

DRAFT REVISIONS TO GOAL 10-HOUSING GOALS/POLICIES, AND NEW COMPLETE NEIGHBORHOODS GOALS & POLICIES

Planning Commission Revisions are Noted in Track Changes and New Text is Highlighted Yellow

COMPLETE NEIGHBORHOODS AND HOUSING VISION STATEMENT

We have a wide variety of neighborhoods with high quality, attractive and compatible housing that serves a range of ages, incomes and households. Our distinct and walkable neighborhoods contribute to the city's small town feel. Mixed-use districts enhance adjacent residential areas by providing access to quality jobs, housing, transit, entertainment, services and shopping. Higher density housing is located strategically and sensitively, including along transportation corridors and town centers to preserve the character of our existing neighborhoods.

Goals

1. Provide the opportunity for a wide variety of housing types in locations and environments to meet the needs and preferences of current and future households.

NOTE: Goal 2 below includes track changes for all proposed revisions made to the existing Plan language. In the CAC and PC's review, this goal was listed as a policy under the Affordable Housing section. Staff has since noted that there should be goal language to frame the Affordable Housing policies, as there is for the other policy sections.

2. Provide ~~low to moderate cost opportunities for housing opportunities at price and rent levels commensurate with needs of anticipated and desired current and the full range of current and future residents. 'income levels, to meet Lake Oswego's fair share of local and regional housing needs including single family, multifamily, manufactured housing, special use housing and residential care facilities.~~ opportunities at price and rent levels commensurate with needs of anticipated and desired current and the full range of current and future residents. ~~income levels, to meet Lake Oswego's fair share of local and regional housing needs including single family, multifamily, manufactured housing, special use housing and residential care facilities.~~
3. Preserve and enhance the character of existing neighborhoods.
4. Provide for needed housing while, using land and public facilities as efficiently as possible, and facilitating greater walking, biking and future transit use.
5. Foster distinct and vibrant neighborhood mixed-use villages to serve the daily needs of nearby residents.

Policies

- A. ~~RESIDENTIAL ZONING (Alternate section title "~~HOUSING LOCATION AND QUALITY"??)

A-1 Maintain residential land use designations according to the following locational criteria to support the City's housing goals.

- a. Low Density Residential zoning and Plan designations include the R-15, R-10 and R-7.5 zones. Low density residential zoning is intended for areas:
 - i. Which are currently developed at designated for low density;
 - ii. Where transportation routes are primarily limited to collectors and local streets;
 - iii. Where public services are adequate but development-physical constraints may exist; and,
 - iv. Where sensitivity to the natural environment or the existence of natural hazards indicates warrants a reduced density.
- b. Medium and High Density Residential zoning and Plan designations shall include the R-6, R-5, R-3, R-2 and R-0 zones. Medium and high density residential zoning is intended for areas:
 - i. Which are currently developed at designated for medium and high density;
 - ii. Where there are public services and few development-physical constraints; and,
 - iii. Near arterials or major collector and transit service, and particularly for higher density residential areas, within walking distance of transit, commercial areas and/or employment concentrations.

A-2 Assure that residential densities are appropriately related to site conditions, including slopes, potential hazards and natural features, and to the capacity of public facilities.

A-3 Assure an orderly transition from low-density residential neighborhoods to high density housing, mixed-use and employment uses through incremental changes in zoning or through design and development standards.
~~densities, and between residential and employment uses through transitions in zoning, and through design and development standards.~~

A-4 Require mitigation of adverse impacts such as noise, traffic and visual aesthetics, on differing, adjacent land uses through site and building design.

(NOTE: This is existing Policy 4. The Planning Commission suggested adding it back in.)

A-5 Require mitigation of adverse impacts such as traffic noise, degraded air quality and congestion, on all residential development along freeways, major and minor arterials and major collectors, through site and building design and other measures.

(NOTE: This is existing Policy 5. The Planning Commission suggested adding it back in.)

A-6 Encourage-Provide incentives for energy efficient site and building design, and use of renewable building materials.

(NOTE: This is amended from existing Policy 9. The Planning Commission suggested adding it back in.)

B. HOUSING CHOICE

~~B-1~~ Provide the opportunity for housing that accommodates evolving community needs, including diverse household compositions. ~~types and sizes, ages, income levels, and physical capabilities.~~

~~B-2~~ ~~Create an expanded menu of~~ Expand the range of housing types in appropriate locations, including detached and attached homes centered around shared courtyards.

~~B-2B-3~~ OPTION 1 (CAC-recommended to PC): Provide incentives for the development of secondary dwelling units to increase opportunities for small-scale housing and provide flexibility for households within Lake Oswego's neighborhoods.

OPTION 2 (PC discussion): Provide incentives for the development of secondary dwelling units to increase opportunities for small-scale housing.

OPTION 3 (PC discussion): Provide incentives for the development of attached and detached secondary dwelling units as a means to increase small-scale housing opportunities in Lake Oswego's neighborhoods, provide flexibility for homeowners to accommodate independent family members or care providers, or provide a rental income to help homeowners remain in their homes.

~~B-4~~ Allow diverse types of housing that can accommodate the elderly, including frail elderly; persons with medical disabilities; disabled families and other special needs populations in all zones. (moved from Affordable Housing section)

~~B-5~~ Promote the development of housing that can be adapted to accommodate changing housing needs over time. (moved from Affordable Housing section)

C. AFFORDABLE HOUSING

(*The Affordable Housing Task Force defined "affordable" housing as housing that costs no more than 30% of the gross income of households making no more than 80% of the regional medium income. For renters, housing costs include rent + utilities. The targeted income level should be considered in the plan policies.)

C-1 Set and achieve measurable goals for the production of affordable housing units in Lake Oswego.

~~C-2~~ Provide fair access to housing that does not restrict housing choice or the availability of housing choice because of race, color, religion, sex, disability, familial status, national origin, marital status, sexual orientation, identity gender, or source of income, in addition to any other protected statuses under state, federal or local law.

~~C-2~~ Provide fair access to housing that does not restrict housing choice or the availability of housing choice because of race, color, religion, sex, disability, familial status, national origin, marital status, sexual orientation, identity gender, or source of income, in addition to any other protected statuses under state, federal or local law.

~~Allow special use housing for the elderly, including frail elderly, persons with medical disabilities, disabled families and other special needs populations in all zones. (Note: C-3 from last version moved to Housing Choice)~~

C-3. Provide incentives such as fee waivers, reductions or deferrals, and expedited review processes for the development of affordable housing units.

C-4 (See notes regarding Policy C-45 in staff memo. Staff will share a recommendation for policy C-45 at the April 25 CAC meeting.)

~~**Option 1:** Establish strategies for the provision of affordable housing as part of all Lake Oswego Urban Renewal Agency plans.~~

~~**Option 2 Suggested by CAC Member:** For each urban renewal district providing discretionary incentives to developers, affordable housing goals will be negotiated as part of the development agreement, tailoring the specifics to each district and targets needed to accomplish citywide Affordable Housing goals.~~

C-5. Work toward a goal of “no net loss” of affordable housing.

C-6. Partner with public agencies including the Clackamas County Community Development Department, the Clackamas County Housing Authority, Metro, and the Oregon Department of Housing and Community Services, as well as with non-profit organizations, developers, and others to retain and increase the supply of affordable housing in Lake Oswego.

~~Promote the development of housing that can be adapted to accommodate changing housing needs over time. (Note: C-9 moved to Housing Choice)~~

C-7. Establish incentives and/or other programs to promote remodeling and retrofitting of older, more affordable homes.

D. COMPLETE NEIGHBORHOODS

D-1 Improve residents' ability to safely access neighborhood villages, which include ~~their daily needs such as~~ jobs, school, services, shopping and recreation, by walking, biking or taking transit from their homes.

~~D-1~~D-2 Partner with business and neighborhood organizations to implement the visions and plans for Lake Oswego's Town Centers, Employment Centers, and Neighborhood Villages.

D-3 Create thriving mixed-use Town Centers, Employment Centers and Neighborhood Villages that draw nearby residents to shop, dine, work and play. Provide incentives for the development of medium and higher density housing ~~in Lake Oswego's Town Centers, Employment Centers and Neighborhood Villages~~ as part of stand-alone housing or mixed-use housing and commercial developments in these areas.

~~D-2~~D-4 Create community gathering places or "hubs" throughout the community to provide neighborhood-based locations for social interaction at existing schools, small commercial developments, parks, or other public places.

~~D-3~~D-5 Support the diversity of Lake Oswego's neighborhoods and foster their unique aesthetic and cultural identities.

D-6 Develop and adopt specific Neighborhood Plans and implementing measures consistent with the Comprehensive Plan as ~~the a~~ means to enhance neighborhood livability and achieve desired neighborhood character. If appropriate, implementation may be accomplished through creation of a new zoning district or a new overlay zone.

(NOTE: D-6 is existing Policy 18 in Goal 2, Section 1. The second sentence was added as part of the Infill ordinance in 2010; however, it relates to implementation)

DRAFT REVISIONS TO GOAL 10-HOUSING GOALS/POLICIES, AND NEW COMPLETE NEIGHBORHOODS GOALS & POLICIES

CLEAN COPY That incorporates Planning Commission Feedback

COMPLETE NEIGHBORHOODS AND HOUSING VISION STATEMENT

We have a wide variety of neighborhoods with high quality, attractive and compatible housing that serves a range of ages, incomes and households. Our distinct and walkable neighborhoods contribute to the city's small town feel. Mixed-use districts enhance adjacent residential areas by providing access to quality jobs, housing, transit, entertainment, services and shopping. Higher density housing is located strategically and sensitively, including along transportation corridors and town centers to preserve the character of our existing neighborhoods.

Goals

1. Provide the opportunity for a wide variety of housing types in locations and environments to meet the needs and preferences of current and future households.
2. Provide opportunities for housing at price and rent levels commensurate with needs of anticipated and desired current and future residents.
3. Preserve and enhance the character of existing neighborhoods.
4. Provide for needed housing while, using land and public facilities as efficiently as possible, and facilitating greater walking, biking and transit use.
5. Foster distinct and vibrant neighborhood mixed-use villages to serve the daily needs of nearby residents.

Policies

A. HOUSING LOCATION AND QUALITY

- A-1 Maintain residential land use designations according to the following locational criteria to support the City's housing goals.
- a. Low Density Residential zoning and Plan designations include the R-15, R-10 and R-7.5 zones. Low density residential zoning is intended for areas:
 - i. Which are currently designated for low density;
 - ii. Where transportation routes are primarily limited to collectors and local streets;
 - iii. Where public services are adequate but physical constraints may exist; and,

- iv. Where the natural environment or the existence of natural hazards warrants a reduced density.
- b. Medium and High Density Residential zoning and Plan designations shall include the R-6, R-5, R-3, R-2 and R-0 zones. Medium and high density residential zoning is intended for areas:
 - i. Which are currently designated for medium and high density;
 - ii. Where there are public services and few physical constraints; and,
 - iii. Near arterials or major collector and transit service, and particularly for higher density residential areas, within walking distance of transit, commercial areas and/or employment concentrations.
- A-2 Assure that residential densities are appropriately related to site conditions, including slopes, potential hazards and natural features, and to the capacity of public facilities.
- A-3 Assure an orderly transition from low-density residential neighborhoods to high density housing, mixed-use and employment uses through incremental changes in zoning or through design and development standards.
- A-4 Require mitigation of adverse impacts such as noise, traffic and visual aesthetics, on differing, adjacent land uses through site and building design.
- A-5 Require mitigation of adverse impacts such as traffic noise, degraded air quality and congestion, on all residential development along freeways, major and minor arterials and major collectors, through site and building design and other measures.
- A-6 Provide incentives for energy efficient site and building design, and use of renewable building materials.

B. HOUSING CHOICE

- B-1 Provide the opportunity for housing that accommodates evolving community needs, including diverse household compositions.
- B-2 Expand the range of housing types in appropriate locations, including detached and attached homes centered around shared courtyards.
- B-3 **OPTION 1 (CAC-recommended to PC):** Provide incentives for the development of secondary dwelling units to increase opportunities for small-scale housing and provide flexibility for households within Lake Oswego's neighborhoods.

OPTION 2 (PC discussion): Provide incentives for the development of secondary dwelling units to increase opportunities for small-scale housing.

OPTION 3 (PC discussion): Provide incentives for the development of attached and detached secondary dwelling units as a means to increase small-scale housing opportunities in Lake Oswego's neighborhoods, provide flexibility for homeowners to accommodate independent family members or care providers, or provide a rental income to help homeowners remain in their homes.

- B-4 Allow diverse types of housing that can accommodate the elderly, including frail elderly; persons with medical disabilities; disabled families and other special needs populations in all zones.
- B-5 Promote the development of housing that can be adapted to accommodate changing housing needs over time.

C. AFFORDABLE HOUSING

*(*The Affordable Housing Task Force defined "affordable" housing as housing that costs no more than 30% of the gross income of households making no more than 80% of the regional medium income. For renters, housing costs include rent + utilities. The targeted income level should be considered in the plan policies.)*

- C-1 Set and achieve measurable goals for the production of affordable housing units in Lake Oswego.
- C-2 Provide fair access to housing that does not restrict housing choice or the availability of housing choice because of race, color, religion, sex, disability, familial status, national origin, marital status, sexual orientation, identity gender, or source of income, in addition to any other protected statuses under state, federal or local law.
- C-3 Provide incentives such as fee waivers, reductions or deferrals, and expedited review processes for the development of affordable housing units.
- C-4 *(Staff to bring feedback to April CAC Meeting)*
~~**Option 1:** Establish strategies for the provision of affordable housing as part of all Lake Oswego Urban Renewal Agency plans.~~

Option 2 Suggested by CAC Member: For each urban renewal district providing discretionary incentives to developers, affordable housing goals will be negotiated as part of the development agreement, tailoring the specifics to each district and targets needed to accomplish citywide Affordable Housing goals.
- C-5 Work toward a goal of "no net loss" of affordable housing.

C-6 Partner with public agencies including the Clackamas County Community Development Department, the Clackamas County Housing Authority, Metro, and the Oregon Department of Housing and Community Services, as well as with non-profit organizations, developers, and others to retain and increase the supply of affordable housing in Lake Oswego.

C-7 Establish incentives and/or other programs to promote remodeling and retrofitting of older, more affordable homes.

D. COMPLETE NEIGHBORHOODS

D-1 Improve residents' ability to safely access neighborhood villages, which include jobs, school, services, shopping and recreation, by walking, biking or taking transit from their homes.

D-2 Partner with business and neighborhood organizations to implement the visions and plans for Lake Oswego's Town Centers, Employment Centers, and Neighborhood Villages.

D-3 Create thriving mixed-use Town Centers, Employment Centers and Neighborhood Villages that draw nearby residents to shop, dine, work and play. Provide incentives for the development of medium and higher density housing as part of stand-alone housing or mixed-use housing and commercial developments in these areas.

D-4 Create community gathering places or "hubs" throughout the community to provide neighborhood-based locations for social interaction at existing schools, small commercial developments, parks, or other public places.

D-5 Support the diversity of Lake Oswego's neighborhoods and foster their unique aesthetic and cultural identities.

D-6 Develop and adopt specific Neighborhood Plans and implementing measures consistent with the Comprehensive Plan as a means to enhance neighborhood livability and achieve desired neighborhood character. If appropriate, implementation may be accomplished through creation of a new zoning district or a new overlay zone.