing neighborhoods are not meeting the need.	12/14/2021 3:11 PM
105	they are more likely to be rentals than owner occupied	12/14/2021 3:02 PM
106	I think there should be more options than just those 2.	12/14/2021 2:55 PM
107	All the choices here sound good, but I don't know why townhomes are better than duplexes, triplexes and other options. I'd want to see research showing their impact before making a decision here.	12/14/2021 2:24 PM
108	My greatest concerns are 1) the percentage of impermeable surface per lot 2) Building heights that overlook and cast shadow on neighboring 1 and 2 story homes. I assume developers will cram the largest structure allowed into their project to maximize ROI.	12/14/2021 1:32 PM
109	I think all types including the more dense types should be allowed but under circumstances that promote the preservation of trees and historic homes as much as possible. The more dense types are also more cost effective to build where clusters and duplexes are less likely to be built due to financial realities.	12/14/2021 1:05 PM
110	Increased congestion on already over taxed infrastructure	12/14/2021 11:13 AM
111	I think all of the housing types should be included. But do agree that we need all options for homeownership available.	12/13/2021 11:16 AM
112	A homes a home, I don't really care too much about the form it's in.	12/11/2021 8:57 PM
113	I don't like any of them	12/11/2021 6:52 PM
114	They seem to promote community	12/11/2021 5:26 AM
115	Townhomes are fine. Cottage clusters are not a good option	12/10/2021 7:44 PM
116	Above I DID NOT AGREE that cottage clusters and townhomes were the best/ only choice. The above assumptions again show the County is biased toward protecting low density as much as possible. If you restrict uses I hope you get sued and taken to LUBA over these restrictions to only allow townhouses and cottage clusters. We need to allow all types of multifamily housing per the bill which requires places of over 25,000 population to allow all types. Stop wasting time trying to protect single family owners from their pathetic fear of density.	12/10/2021 4:46 PM
117	Don't ruin semi-rural neighborhoods.	12/10/2021 7:44 AM
118	duplexes, triplexes, and quadplexes are as good as cottage clusters and townhomes.	12/9/2021 8:38 PM
119	Do we have a choice?	12/8/2021 1:33 PM
120	I strongly believe that no middle housing initiatives should be passed or implemented. It's not equitable and violates the trust of existing residents.	12/8/2021 9:30 AM
121	Townhouses are likely to be non-owner occupied	12/7/2021 8:48 PM
122	All are badly needed to save lives.	12/7/2021 6:20 PM
123	Townhomes next to apartments are most likely to become slums, cottage clusters atleast are single family homes	12/7/2021 5:17 PM

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)

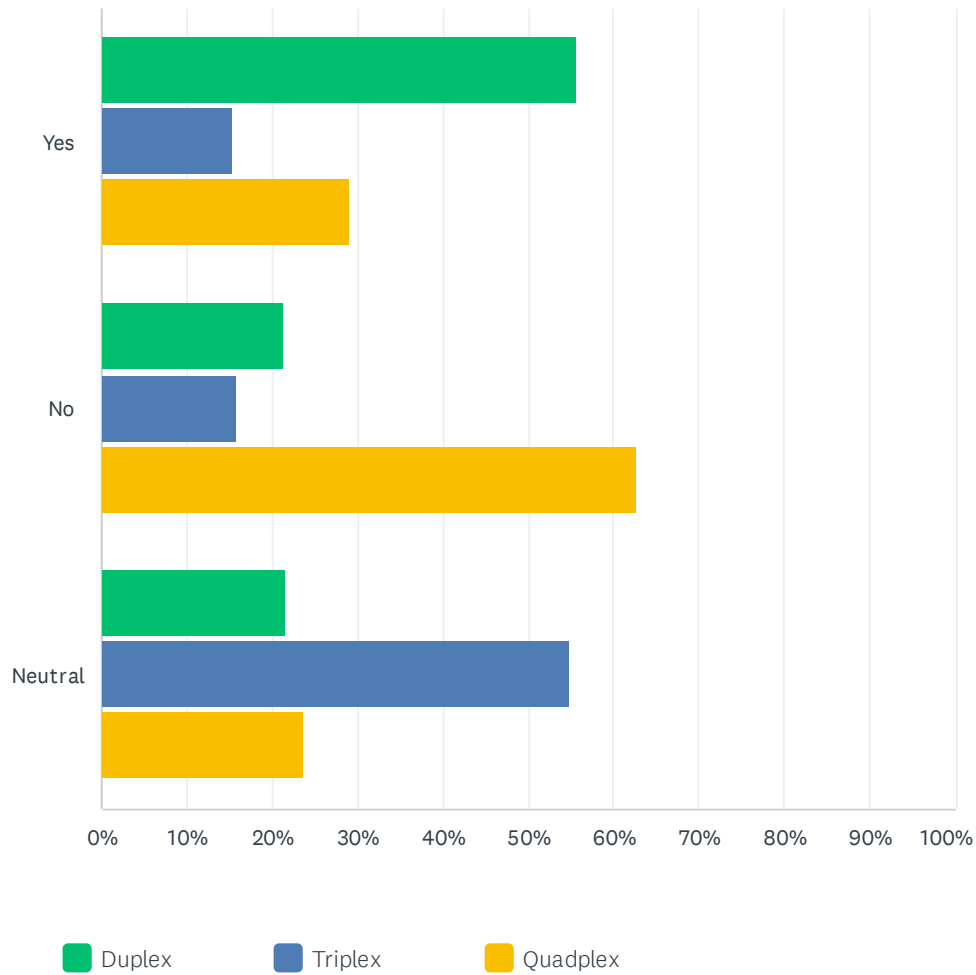
Answered: 288 Skipped: 23



ANSWER CHOICES	RESPONSES	
How big cottages are	51.04%	147
How many cottages can be in one cluster	77.78%	224
How cottages look on the outside	46.18%	133
Requiring that parking is hidden from view behind fences or landscaping	42.01%	121
Requiring sidewalks between and around cottages	47.22%	136
Total Respondents: 288		

Q7 HB 2001 requires attached duplexes, triplexes, and quadplexes (fourplexes) on every property (lot) that permits single-family homes in all residential neighborhoods, subject to the same standards as single-family homes. Do you think the county should also allow the following types of middle housing to be detached from one another? (For example, a triplex could be three separate buildings rather than one building. See example above for the difference between attached and detached duplex units.)

Answered: 282 Skipped: 29



	DUPLEX	TRIPLEX	QUADPLEX	TOTAL
Yes	55.67% 113	15.27% 31	29.06% 59	203
No	21.38% 31	15.86% 23	62.76% 91	145
Neutral	21.51% 20	54.84% 51	23.66% 22	93

#	OTHER (PLEASE SPECIFY)	DATE
1	Triplex would be cheaper to build	1/9/2022 10:27 PM
2	Yes to all	1/9/2022 6:25 PM
3	Many homeowners don't want attached homes and have to settle for them because they can't afford detached	1/7/2022 3:34 PM
4	I don't think multifamily housing clusters should be allowed on single family home lots	1/6/2022 7:18 PM
5	ONLY IF OFF STREET PARKING IS PLANNED	1/6/2022 6:58 PM
6	Not happy with any of this!!!! Families want land !!!! Not a home attached to a neighbor!!!! Do what's best for the families who already live here and stop doing what's best for your selfish pocket book!!!	1/6/2022 4:04 PM
7	none above	1/6/2022 12:50 PM
8	Detached would allow for a set of four tiny homes as well.	1/5/2022 10:43 PM
9	If detached they should be classified as single homes not plexes.	1/5/2022 8:43 PM
10	All types should be allowed to be detached. The important consideration is the aesthetic of the design	1/5/2022 8:19 PM
11	All should be separate. To avoid looking like apartment complexes.	1/5/2022 7:26 PM
12	I don't know enough about the pros/cons of detached units.	1/5/2022 5:32 PM
13	all yes	1/5/2022 4:19 PM
14	I'm unaware of the advantages/disadvantages that this might bring.	1/5/2022 3:25 PM
15	I think they should all be allowed to be separate, but I have no idea why a builder would go to the additional expense	1/5/2022 3:19 PM
16	Based on the definition, don't understand how these "plexes" are different from a cottage housing type	1/5/2022 9:37 AM
17	I wanted to choose yes for all three house types but it wouldn't let me.	1/5/2022 9:09 AM
18	Yes to detached for all types (who wrote this question? Why is it mutually exclusive?)	1/5/2022 8:14 AM
19	None of these should be allowed in single home areas!!!!!!	1/4/2022 5:40 PM
20	No on none of it ! Your turning it into portland , a shit hole	1/4/2022 3:31 PM
21	Vacant Properties are small and given the County's coverage restrictions for housing, I don't think duplexes will work unless the county is willing to provide relief (across the board) on the coverage restrictions.	1/4/2022 2:20 PM
22	Your radio buttons are faulty on this question. I think all three should be allowed to be detached.	1/4/2022 2:17 PM
23	yes to all (it will only let me choose one 'yes')	1/4/2022 2:11 PM
24	I think we should not over complicate with more rules and policies because they act as a barrier to housing people.	1/4/2022 2:00 PM
25	Allow all types to be detached. Greater flexibility is good.	1/4/2022 12:45 PM
26	all should be detached	1/4/2022 10:13 AM
27	putting 2 units together still leaves greenspace around them	1/4/2022 6:32 AM
28	This question doesn't allow for all answer to be the same. Yes.	1/4/2022 5:10 AM
29	this question doesn't work. None should be detached.	1/4/2022 12:31 AM
30	Not sure I understand this concept	1/3/2022 11:18 PM
31	I didn't know this was a thing! Form doesn't allow me to select same answer for all types.	1/3/2022 10:59 PM

33	Yes to all - why can I only choose one?	1/3/2022 6:47 PM
34	Just let people build what works for them. More rules=less housing	1/3/2022 6:10 PM
35	I think they can look better and take up less land if they are in one building	1/3/2022 5:29 PM
36	All types should be allowed to accommodate each parcel	1/3/2022 3:04 PM
37	Why call it a duplex etc if they are detached? Does it just mean they will be smack up against each other with no private space between, like so many of the developments that are going up around Milwaukie and Happy Valley?	1/3/2022 2:28 PM
38	survey does not allow me to select yes for all three types	1/3/2022 2:26 PM
39	I feel strongly there should all be detached	1/3/2022 1:52 PM
40	What?! REQUIRES these multis? That cannot be what is meant.	1/3/2022 1:45 PM
41	HB2001 was obviously authored by developers for developers and received a automatic pass from the Sate.	1/3/2022 12:11 AM
42	YES attached and/or detached for all du/tri/quadplexes	1/2/2022 3:35 PM
43	Variety or mixed to fit allowable of each property lot.	1/2/2022 9:40 AM
44	It depends upon the lot size, traffic patterns and existing neighborhood design. In some settings it may be preferable, others not appropriate.	1/1/2022 7:19 PM
45	no, attached housing is nothing more than a cluster apartment complex.	1/1/2022 11:54 AM
46	NIMBY__NOT IN MY BACKYARD!!!!!!!!!!!!!!	1/1/2022 7:26 AM
47	I think all of these should allow for detached construction	12/30/2021 1:58 PM
48	yes to Du and Tri, but no to quad	12/29/2021 11:18 AM
49	no, to all of them.	12/28/2021 5:07 PM
50	Problem with detached homes: who maintains the land between them; requires more land. Form does not allow me to say no to all 3 options.	12/21/2021 2:11 PM
51	I think this question in not oriented correctly yes to all	12/20/2021 8:29 AM
52	Don't change the zoning. Improve what we have already. Place "affordable housing in urban areas that have been neglected.	12/18/2021 12:31 PM
53	Yes to all	12/17/2021 2:37 PM
54	Separate units for all	12/17/2021 11:18 AM
55	The form above doesn't make sense... the columns should force the choice not the rows.	12/16/2021 9:15 PM
56	NONE OF IT	12/16/2021 5:57 PM
57	I am neutral on all types, but buttons won't register that opinion.	12/16/2021 3:47 PM
58	If they are separate buildings they are no longer duplexes, triplexes and quadplexes they are single family homes.	12/16/2021 3:00 PM
59	survey would not allow clicking yes for all 3	12/16/2021 11:23 AM
60	If you must ruin suburb space, at least detached is minor improvment.	12/16/2021 6:04 AM
61	NO we don't think any type is good.. where is that answer	12/16/2021 5:46 AM
62	I don't understand this question, no none of these should be allowed in a single family unless we change the zoning and the community agrees	12/16/2021 3:36 AM
63	It looks better when all are detached.	12/15/2021 11:36 PM
64	None of them	12/15/2021 10:04 PM
65	The way the survey is set up does not allow the same answer to be used in more than one	12/15/2021 4:53 PM

location. Please record the "Yes" under "Quadplex" as a "No"

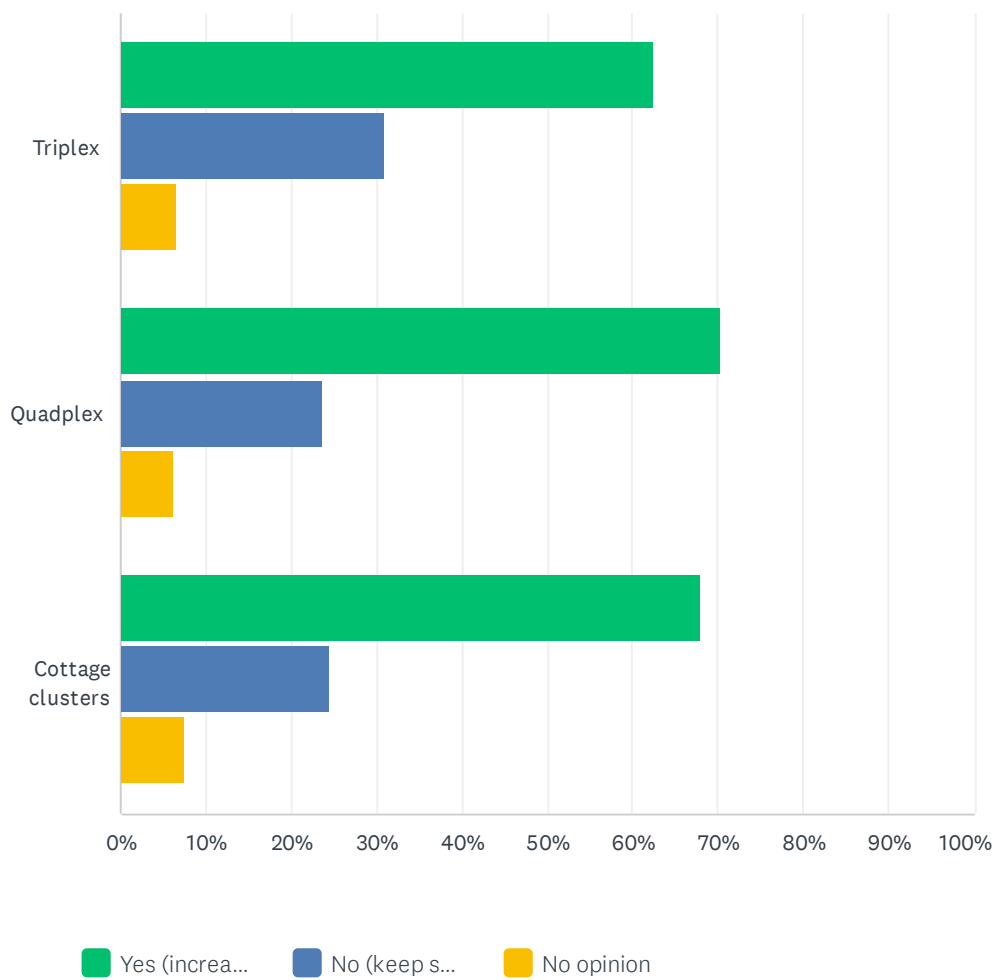
66	no snout houses please. garages sticking out front are ugly.	12/15/2021 2:54 PM
67	No to even having them in neighborhoods	12/15/2021 2:05 PM
68	The logic of your question here is flawed.	12/15/2021 2:00 PM
69	I'm in favor of all affordable housing	12/15/2021 1:47 PM
70	Yes to all	12/15/2021 11:57 AM
71	Flexibility should be commensurate with building lot size	12/15/2021 11:45 AM
72	This question does not allow multiple "No"s.	12/15/2021 11:42 AM
73	Any middle housing should be detached but really against all middle housing. Keep all single residence housing	12/15/2021 10:07 AM
74	Less over crowding.	12/15/2021 8:59 AM
75	Not sure of pros and cons	12/14/2021 11:47 PM
76	All r terrible options	12/14/2021 11:37 PM
77	I think they should all have the option	12/14/2021 8:24 PM
78	Honestly, what does it matter? And my answer to #6 is none of these. You need to plan for enough street parking.	12/14/2021 6:29 PM
79	Please no!!	12/14/2021 6:23 PM
80	No low income housing. The county should not allow this.	12/14/2021 6:08 PM
81	triplex and quadplex detached	12/14/2021 5:54 PM
82	No to any of the above. You are shoving more people into a neighborhood without studying the overcrowded school	12/14/2021 4:01 PM
83	Neutral on all	12/14/2021 4:00 PM
84	neutral on all but it won't let me say	12/14/2021 3:41 PM
85	I would prefer they would all be required to be connected, but the options don't allow that.	12/14/2021 3:18 PM
86	It will only let me select "Yes" for one housing type. I want to select "yes" for all three.	12/14/2021 3:11 PM
87	I'd have to know what sort of ramifications occur once occupied. I don't see a meaningful difference between attached and detached but there may be consequences.	12/14/2021 2:24 PM
88	yes to all three detached duplex, triplex and quadplex	12/14/2021 1:53 PM
89	Both Triplex and Quadplex, NO, NO.	12/14/2021 1:52 PM
90	Separated is preferable unless it makes it less affordable	12/14/2021 1:45 PM
91	I do not think the county should allow any middle housing to be detached from one another. Maximizing green space on the perimeter of the property should be a priority to minimize the overlooking and shadowing of neighbors mentioned above.	12/14/2021 1:32 PM
92	This question is confusing, yes to all types. Both detached and attached need to be available options to ensure that something viable can work on any site. This is important to preserving equitable property value and access to missing middle housing.	12/14/2021 1:05 PM
93	NO for all	12/14/2021 8:38 AM
94	Yes, all plexes could be attached or detached.	12/13/2021 11:16 AM
95	your answer key is messed up, it is a no for me on all of them	12/11/2021 6:52 PM
96	I'm not sure I understand the impact.	12/11/2021 5:26 AM
97	The buttons above do not work. I am against leaving worthless space between these types of dwellings. It would be better for them to be attached and to use the land for open space,	12/10/2021 4:46 PM

landscaping, parking, sidewalks, etc. Leaving a few feet between buildings is just another ploy to pretend these are single family dwellings. It is a NO on all the above for me!

98	No on all 3. Why isn't that an option?	12/10/2021 7:44 AM
99	all 3 (du, tri, and quadplexes) should be allowed to be separated.	12/9/2021 8:38 PM
100	I would like to say NO to all three but it won't let me.	12/8/2021 1:39 PM
101	Filling out this question didnt' make sense. you couldn't select Yes for all types. Needs to be fixed in the survey.	12/8/2021 9:30 AM
102	the houses would be less costly if they share a wall	12/8/2021 7:49 AM
103	either as rentals or if owner-occupied, clusters to allow for professional management	12/7/2021 6:58 PM

Q8 Currently, the county requires a lot (or property) 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. Requiring larger lot sizes to build middle housing would make neighborhoods feel less crowded, but would also decrease the total amount of new middle housing that could be built. Do you think larger lot sizes should be required for the following types of middle housing?

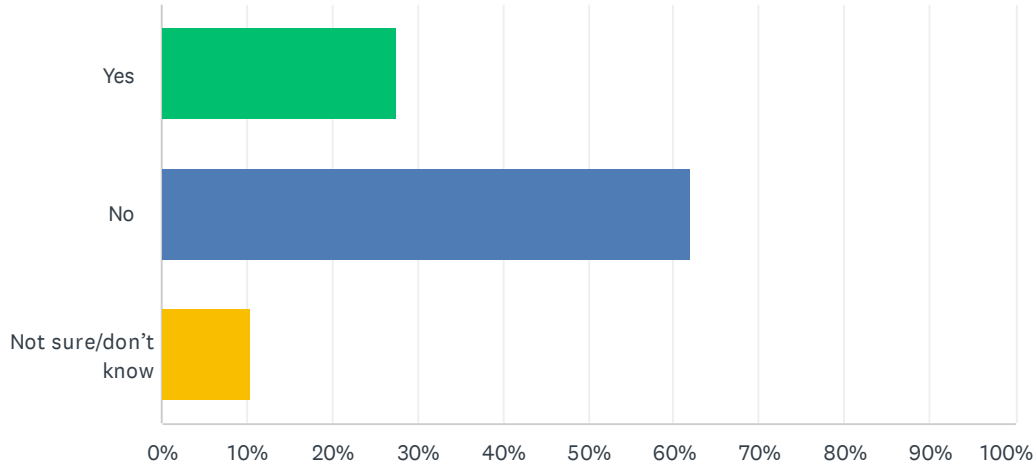
Answered: 303 Skipped: 8



	YES (INCREASE)	NO (KEEP SAME AS SINGLE-FAMILY)	NO OPINION	TOTAL
Triplex	62.42% 186	30.87% 92	6.71% 20	298
Quadplex	70.27% 208	23.65% 70	6.08% 18	296
Cottage clusters	68.12% 203	24.50% 73	7.38% 22	298

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?

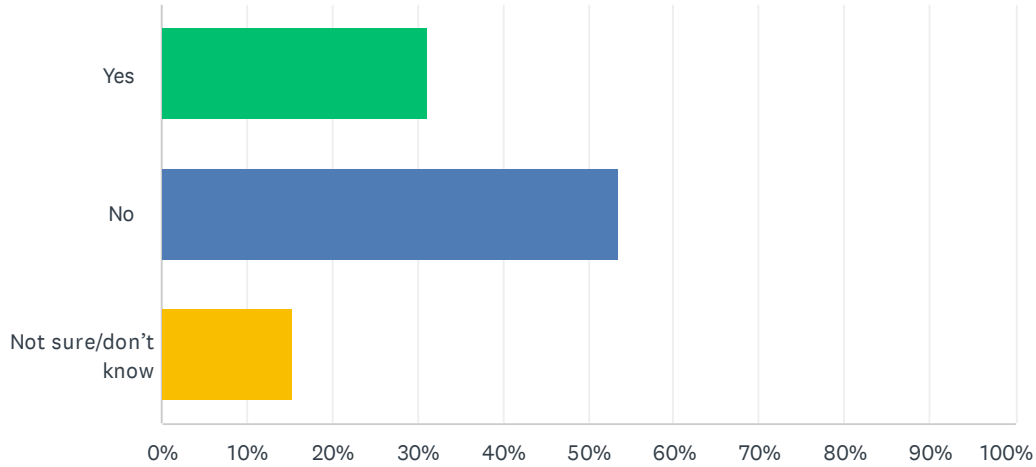
Answered: 308 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	27.60%	85
No	62.01%	191
Not sure/don't know	10.39%	32
TOTAL		308

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

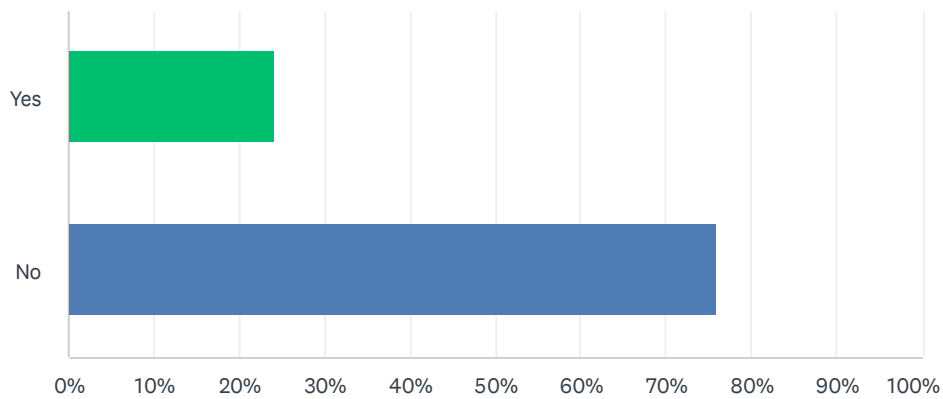
Answered: 308 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	31.17%	96
No	53.57%	165
Not sure/don't know	15.26%	47
TOTAL		308

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 (townhomes, cottage clusters and quadplexes) to pay a fee instead of building sidewalks? This could result in more homes built without sidewalks, but could also make it easier for developers to build middle housing.

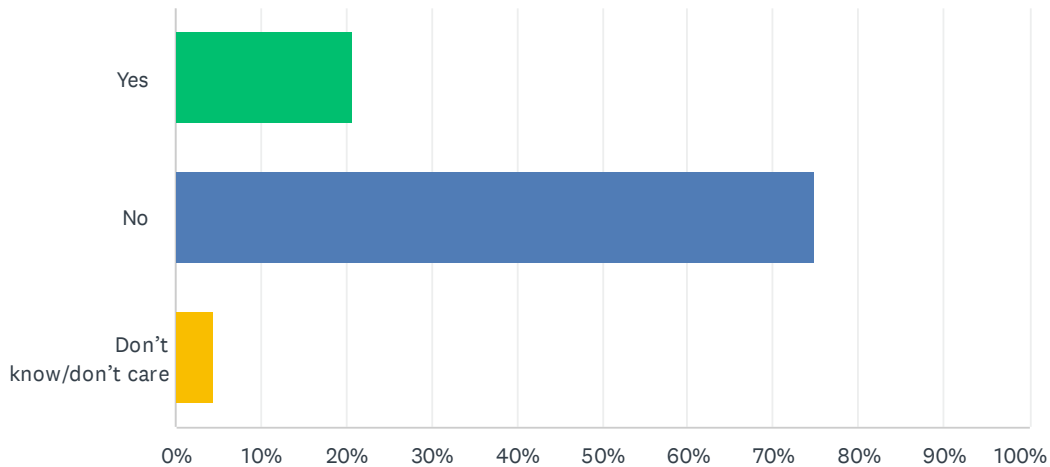
Answered: 306 Skipped: 5



ANSWER CHOICES	RESPONSES
Yes	
No	
TOTAL	306

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 (but does not have to) allow on-street parking next to the unit to count toward that requirement. This may result in more competition for on-street parking, but could also make it easier for developers to build more middle housing. Do you think that on-street parking should count toward the parking required for new middle housing units?

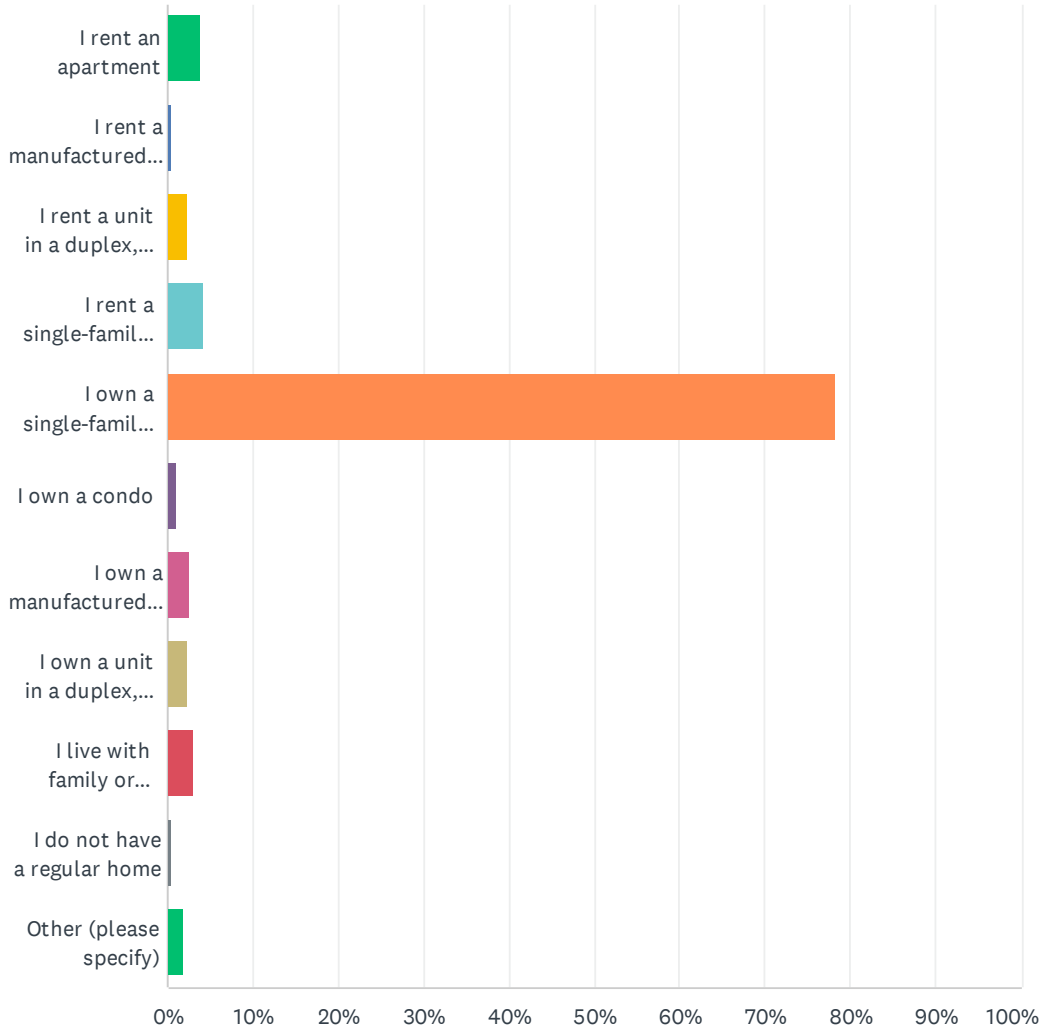
Answered: 309 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	20.71%	64
No	74.76%	231
Don't know/don't care	4.53%	14
TOTAL		309

Q13 What type of residence do you live in? (Please check the response that most closely reflects your situation.)

Answered: 307 Skipped: 4

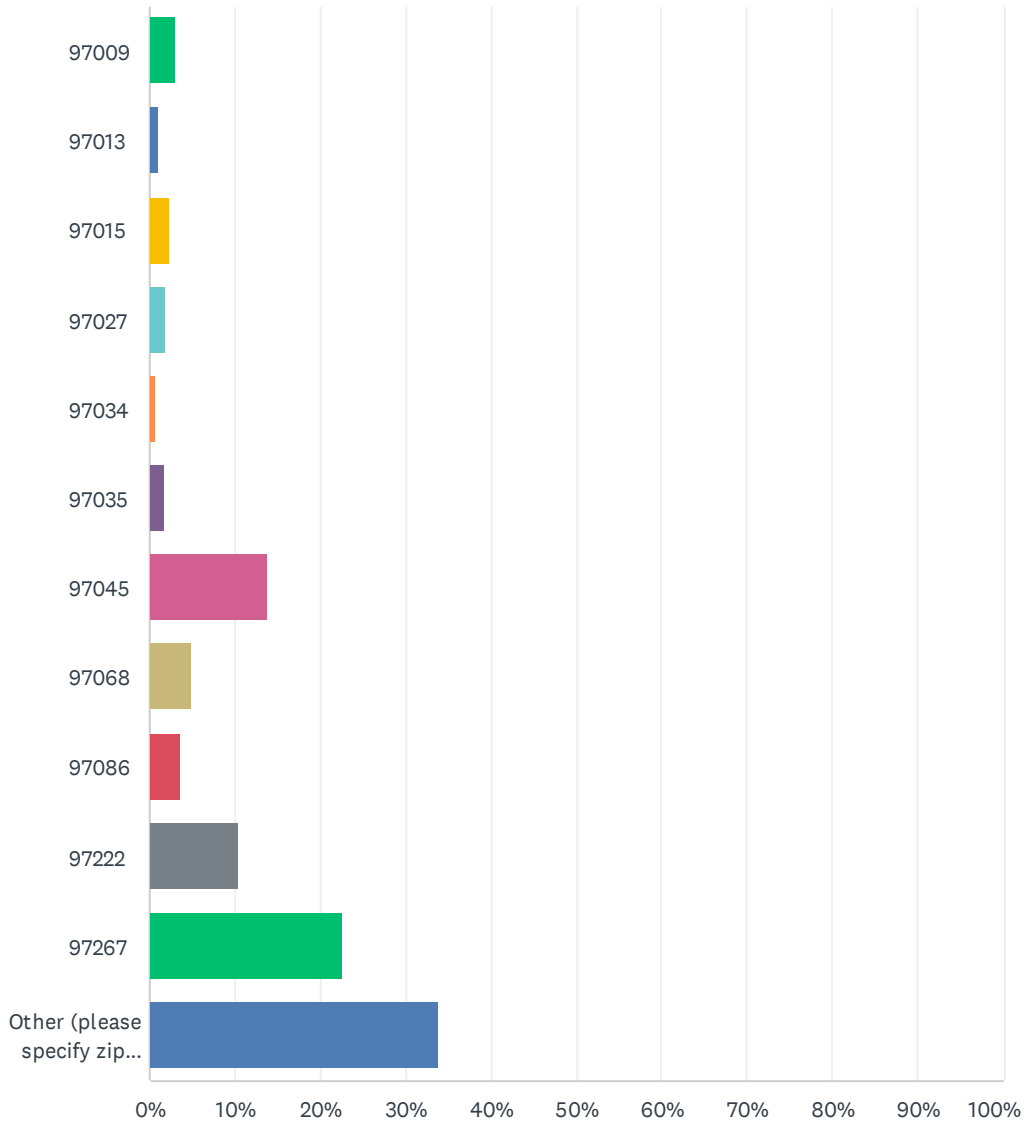


RESPONSES	PERCENTAGE	COUNT
I rent an apartment	3.91%	12
I rent a manufactured or mobile home	0.33%	1
I rent a unit in a duplex, townhouse, quad or other multi-family building	2.28%	7
I rent a single-family home	4.23%	13
I own a single-family home	78.18%	240
I own a condo	0.98%	3
I own a manufactured or mobile home	2.61%	8
I own a unit in a duplex, townhouse, quad or other multi-family building	2.28%	7
I live with family or friends	2.93%	9
I do not have a regular home	0.33%	1
Other (please specify)	1.95%	6
TOTAL		307

#	OTHER (PLEASE SPECIFY)	DATE
1	Motel	1/3/2022 9:42 PM
2	Old motel employee housing	1/3/2022 9:34 PM
3	I live in what I own	12/18/2021 12:31 PM
4	I own a farm with a single family residence	12/14/2021 2:08 PM
5	I have rented an apartment, townhouse, and single family home in the past. I now own	12/14/2021 12:08 PM
6	None of your business	12/14/2021 11:13 AM

Q14 What is the zip code at your residence?

Answered: 304 Skipped: 7



ZIP CODES	RESPONSES
97009	2.96% 9
97013	0.99% 3
97015	2.30% 7
97027	1.97% 6
97034	0.66% 2
97035	1.64% 5
97045	13.82% 42
97068	4.93% 15
97086	3.62% 11
97222	10.53% 32
97267	22.70% 69
Other (please specify zip code if not listed)	33.88% 103
TOTAL	304

#	OTHER (PLEASE SPECIFY ZIP CODE IF NOT LISTED)	DATE
1	97068	1/8/2022 1:33 PM
2	97206	1/7/2022 8:22 PM
3	97206	1/7/2022 7:57 PM
4	97089	1/7/2022 6:35 PM
5	97055	1/7/2022 3:34 PM
6	97055	1/6/2022 9:14 PM
7	97002	1/6/2022 8:18 PM
8	97267	1/6/2022 7:18 PM
9	97022	1/6/2022 4:04 PM
10	97267	1/6/2022 2:16 PM
11	97267	1/6/2022 12:50 PM
12	97023	1/5/2022 10:43 PM
13	97034	1/5/2022 8:19 PM
14	97068	1/5/2022 8:01 PM
15	97055	1/5/2022 7:26 PM
16	97068-3545	1/5/2022 3:25 PM
17	97045	1/5/2022 3:19 PM
18	97004	1/5/2022 3:18 PM
19	97023	1/5/2022 10:58 AM
20	97267	1/5/2022 9:37 AM
21	97023	1/5/2022 8:05 AM

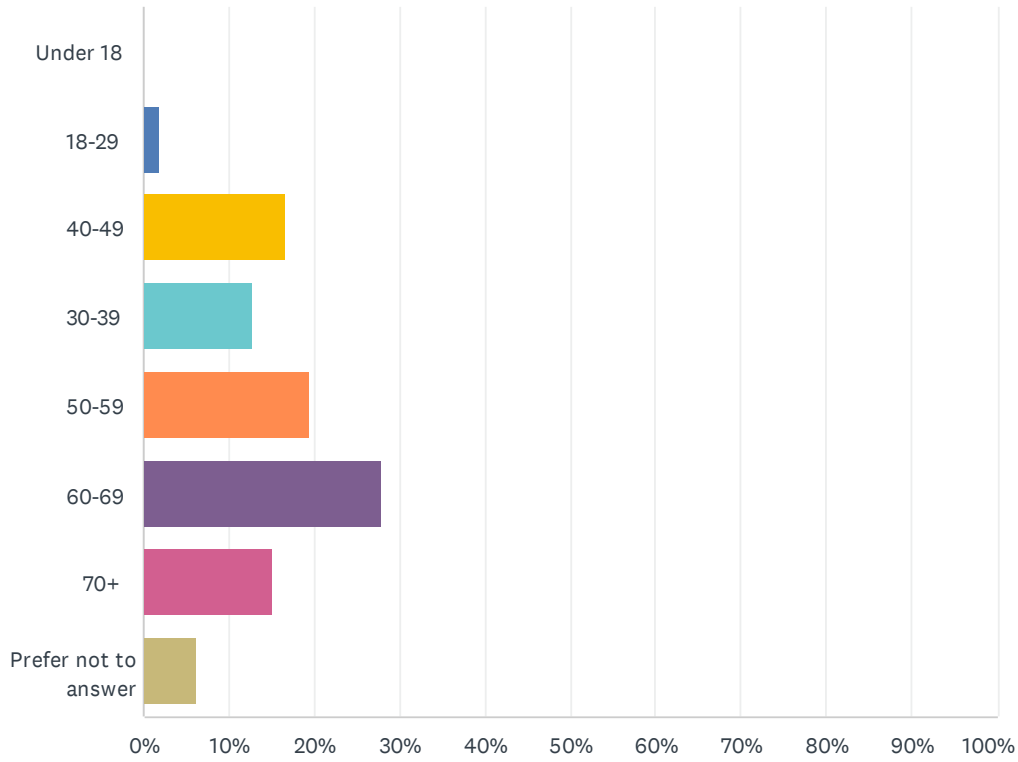
	97038	1/5/2022 5:54 AM
23	97222	1/5/2022 12:32 AM
24	97038	1/4/2022 5:01 PM
25	97089	1/4/2022 4:37 PM
26	97017	1/4/2022 3:52 PM
27	97023	1/4/2022 3:07 PM
28	97028	1/4/2022 2:20 PM
29	97038	1/4/2022 2:00 PM
30	97034	1/4/2022 1:15 PM
31	97035	1/4/2022 11:18 AM
32	97004	1/4/2022 9:47 AM
33	97068	1/4/2022 9:16 AM
34	97267	1/4/2022 5:56 AM
35	97067	1/3/2022 9:42 PM
36	97022	1/3/2022 9:38 PM
37	97049	1/3/2022 9:34 PM
38	97006	1/3/2022 8:14 PM
39	97038	1/3/2022 6:47 PM
40	97055	1/3/2022 5:29 PM
41	97222	1/3/2022 4:28 PM
42	97206	1/3/2022 4:03 PM
43	97070	1/3/2022 2:38 PM
44	97222	1/3/2022 2:28 PM
45	97004	1/3/2022 1:45 PM
46	97079	1/3/2022 11:09 AM
47	97267	1/3/2022 10:46 AM
48	97045	1/3/2022 10:00 AM
49	97267	1/2/2022 2:59 PM
50	97267	1/2/2022 2:58 PM
51	97070	12/28/2021 1:18 PM
52	97089	12/26/2021 10:23 AM
53	97004	12/22/2021 2:04 PM
54	97202	12/20/2021 11:00 PM
55	97067	12/18/2021 12:31 PM
56	97266	12/17/2021 9:51 PM
57	97223	12/17/2021 7:04 PM
58	97089	12/17/2021 5:51 PM
59	97230	12/17/2021 5:34 PM

60	97089	12/17/2021 12:26 PM
61	97089	12/16/2021 11:46 PM
62	97027	12/16/2021 3:00 PM
63	97005	12/16/2021 11:23 AM
64	97070	12/16/2021 8:43 AM
65	97023	12/16/2021 12:04 AM
66	97055	12/15/2021 11:00 PM
67	97267	12/15/2021 11:42 AM
68	97023	12/15/2021 9:21 AM
69	97089	12/15/2021 8:59 AM
70	97060	12/15/2021 8:52 AM
71	97023	12/15/2021 8:13 AM
72	97038	12/15/2021 7:45 AM
73	97070	12/15/2021 6:18 AM
74	97023	12/15/2021 12:17 AM
75	97089	12/14/2021 11:47 PM
76	97089	12/14/2021 8:56 PM
77	97045	12/14/2021 5:54 PM
78	97086	12/14/2021 5:22 PM
79	97004	12/14/2021 5:11 PM
80	97089	12/14/2021 5:10 PM
81	97070	12/14/2021 4:51 PM
82	97086	12/14/2021 4:25 PM
83	97023	12/14/2021 4:06 PM
84	97267	12/14/2021 3:31 PM
85	97004	12/14/2021 3:02 PM
86	97068	12/14/2021 2:10 PM
87	97068	12/14/2021 2:08 PM
88	97045	12/14/2021 1:52 PM
89	97070	12/14/2021 1:36 PM
90	97045	12/14/2021 12:34 PM
91	97215	12/13/2021 11:16 AM
92	97017	12/13/2021 7:08 AM
93	97004	12/11/2021 6:52 PM
94	97023	12/11/2021 7:46 AM
95	97038	12/10/2021 5:41 PM
96	97038	12/10/2021 4:46 PM
97	97055	12/10/2021 4:17 PM

98	97038	12/9/2021 8:38 PM
99	97202	12/8/2021 5:03 PM
100	97038	12/8/2021 12:51 PM
101	97055	12/7/2021 7:50 PM
102	97038	12/7/2021 6:20 PM
103	97089	12/7/2021 5:17 PM

Q15 What is your age?

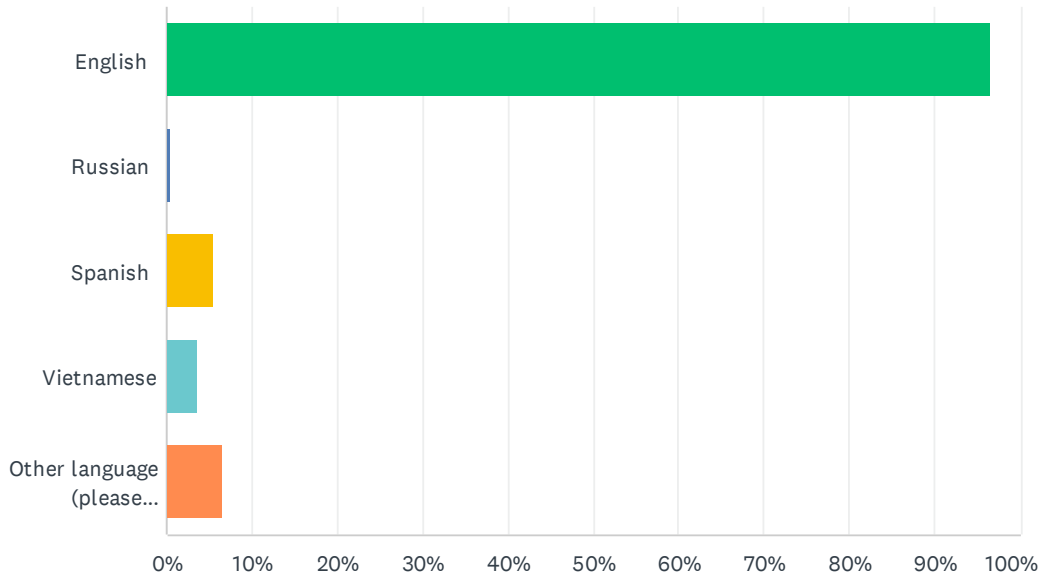
Answered: 305 Skipped: 6



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-29	1.97%	6
40-49	16.72%	51
30-39	12.79%	39
50-59	19.34%	59
60-69	27.87%	85
70+	15.08%	46
Prefer not to answer	6.23%	19
TOTAL		305

Q16 What language(s) do you speak at home? (check all that apply)

Answered: 302 Skipped: 9



ANSWER CHOICES	RESPONSES	
English	96.69%	292
Russian	0.33%	1
Spanish	5.63%	17
Vietnamese	3.64%	11
Other language (please specify)	6.62%	20
Total Respondents: 302		

#	OTHER LANGUAGE (PLEASE SPECIFY)	DATE
1	Farsi & Dari	1/9/2022 8:08 PM
2	Mandarin	1/7/2022 8:22 PM
3	Mandarin	1/7/2022 7:57 PM
4	Ukrainian	1/7/2022 6:35 PM
5	German	1/6/2022 4:34 PM
6	Prefer not to respond	1/5/2022 7:26 PM
7	Chinese	1/5/2022 4:15 PM
8	Non of your business	1/4/2022 3:31 PM
9	German	1/3/2022 8:45 PM
10	French, German	1/3/2022 3:04 PM
11	Danish	1/3/2022 1:45 PM

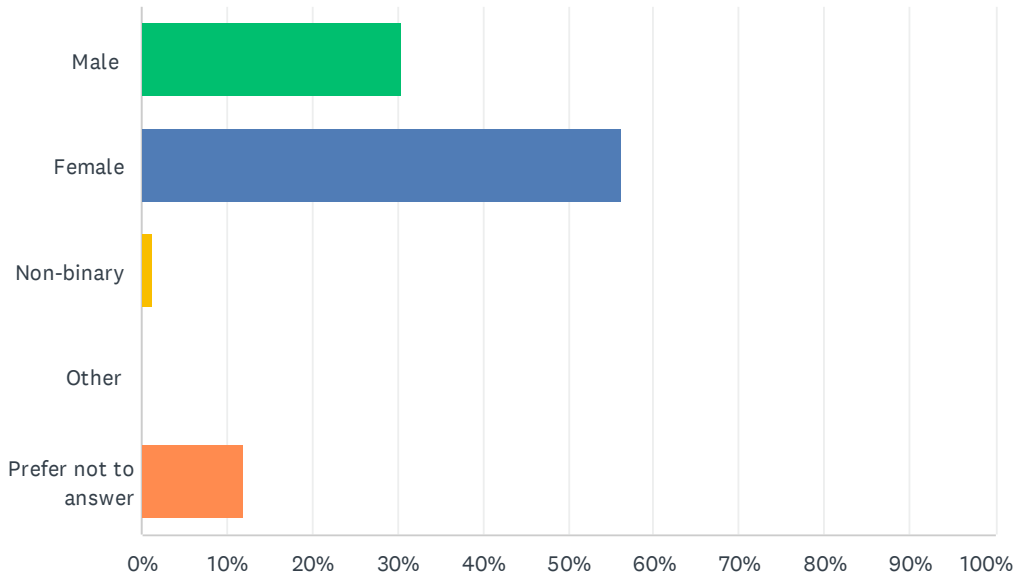
some spanish

1/1/2022 11:54 AM

13	American Sign Language	12/27/2021 4:24 PM
14	German	12/17/2021 12:26 PM
15	French	12/14/2021 11:37 PM
16	French	12/14/2021 9:59 PM
17	doesn't matter	12/14/2021 1:11 PM
18	Noneya	12/14/2021 12:55 PM
19	French	12/14/2021 11:13 AM
20	French	12/11/2021 5:26 AM

Q17 What is your gender?

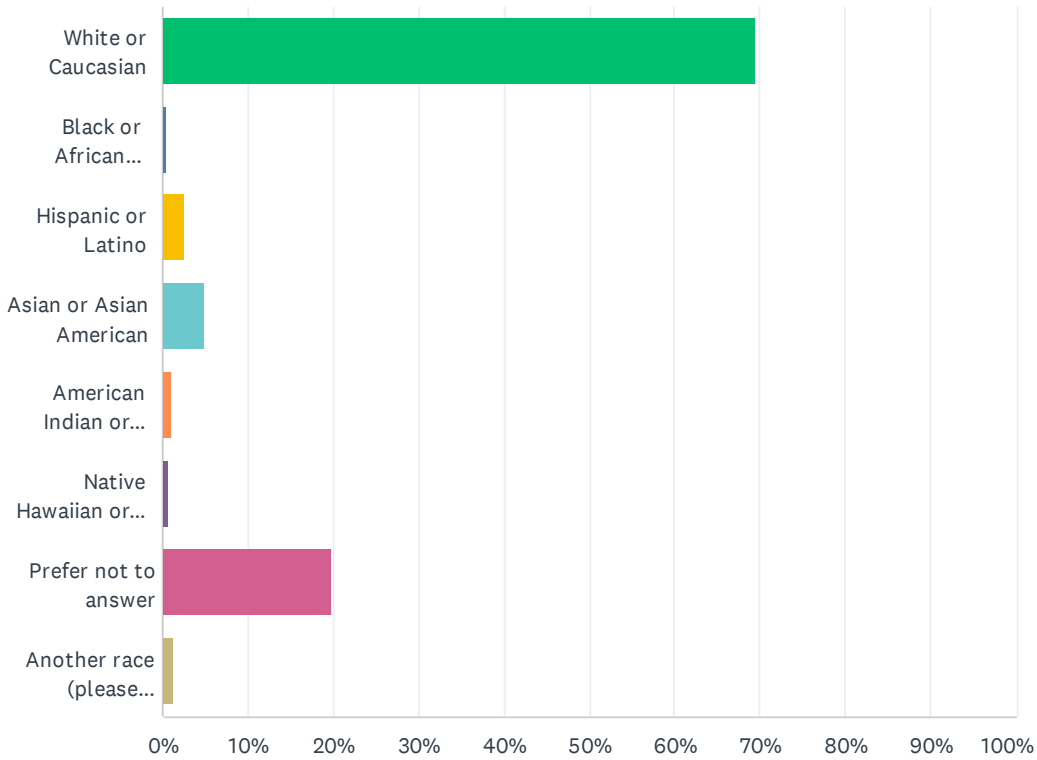
Answered: 304 Skipped: 7



ANSWER CHOICES	RESPONSES	
Male	30.59%	93
Female	56.25%	171
Non-binary	1.32%	4
Other	0.00%	0
Prefer not to answer	11.84%	36
TOTAL		304

Q18 How would you describe your race/ethnicity?

Answered: 304 Skipped: 7

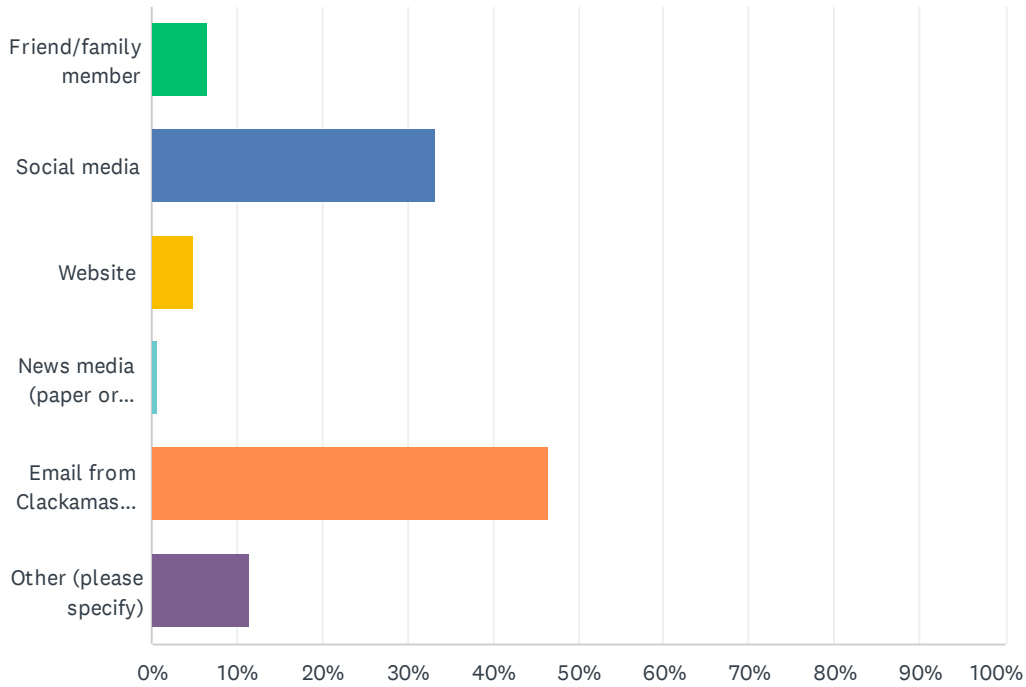


ANSWER CHOICES	RESPONSES	
White or Caucasian	69.41%	211
Black or African American	0.33%	1
Hispanic or Latino	2.63%	8
Asian or Asian American	4.93%	15
American Indian or Alaska Native	0.99%	3
Native Hawaiian or other Pacific Islander	0.66%	2
Prefer not to answer	19.74%	60
Another race (please specify)	1.32%	4
TOTAL		304

#	ANOTHER RACE (PLEASE SPECIFY)	DATE
1	Non of your business you racist	1/4/2022 3:31 PM
2	Human race	12/18/2021 12:31 PM
3	Shut the fuck up about race.	12/10/2021 7:44 AM
4	Mixed race	12/7/2021 6:20 PM

Q19 How did you hear about this survey?

Answered: 306 Skipped: 5



ANSWER CHOICES	RESPONSES
Friend/family member	6.54% 20
Social media	33.33% 102
Website	4.90% 15
News media (paper or online)	0.65% 2
Email from Clackamas County	46.41% 142
Other (please specify)	11.44% 35
Total Respondents: 306	

#	OTHER (PLEASE SPECIFY)	DATE
1	Jennings Lodge CPO	1/9/2022 10:27 PM
2	CPO	1/9/2022 9:32 PM
3	Oregon assn of realtors	1/7/2022 3:34 PM
4	CpO	1/7/2022 10:13 AM
5	email from CPO	1/6/2022 5:06 PM
6	Facebook	1/6/2022 4:04 PM
7	Oak Grove Community Council Newsletter	1/6/2022 2:16 PM
8	Jennings Lodge CPO	1/5/2022 9:37 AM

	Clackamas county	1/4/2022 3:31 PM
10	Nextdoor	1/3/2022 6:10 PM
11	PMAR email	1/3/2022 3:04 PM
12	Jennings Lodge CPO	1/3/2022 1:23 PM
13	Oak Grove neighborhood association	1/2/2022 3:08 PM
14	Email	1/2/2022 2:59 PM
15	email from Jennings Lodge group	1/2/2022 2:58 PM
16	Thi Luong	1/2/2022 9:40 AM
17	Neighbor newsletter	1/1/2022 7:19 PM
18	Thelmas monthly newsletter	1/1/2022 11:54 AM
19	Email from Thelma	1/1/2022 7:26 AM
20	Thi Luong	12/30/2021 7:55 PM
21	Email from Pmar	12/28/2021 1:18 PM
22	Thi Luong	12/20/2021 11:36 PM
23	Thi Luong	12/20/2021 11:13 PM
24	Thi Luong	12/20/2021 11:00 PM
25	Thi Luong	12/17/2021 9:51 PM
26	Thi Luong	12/17/2021 7:04 PM
27	Thi Luong	12/17/2021 5:50 PM
28	Thi Luong	12/17/2021 5:34 PM
29	Next door	12/16/2021 11:46 PM
30	Next door	12/15/2021 11:36 PM
31	From my neighbors. We are all very concerned about our neighborhood	12/15/2021 8:53 PM
32	Nextdoor	12/15/2021 10:07 AM
33	Nextdoor neighbor app	12/15/2021 5:02 AM
34	On NextDoor	12/14/2021 5:54 PM
35	Work	12/14/2021 1:39 PM



Expanding Housing Choice

in Clackamas County

HB 2001 IMPLEMENTATION PROJECT

Expanding housing choice means providing more housing types and options for residents to improve housing affordability in urban, unincorporated Clackamas County.

Get your questions answered: 6-8 p.m., Feb. 22, 2022

Attachment C3 Expanding housing choice in Clackamas County

PC Policy Session 01/24/2022

Page 2 of 2

In 2009, the Oregon legislature passed a bill to increase housing supply, housing choices and housing affordability. In response, the county must allow “middle housing” (duplexes, triplexes, quadplexes, townhouses, and cottage clusters) in urban areas currently zoned for single-family houses no later than June 30, 2022. The Board of County Commissioners will hold public hearings in spring 2022 before making these code changes.

If you’d like a chance to ask questions or share suggestions with project staff, join us for an online video chat from 6-8 p.m., Tuesday, Feb. 22, 2022. Get the meeting link and find out more about middle housing at www.clackamas.us/planning/hb2001.

To receive project updates by email, contact Ellen Rogalin at ellenrog@clackamas.us.

Questions or comments?

Martha Fritzie: mfritzie@clackamas.us/503-742-4529

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?



Planning and Zoning
150 Beaver Creek Road
Oregon City, OR 97045
www.clackamas.us/planning

Middle Housing Public Engagement, Winter-Spring 2022
ZDO 282: HB2001 Implementation

January 11, 2022

Informing and gathering perspectives from residents and other stakeholders about the state middle housing requirements and our proposed response continue to be vital components of the process of developing middle housing codes.

In addition to maintaining an up-to-date project website, sending email updates to the nearly 300 people on the interested parties, and posting information on social media and in the media, the following specific activities have been/are taking place during the first half of 2022.

- ◆ Community survey (online): Dec. 6 – Jan. 10
- ◆ Community feedback panels (three): Jan. 5, Jan. 26, March 9
- ◆ Focus groups (five): Jan. 6-8
 - Russian
 - Vietnamese
 - Chinese
 - Spanish
 - BIPOC
- ◆ **Planning Commission work session: Jan. 24**
- ◆ Postcard mailed to all property owners in affected zoning districts: Feb. 1 (approximately)
- ◆ **Board of Commissioners Planning Session: Feb. 2**
- ◆ Community Leaders (CPOs/Hamlets): Early February
- ◆ Virtual Q&A session: Feb. 22
- ◆ **Planning Commission Hearings: March 28, April 11 (if needed)**
- ◆ **Board of Commissioners Hearings: April 27, May 11, May 25**

Summary of Proposed Amendments to Section 202, Definitions

Items in **black** are conforming amendments, formatting or other changes for consistency

Items in **red** are mandatory under HB2001

- Add/amend definitions for each middle housing type included in HB2001 (duplex, triplex, quadplex, townhouse and cottage cluster). Add general definition for “middle housing” to include all these housing types for ease of use/reference in subsequent ZDO sections.
- Change reference from “dwelling, attached single-family” to “townhouse” and from “dwelling, two-” and “three-family” to “duplex” and “triplex” to be consistent with terminology used in HB2001 (and its implementing laws) and in the Building Code.
- Change definition of “multifamily dwelling” to include “five or more dwelling units”, rather than the current “four or more dwelling units”. Buildings with four dwelling units are now called quadplexes in the ZDO.

Summary of Proposed Amendments to Section 315, Urban Low Density Residential (R-2.5, R-5, R-7, R-8.5, R-10, R-15, R-20, and R-30), Village Standard Lot Residential (VR-5/7), Village Small Lot Residential (VR-4/5), Village Townhouse (VTH), Planned Medium Density Residential (PMD), Medium Density Residential (MR-1), Medium High Density Residential (MR-2), High Density Residential (HDR), Village Apartment (VA), Special High Density Residential (SHD), and Regional Center High Density Residential (RCHDR) Districts

Items in **black** are conforming amendments, formatting, or other non-substantive changes

Items in **red** are mandatory under HB2001 (or other state legislation)

Items in **blue** are options under HB2001, but alternative may be that the standards for detached single-family dwelling would apply instead

- Amend Table 315-1, *Permitted Uses in the Urban Residential Zoning Districts*, to include a “Dwellings” category, with each type of dwelling a subset of that category. Sort all dwelling types alphabetically within that category.
- Add all new middle housing types to Table 315-1 in applicable Districts. The only substantive changes to Table 315-1 are to the Urban Low Density Residential; Village Standard Lot Residential; and Village Small Lot Residential Districts for the inclusion of middle housing. All other changes to the table are a result of sorting the table and will not affect allowed uses.
- Change existing terms to the new middle housing terms, as identified in Section 202, *Definitions* (duplex, triplex, townhouse, etc).
- Change footnotes to Table 315-1, as necessary, to ensure references to middle housing are consistent with HB2001. Add reference to new Section 845, *Middle Housing*, which contains many of the development and design standards for non-duplex middle housing in Districts subject to HB2001.
- Amend Table 315-2, *Dimensional and Building Design Standards in the Urban Low Density Residential Zoning Districts* to apply building design standards for single-family dwellings to duplexes and to clarify that accessory building standards apply to middle housing as well as detached single-family dwellings (except where specified differently in Section 845).
- Change maximum lot coverage from 40% to 50% in the R7 through R30 Districts. Currently existing lots of record that are smaller than 6,000 SF and were created prior to current zoning already have an allowance for 50% lot coverage, but changing it for all development will both simplify permitting and increase feasibility of middle housing development in these areas.
- Amend footnotes to Table 315-2 to remove minimum lot sizes for townhomes and to establish a District Land Area (DLA) for townhomes that is 1/3rd or 1/4th of the DLA for single-family dwellings, depending on District. This change is necessary for townhomes to comply with HB2001 regulations unless the county chooses to have no density

standards for townhomes or an average lot size of 1,500 SF (equivalent to 29 dwelling units per acre).

- Amend Table 315-3, *Dimensional and Building Standards in the VR-5/7, VR-4/5, and VTH Districts* and its associated footnotes to clarify which standards in Table 315-3 do and do not apply to middle housing in the VR-5/7 and VR-4/5 Districts and include references to Section 845, where appropriate.
- Amend standards in the Sunnyside Village Resource Protection Areas, to (1) be clear & objective, and (2) be subject to a Type 1 review process, rather than Design Review.
- Remove the 3,000SF minimum lot size for the residential development of an existing lot.

Items in **black** are conforming amendments, formatting or other non-substantive changes

Items in **red** are mandatory under HB2001

Items in **blue** are options under HB2001, but the alternative may be that the standards for detached single-family dwelling would apply instead

- Section 845 is an entirely new section which contains specific siting and design standards for certain types of middle housing (triplexes, quadplexes, townhomes and cottage clusters) developed only in the R-2.5, R-5, R-7, R-8.5, R-10, R-15, R-20, R-30, VR-5/7, and VR4/5 zoning districts.
- This section contains general standards for these types of middle housing, including minimum lot sizes for development of triplexes, quadplexes and cottage clusters.
- This section also contains standards specific to each type of middle housing. These standards originated from the state’s Middle Housing Model Code, but have been, in some cases reworded for consistency with terms and structure used in the ZDO, lightly edited for clarity, and, where necessary, amended to be more consistent with current standards in the ZDO for detached single-family dwellings. Staff has been careful to not alter siting and design standards from the Model Code in such a way that they would not meet the standards of (copy here) by being more restrictive than the Model Code or than what is required for single-family dwellings.
 - Triplex & quadplex standards generally include requirements for:
 - Entry orientation;
 - Window coverage on street-facing facades;
 - Garage and off-street parking placement; and
 - Driveway widths and placement. It should be noted that if the standards included in this section are adopted, the county Roadway Standards would need to be amended to allow for narrower driveway widths than are currently allowed for residential development.
 - Townhouse standards generally include requirements for:
 - Entry orientation;
 - Features required on a dwelling to provide unit definition;
 - Window coverage on street-facing facades; and
 - Driveway access and parking.
 - Cottage cluster standards generally include requirements for:
 - Unit sizes and setbacks;
 - Dwelling orientation related to the courtyard and to lot lines;
 - Courtyard size and dimensions; and
 - Landscaping and screening of parking areas.

MEMORANDUM

To: Clackamas County Planning Commission

From: Joy Fields, Senior Planner
Karen Buehrig, Long Range Planning Manager

Date: January 18, 2022

RE: ZDO-282: Land Use Housing Strategies Project (LUHSP) Phase 2 – **Clackamas County Comprehensive Plan Update**

Amending the Zoning and Development Ordinance (ZDO) to address the Middle Housing requirements of HB 2001 has been the central focus of Phase 2 of the Land Use Housing Strategies project. Updating Comprehensive Plan Chapter 6: Housing is another important aspect of the project. Chapter 6, which provides the framework for land use efforts, provides the guidance for the ZDO on housing. Chapter 6 is in dire need of an update since it currently has population projections through 2010. With the work from the Housing Affordability and Homelessness Task Force (HAHTF), including the 2019 Housing Needs Analysis (2019 HNA), and the state mandates related to middle housing, we have begun updating the Comprehensive Plan to reflect our current understanding of housing needs and resources for Clackamas County.

In December 2019, the Board of County Commissioners was given the final report and recommendations from the HAHTF. In January 2020, the Planning Commission received the background on this project and draft Long-Range Planning Issues Paper 2020-1 that synthesized the housing issue from the 2019 HNA within the regulatory framework that includes HB 2001. On January 24, we will provide a brief review of HB2001, followed by an update on draft changes to the Comprehensive Plan.

Most of the Comprehensive Plan updates are in Chapter 6, but there may also need to be slight changes to Chapter 4 to ensure uniformity between chapters and compliance with HB2001. The first step to update Chapter 6 is to review the existing goals as they relate to the work completed by the HAHTF, 2019 HNA, and recent state mandates. The housing goals will then inform the location of existing policies in the chapter and determine if and what modifications to current policies, or any additional policies, are needed.

Following are the current Chapter 6 housing goals, proposed changes and rationale for those changes:

Current Goal	Proposed Goal	Rationale
Meet the needs of the County houseless population through a variety of short- and long-term options.	No change	
Provide opportunities for a variety of housing choices, including low- and moderate-income housing, to meet the needs, desires, and financial capabilities of all County residents to the year 2010.	Encourage development that will provide a range of choices in housing type, density, and price throughout the County.	The proposed text is general enough and addresses the needs, desires, and financial capabilities in a way that can be implemented through the ZDO.

<p>Protect the quality, lifestyle, and values of existing neighborhoods.</p>	<p>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.</p>	<p>We are using an equity lens in all aspect of our review. With that in mind, there is a concern that the current goal may be interpreted by some as intending to keep historically-marginalized people out of existing neighborhoods. The proposed text is inclusive and relates to the livability of Clackamas County for everyone.</p>
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