

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

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.

Goal

The City shall:

- a. "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~~provide an adequate supply of safe, sanitary, energy efficient housing at price and rent levels appropriate to the varied financial capabilities of present and future city residents;~~

(Response: Safe, sanitary & energy efficient objectives should be listed in separate policies.)

- b. ~~Protect~~ Preserve the character of existing neighborhoods; ~~and~~

_____ (Response: "Preserve" instead of protect is consistent with the vision statement)

- c. Provide for needed housing while protecting environmentally sensitive areas, using land and public facilities as efficiently as possible, and facilitating ~~greater use of alternative transportation modes~~ walking, biking and future transit use."

- ~~b.c.~~ Foster distinct and vibrant neighborhood commercial villages to serve the daily needs of nearby residents.

(Response: Added to reflect vision statement and Complete Neighborhoods component)

Policies

A. RESIDENTIAL ZONING

1. Maintain ~~the listed~~ residential land use designations ~~and~~ according to the following locational criteria ~~which to~~ support the ~~above~~ City's housing goals.

- a. Low Density Residential zoning shall 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 low density;
- ii. Where transportation routes are primarily limited to collectors and local streets;

- iii. Where public services are adequate but development constraints may exist; and,
- iv. Where sensitivity to the natural environment or the existence of natural hazards indicates a reduced density.

Density Classification	Minimum Square Feet of Area per Unit
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R 15	15,000 sq. ft.
R 10	10,000 sq. ft.
R 7.5	7,500 sq. ft.

~~a.b.~~ Medium and High Density Residential zoning shall include the R-6, R-5, R-3, R-2 and R-0 zones. ~~[PA 1-96/ZC 1-96-1187; 12/17/96]~~ Medium and high density residential areas may be designated in zoning is intended for areas:

- i. Which are currently developed at medium and high density;
- ii. Where there are public services and few development constraints; and,
- iii. Near arterials or major collector and transit service, and particularly for higher density residential areas, ~~in close proximity to~~ within walking distance of transit, commercial areas and/or employment concentrations.

Density Classification	Minimum Square Feet of Area per Unit
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R-6	6,000 Sq. ft.
R-5	5,000 Sq. ft.
R-3	3,375 Sq. ft.
R-2 and R-0	(FAR) Maximum

(Response: Revisions made to condense the policies. The lot sizes for the zones are included in the Community Development Code.)

~~1.2. 3.~~ Assure that residential densities are appropriately related to site conditions, including slopes, potential hazards and natural features, and to the capacity of public facilities.

(Response: This policy could be covered by the Land Use Policies & Regulations section, which will be updated and contained in a separate chapter of the Plan.)

~~6. Assure that residential density is appropriately related to the capacity of public facilities, especially residential streets. Developments shall not generate traffic exceeding the capacity of adjacent streets or intersections.~~

(Response: Combined with policy above.)

~~2.~~

3. Assure an orderly transition ~~from one~~ between residential ~~density~~ densities, and between residential and employment uses ~~to another through~~ through stepped transitions in zoning, and through design and development standards ~~such as landscaping, buffering and screening.~~

(Response: Policy moved up from Policy 12. The development code contains a landscaping standard that applies to all major development, intended to mitigate impacts between dissimilar uses. Transitions can also be achieved through building design standards, and by creating zoning transitions such as designating medium-density residential between commercial and low-density residential uses.)

4. Focus new housing units in Lake Oswego's Town Centers, and Neighborhood Villages by providing incentives for the development of medium and higher-density housing as a component of new commercial re/development. Explore adding housing within employment centers to create a greater mix of uses.

B. HOUSING CHOICE

~~0.1. Provide the opportunity for housing that meets evolving diverse community needs, including various household types and sizes, lifestyles, ages, income levels, and physical capabilities.~~

~~a wide range of housing types to meet the needs of various lifestyles and family types.~~

(Response: Policy language supports goal of providing wide range of housing types to meet current and future household needs).

2. Support the development of an expanded menu of housing types in appropriate locations, including detached and attached homes centered around shared courtyards.

(Response: Public input from the summit demonstrated support for these housing types, but barriers currently exist to facilitating these housing options. The Housing Needs Analysis also showed a demand for more medium-density/smaller housing types.)

~~0.3. Foster the development of secondary dwelling units to increase opportunities for small scale rental housing and provide flexibility for households within Lake Oswego's neighborhoods.~~

(Response: Secondary dwelling units are currently permitted, however development process could be made easier. Strategy identified by the Affordable Housing Task Force and HNA).

~~2. Require design review to determine the actual number of units permitted on a development site through an inventory of site conditions which demonstrates how proposed development is compatible with the site, surrounding uses, other Plan policies and capacity of public facilities.~~

(Response: The number of units permitted on a development site in low density zones is determined by the minimum and maximum density limitations. The development code currently requires design review for attached housing of three or more units and multi-family structures in high density zones but not in single family zones that do not allow multi-family. To

require design review to determine the number of units, based on compatibility with surrounding uses, does not comply with the state's requirement that needed housing must be supplied in zones where there are "clear and objective" standards. The City's code will be updated as part of Periodic Review to ensure a clear and objective process is available for all housing.)

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

(Response: This policy has been implemented in LOC 50.11, the commercial zone site development requirements, LOC 50.17, Planned Developments, Building Design, 50.45 and LOC 50.69, Conditional Use. Not specific to housing.)

~~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.~~

(Response: This policy has been implemented in the Community Development code by LOC 50.47, the Landscape Standard and LOC 50.17, Planned Developments.)

* See former policy 6 listed after policy 2.

~~7. Provide for safe, comfortable, visually attractive streets in new developments.~~

(Response: This policy is appropriately located in the Connected Community section.)

~~8. Link housing density and location to reduce automobile travel by locating high density residential (R-0, R-2 and R-3) and mixed use developments within walking distance of bus lines or transit centers, and preferably clustered so as to avoid strip development. [PA 1-96/ZC 1-96-1187; 12/17/96]~~

(Response: Reflected in revised policy 1.)

~~9. Encourage energy efficient site and building design, and use of renewable building materials.~~

(Response: Address in Community Health & Public Safety/Healthy Ecosystems.)

~~10. Provide for an interconnected street system to encourage pedestrian, bicycle and transit travel and to reduce vehicle miles traveled to local destinations thus reducing energy use, pollution and congestion.~~

(Response: LOC 50.60, the Street Connectivity Standard in the development code implements this policy and is applicable to any development that results in the construction of a street or for construction of any development located on acreage tracks (1.75 is the threshold). This policy is appropriately located in the Connected Community chapter.)

~~11. Place higher density residential, employment and shopping opportunities and public facilities, such as transit and parks, within close proximity where feasible.~~

(Response: Covered by policy 1b.)

~~13. Provide for the active involvement of neighborhood residents and property owners in decisions affecting their neighborhood.~~

(Response: This is addressed in the Civic Engagement chapter, and is provided for in the development code in the neighborhood meeting requirements, LOC 50.77. Also see Complete Neighborhoods section, policy 2.)

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.)

1. ~~15. Provide low to moderate cost opportunities for housing opportunities at price and rent levels commensurate with needs of anticipated and desired 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.~~

(Response: Carries forward vision concept, and price and rent level language from section “a” of existing Housing goal.)

2. ~~16. Assure fair and equal access to housing for all. 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 or source of income.~~

(Response: Revised to describe Fair Housing Act.)

~~17. Support public and private actions which increase housing choices and reduce housing construction costs.~~

(Response: Specific policies to increase housing choice and provide affordable housing are included in other proposed goals and policies.)

~~2.3. Allow special use housing for elderly, including frail elderly, persons with medical disabilities, disabled families and other special needs populations identified in the Clackamas County Comprehensive Housing Affordability Strategy, in all zones in proportion to the local share of regional need.~~

(Response: The development code contains several different types of housing for elderly and those with special needs however, they are only allowed as an outright use in certain zones and as Conditional Uses in other zones.)

~~3.4.~~ ~~18.~~ Actively participate with Metro and Clackamas County in formulating and carrying out the Comprehensive Housing Affordability Strategy and ensuring high quality housing choice for existing and future residents.

(Response: Staff is determining what responsibilities are required to the CHAS.)

~~20. Maintain a cooperation agreement with Clackamas County authorizing provision of rent supplement assistance within the City and enter into agreements with the County Housing Authority to control rents in assisted units, if opportunities arise.~~

(Response: Staff is determining current cooperation opportunities with Clackamas County.)

4.5. Provide incentives for the development of affordable housing units.

(Response: Strategy of incentives could include reduced fees or fee waivers, or expedited review processes. Strategy received support through summit, and recommended by Affordable Housing Task Force.)

5.6. Establish strategies for the provision of affordable housing as part of all Lake Oswego Urban Renewal Agency plans.

(Response: Strategy recommended by Affordable Housing Task Force, and suggested at summit. Strategies could include requiring a percentage of housing units in urban renewal areas to be affordable, or using a percentage of urban renewal funds to assist with affordable housing.)

6.7. Pursue strategies that ensure that there is not a net loss of affordable housing over time.

(Response: Recommended by Affordable Housing Task Force and received support through summit.

7.8. Foster partnerships with non-profit organizations, developers, public agencies and others to retain and increase the supply of affordable housing in Lake Oswego including but not limited to Clackamas County and Metro.

(Response: Builds on existing policy 17 and policy 20.)

7.9. Promote the development of housing that can be adapted to accommodate changing housing needs over time.

7.10. Set measurable goals for the production of affordable housing units in Lake Oswego by 2035.

11. Encourage the retention of existing affordable housing through incentives and/or other programs to promote remodeling and retrofitting of existing dwellings where feasible.

COMPLETE NEIGHBORHOODS

1. Improve the ability of residents to safely access their daily needs such as jobs, school, services, shopping and recreation, by walking, biking or taking transit from their homes.

2. Partner with business and neighborhood organizations to implement the visions and plans for Lake Oswego's town centers, employment centers, and neighborhood villages.

3. Invest in creating thriving mixed-use business and employment districts that draw nearby residents to shop, dine, work and play.

4. Foster the creation of 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.

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