

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

Changes from the April CAC Meeting are Noted in Track Changes

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 the needs of current and anticipated 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. ~~RESIDENTIAL ZONING~~ HOUSING LOCATION AND QUALITY

A-1 ~~Maintain Zone~~ 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 to maintain neighborhood character in ~~for~~ areas:
 - i. ~~Which are currently developed at low density;~~ Where the predominant land use is low-density housing;

- 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-density residential zoning and Plan designations ~~shall~~ include the R-6, R-5 and R-DD zones. Medium-density residential zoning is intended for areas:
- i. Within larger planned developments; or
 - ii. Where land uses or densities transition from low-density residential to high density residential, mixed-use or employment uses; and
 - iii. That are within a half mile of public transit, town centers, employment or neighborhood villages; and
 - iv. Where there are public services and few physical constraints.
~~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.~~
- c. High-density residential zoning and Plan designations shall include the R-3, R-2, R-0 and R-W zones. High-density residential zoning is intended for areas:
- i. Adjacent to employment, mixed-use and other high-density residential development; and
 - ii. Within a quarter mile of both public transit, ~~Near~~ and arterials or major collectors. ~~and transit service, and particularly for higher density residential areas, within walking distance of transit, commercial areas and/or employment concentrations~~
 - iii. Where there are public services and few physical constraints;
- d. Mixed-use residential zoning is intended to encourage new housing in close proximity to public transit, jobs and services within town centers, neighborhood villages, and employment centers.

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 [Provide incentives for the development of secondary dwelling units to increase opportunities for small-scale housing.](#)
- 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 AFFORDABILITY

(For the purpose of these policies, affordable housing is considered housing that costs no more than 30% of the income of households making no more than 80% of the regional medium income (\$58,400 in 2012)).

- C-1 [With interim five year targets, ~~Set-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. [Promote the development of affordable housing in multi-family residential and mixed-use locations near public transit and commercial amenities through incentives such as fee waivers, reductions or deferrals; expedited review processes; or density bonuses.](#)
- C-4. [Work with the Lake Oswego Redevelopment Agency to establish strategies for the provision of affordable housing as part of ~~all~~ Lake Oswego urban renewal ~~Agency~~ plans, ~~z~~ tailoring the strategies to each district.](#)

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

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

D-4 Support the diversity of Lake Oswego’s neighborhoods and foster their unique aesthetic and cultural identities.

D-5 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.