

Complete Neighborhoods & 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.

EXISTING COMPREHENSIVE PLAN GOAL

Lake Oswego's 1994 Comprehensive Plan identifies three goals for housing:

1. Provide the opportunity for a variety of housing types in locations and environments to 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.
2. Protect the character of existing neighborhoods.
3. 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.

WHAT WE'VE HEARD

The 2010 We Love Lake Oswego community survey which received 823 responses, asked a variety of questions about neighborhoods and housing:

- 57 percent of respondents said that "the ability to walk or bike safely to meet daily needs" is one of the three most desirable elements of a great neighborhood, followed by "proximity to high-quality neighborhood schools" (49%) and "caring and connected neighbors" (41%).
- When asked what housing options will be most important to accommodate Lake Oswego residents over the next 25 years, 64 percent said "preservation/rehabilitation of existing housing," followed by "redevelopment of underused/blighted properties" (63%) and "cottage style housing" (59%).
- When asked what will attract more young individuals and families to Lake Oswego, 84 percent of respondents said "quality schools" followed by 46% who said "encourage a wider range of housing options."



PEOPLE, PLACES AND PROSPERITY

As the City develops key elements of the Comprehensive Plan update, sustainability – defined for Lake Oswego as meeting the vital human needs of the present without compromising our ability to meet future needs – is an important consideration. Strategic questions will aid in the decision-making framework moving forward. Planning in a sustainable way means looking at the community as an interrelated system that includes places around us (the natural and built environment), people (that live and work here), and prosperity (of the local economy) that supports society's needs.

People: Providing a range of housing choices for residents of all ages and income levels helps community members meet their basic needs. A range of housing options increases community diversity, resilience and strength. Well-designed housing in proximity to amenities, such as transportation options, parks and shopping contribute to a strong and active community. Quality housing opportunities are energy efficient and less expensive for people to maintain over time.

Places: Housing that is well-designed responds to its context and enhances existing neighborhoods. Construction that incorporates quality local, renewable resources whenever possible also contributes to the local economy.

Prosperity: Housing close to job locations and/or transportation options reduces commuting costs for households. Providing housing in proximity to commercial goods and services helps to support businesses. Using local building material suppliers and construction workers strengthens the city's economy.

HOUSING BACKGROUND

Population

- U.S. Census data shows that Lake Oswego's population is aging. Over the next 25 years, the population over age 65 is expected to increase from 14% to 24% of Lake Oswego's population.
- Residents want to "age in place" where they can maintain their independence with available and appropriate housing, increased mobility and effective services and support. This implies a need for smaller homes located near transportation, shopping and services.
- The 24-55 age cohort is projected to shrink. If trends continue, growth in the younger population group (age 5-14) is likely to remain flat or experience some decline.
- The community has expressed a desire to attract a younger demographic, particularly families with school-age children. Lake Oswego has been less able to accommodate younger working families due to high housing costs, which then impacts school enrollment. This indicates a need for smaller, more affordable housing for younger households.

Housing Stock and Residential Land

- Lake Oswego is primarily a residential community, with 80% of the city's land zoned for housing. 85% of the residential land is zoned for single family homes on lots that are at least 6,000 sq. ft. in size.
- Since 2000, attached housing (e.g. condos, townhomes, duplexes) has made up 70% of new housing development. This reflects both the lack of large vacant parcels remaining for development, and the increasing trend and preference for smaller homes.
- The city has a relatively new housing stock, with only 8% built prior to 1950.
- Housing sale prices reached their peak in 2005 and have since fallen an average of 22%, while still remaining the highest in the region at \$400,800 in March 2011.

POLICY QUESTIONS TO CONSIDER

Based on the Community Vision for 2035, public input, and information compiled in this and other Lake Oswego housing reports, the following questions emerged for further community discussion. Input on these questions will help to guide updates to City goals and policies in order to implement the community vision.

HOUSING

To meet the community's future housing needs and preferences according to the vision statement on the first page, the presentation tonight introduced a range of housing types for consideration.

QUESTION: *Are any missing? Which might best fit the 2035 vision map areas?*

AFFORDABLE HOUSING

While providing opportunities for smaller and attached housing helps to provide lower cost housing opportunities, it does not ensure this housing is affordable. For example, an older apartment building with affordable rents could be replaced with a large new condo building that provides the same number of units but at a much higher cost. The current Comprehensive Plan calls for the City to provide low-to-moderate cost housing opportunities, and Metro's regional plan calls specifically for cities to develop strategies and actions to ensure diverse housing types and to maintain and increase the stock of housing that's affordable to households earning 50% or less of the regional median family income. In Lake Oswego, twenty percent of households earn less than 50% of the median family income (*\$35,600 or less – number based on 2010 Urban Clackamas County income levels*).

The City's Affordable Housing Task Force (2005) came up with several recommendations to retain affordable housing in the city:

- Work toward a goal of "no net loss" of existing affordable housing. Strategies may include incentives to preserve affordable units, fees for tear-downs of affordable units, or relocation programs;
- Support local efforts to establish employer-assisted housing to accommodate people employed in the community;
- Support the efforts of nonprofit housing providers;
- Establish an affordable housing trust fund to create, preserve and maintain affordable housing; and
- Establish a minimum percentage of affordable housing units in all developments that receive assistance from the Lake Oswego Redevelopment Agency (LORA).

QUESTION: *What tools should the City consider to ensure affordable housing is available?*

COMPLETE NEIGHBORHOODS BACKGROUND

- Since the last Comprehensive Plan update much redevelopment has occurred in the downtown, and planning for downtown and the Lake Grove Village Center has supported these areas' designations as pedestrian friendly mixed-use centers with high-density housing and supportive commercial uses.
- The Lake Grove Village Center Plan, adopted in 2008, focuses on transforming Lake Grove to a pedestrian friendly mixed-use center with high density housing and supportive commercial uses.
- The Foothills Plan envisions it as an expansion of the downtown area that is well-served by transit.

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- Eight of the city's neighborhoods have adopted neighborhood plans that describe the unique characteristics of the area and their aspirations for the future.
 - The 2035 Vision Map identifies smaller scale, neighborhood serving mixed-use centers at existing commercial areas: McVey and South Shore, Pilkington and Jean Road, West Lake Grove, Bangy Road, and the Mountain Park Oswego Towne Square Shopping Center. These areas are intended to support future neighborhood housing, and to provide opportunities for residents to walk or bike to nearby stores, services, restaurants and jobs to support their daily needs. Neighborhood Hubs are also identified throughout the city as places where neighbors would gather for social, recreational or cultural activities.
 - Safe walking access to meet daily needs including places for social interaction can provide opportunities to stay healthy and connected, particularly for seniors looking to remain active, healthy and engaged in the community.

POLICY QUESTIONS TO CONSIDER

Complete Neighborhoods

(Discussion tables will focus on 4 different geographic areas around the City.)

1. A component of the 2035 Vision is to create safe connections between, housing, recreation, work, stores, dining, and services. The 2035 Vision Map identifies employment centers, town centers, neighborhood villages, and community hubs. After looking at the map to find these areas, what is needed to meet your daily needs (work, school, shopping, recreation, etc.) within safe walking distance or public transportation from your home?
2. The 2035 Vision Map identifies neighborhood gathering places or "hubs" in places where there is existing neighborhood activity. Looking at the map, are the 2035 vision map hubs generally in the right areas? If not, where should they be and why?
3. The Vision 2035 Map identifies the Kruse Way area primarily as an employment center. There has been some community interest in enlivening this district after 5 p.m. Should the future of Kruse Way include housing and other new amenities. If so, what type?

SOURCES

Lake Oswego Comprehensive Plan, City of Lake Oswego, Adopted 1994.

Draft Lake Oswego Housing Needs Analysis, City of Lake Oswego, 2011.

Community Vision and Values Survey, 2010.

For more information, please see our website at <http://welovelakeoswego.com>