

AGENDA

Troutdale Housing Needs Analysis Final Meeting Troutdale Housing Committee

8/19/2020

6:00 – 9:00 p.m.

Location: Kellogg Room, Troutdale Police Community Center, 234 SW Kendall Court Street

6:00 p.m.	Call to Order, Roll Call, & Pledge of Allegiance	Committee Chair
6:05 p.m.	Public Comment on Non-Agenda Items	Committee Chair
6:10 – 6:30 p.m.	Housing Needs Analysis Update and Housing Strategy Work Session	Arini Farrell
6:30 – 7:30 p.m.	Review of Comprehensive Land Use Plan Goal 10	Arini Farrell
7:30 – 7:40 p.m.	Break	
7:40 – 8:45 p.m.	Continue Review of Comprehensive Land Use Plan Goal 10	Arini Farrell
8:45 – 9:00 p.m.	Project Timeline & Wrap-Up	Arini Farrell

GOAL 10 - HOUSING

The City of Troutdale is committed to providing the opportunity for residents to obtain decent housing at appropriate densities, costs and locations. The City, through its land use planning process, has provided the opportunity for a diversity of housing types and locations.

The neighborhoods of Troutdale provide a safe, healthy, and aesthetically pleasing environment, highly identified with the quality of life in the City. Where possible developed subdivisions have provided open space and retained natural areas with a spacious environment that is valued by the community. As additional residential land is developed, development standards will preserve the sense of openness and separation from the urban congestion of Portland. Within the City's town center higher density development that is sensitive to Troutdale's small-town feel is intended to create a more dynamic and economically sustainable environment.

The last periodic review occurred in 2011. In 2019, the City completed a Housing Needs Analysis (HNA) for the 2020-2040 period to better reflect the current housing supply and needs for Troutdale. The City worked with ECONorthwest and invited stakeholders to participate in this project, which included members of the Planning Commission and housing professionals. The work sessions produced factual current data for this goal as well as the Troutdale Housing Strategy. The HNA was adopted by City Council on June 23, 2020.

DEMOGRAPHICS

Troutdale has changed considerably in the last two decades. The city grew from 13,777 people in 2000 to 16,185 people in 2018. This is an addition of 2,408 people or 17 percent growth during that period. The Average household size is 2.8 persons compared to 2.42 in Multnomah County and 2.58 in Clackamas county, pointing to a greater-than-average share of family households. The 2017 Census Bureau's American Community Survey estimates that the median age in Troutdale is 35.1 years, compared to 36.8 in Multnomah County as a whole.

Troutdale's population is aging with a projected increase from 19 percent of residents over the age of 60 to 22 percent. Median income in Troutdale is well above the County median income, at \$66,224 compared to surrounding communities as shown in the figure below. After adjusting for inflation, Troutdale's median household income (MHI) decreased by about 23 percent from \$86,285 in 1999, to \$66,224 in the 2013–2017 period.

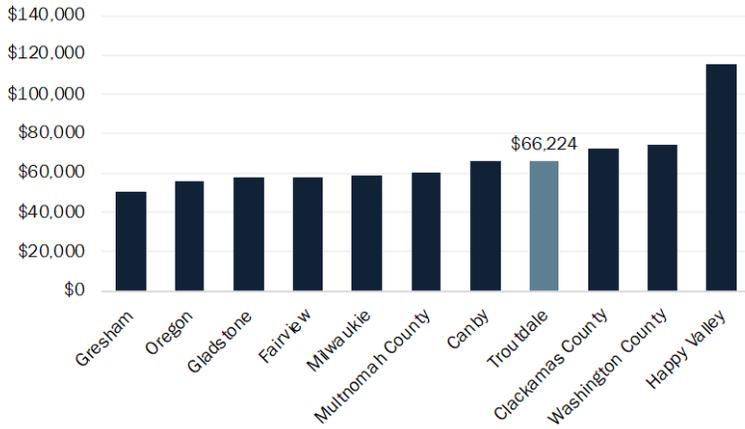


Figure 1 Median Household Income, Troutdale, Multnomah County, and Comparison regions, 2013–2017

Source: U.S. Census Bureau, 2013–2017 ACS 5-year estimate, Table B25119.

Based on census data, Troutdale’s population grew by 106 percent over the 1990 to 2018 period. Troutdale added 8,333 new residents over this time frame, at an average annual growth rate of 2.6 percent, higher than both Multnomah County (1.2 percent) and the Portland region (1.6 percent). However, based on findings from the 2020 HNA, resident population in Troutdale’s city limits is projected to grow by 1,507 people between 2020 and 2040, at an average annual growth rate of 0.44percent.¹

In addition to population growth, Troutdale is also becoming more ethnically diverse. The Latinx population grew from 5 percent of Troutdale’s population in 2000 to 14 percent of the population in the 2013–2017 period, adding about 1,640 new Latinx residents. Troutdale is more ethnically diverse than the Portland region, with the share of Latinx residents in the Portland region making up 12 percent of its population compared to Troutdale’s 14 percent share of Latinx residents.

¹ This forecast of population growth is based on Troutdale’s (city limits) official population forecast from Metro 2040 Population Distributed Forecast (2016). ECONorthwest extrapolated the population forecast for 2015 (to 2020) using an average annual growth rate.

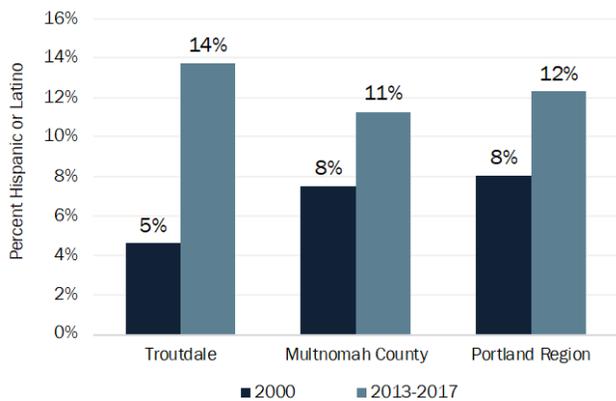
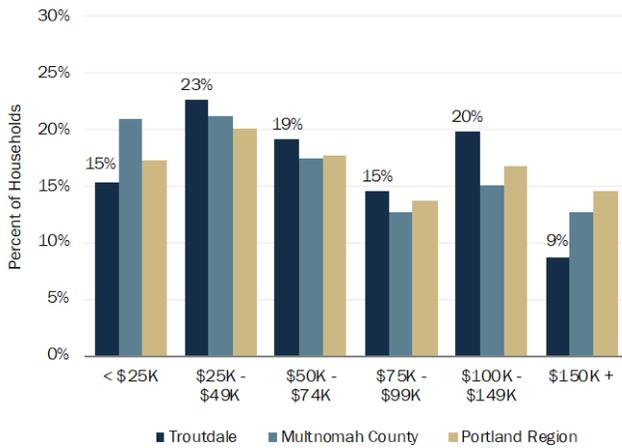


Figure 2 Latinx Population as a Percent of the Total Population, Troutdale, Multnomah County, and Portland Region, 2000 and 2013–2017 Source: U.S. Census Bureau, 2000 Decennial Census Table P008, 2013–2017 ACS Table B03002.

Distribution of Households by Income (2013-2017)



CURRENT HOUSING INVENTORY

The 2020 HNA found that Troutdale is facing a trend towards a more diverse housing stock since the last HNA in 2010. While the City still consists primarily of detached single-family dwellings (making up approximately 72 percent of the total units) and attached single family at 6 percent, multi-family housing types (duplex or more units) have grown from representing about 18 percent of housing in 2000 to 22 percent in 2020. Additionally, since 2000 the total number of dwelling units have increased by 1,095 for a total of 5,972.

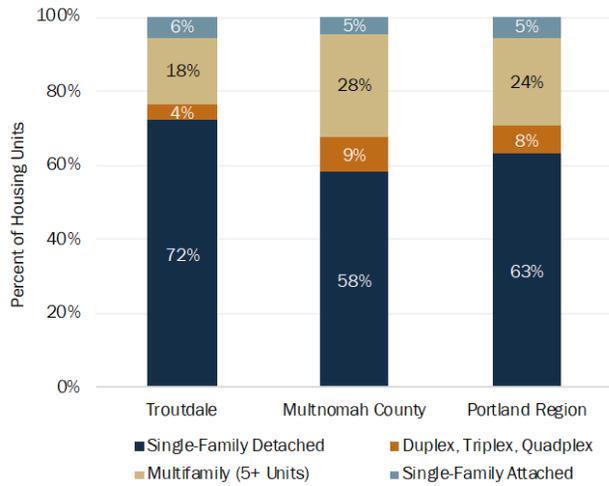


Figure 3 Housing Mix, Troutdale, Multnomah County, and Portland Region, 2013–2017. In 2013–2017, Troutdale’s housing stock included 4,310 single-family detached units, 337 single-family attached units, 239 duplex to quadplex units, and 1,086 units with five or more units per structure.

Source: U.S. Census Bureau, 2013–2017 ACS Table B25024.

Homeownership has decreased in Troutdale during the 2000 to 2013-2017 period, from a rate of 74 percent to 62 percent of homeowners. The rate is still higher than Multnomah County and the Portland region. Most homeowners (97 percent) live in single-family detached housing, while renters (47 percent) live in multifamily housing in Troutdale. Between 2008-2017 no multifamily units were built in Troutdale. However, since 2018 the City’s building division has permitted 372 units of multifamily and single family attached residential units.

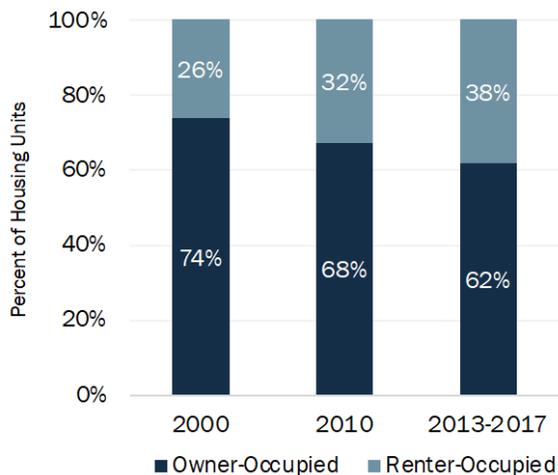


Figure 4 Exhibit 1. Tenure, Occupied Units, Troutdale, 2000, 2010, and 2013–2017

Source: U.S. Census Bureau, 2000 Decennial Census SF1 Table H004, 2010 Decennial Census SF1 Table H4, 2013–2017 ACS Table B24003.

FUTURE HOUSING NEED

One of Troutdale’s greatest assets is its housing affordability. Lower land prices, development costs, and tax rates combine to make housing costs in Troutdale among the lowest in the Portland Metro region. Although this has been steadily increasing in the past decades, the 2020 HNA forecasts that Troutdale will face an increase of 720 dwelling units by the year 2040. This forecast has proven to be on the conservative side and Troutdale is on track to surpass the 720 new dwelling units well in advance, with 372 units under construction between 2018-2020 alone.

	New DU City Limits
Household Forecast 2020	5,824
Household Forecast 2040	6,544
Total New Dwelling Units (2020-2040)	720
Annual Average of New Dwelling Units	36

Figure 5 Exhibit 80. Forecast of Demand for New Dwelling Units, Troutdale City Limits, 2020 to 2040

The key demographic trends that will affect Troutdale’s future housing needs are the aging of Baby Boomers, household formation for Millennials, and growth of Latinx households. About 38 percent of Troutdale’s households are cost burdened (paying 30 percent or more of their household income on housing costs). About 58 percent of Troutdale’s renters, and about 26 percent of Troutdale’s homeowners are cost burdened. While a household could begin to afford Troutdale median rents at

about 50 percent of Troutdale’s median family income, the rates of cost burden among renters suggest that Troutdale does not have enough affordable rental units.

In addition, Troutdale’s economy is changing. The closure of the Reynolds Aluminum plant in the mid-2000’s, changes in the use of land at the Troutdale Airport, and making more land available for industrial development have allowed FedEx Ground and Amazon to locate fulfillment and distribution centers in Troutdale. These and other changes in employment in Troutdale are driving demand for housing that is affordable to people who work in Troutdale.

NEIGHBORHOOD DENSITY

Metro’s adopted 2040 Growth Concept sets the direction for the long-term growth management of the Portland Metropolitan area. Residential neighborhoods are a key component of this concept plan. Contained within the 2040 Growth Concept are identified residential design types referred to as “inner neighborhood” and “outer neighborhood”. An inner neighborhood is characterized by its smaller lot sizes and higher density residential areas located in proximity to employment, shopping, recreation, and other services found along main streets. The outer neighborhood is characterized by its larger lot sizes and lower density residential areas located farther away from the employment centers, shopping, recreation, and other services.

Variable	Mix of New Dwelling Units (2020-2040)
Needed new dwelling units (2020-2040)	720
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	50%
equals Total new single-family detached DU	360
Single-family attached	
Percent single-family attached DU	15%
equals Total new single-family attached DU	108
Duplex, Triplex, Quadplex	
Percent duplex, triplex, quadplex	17%
Total new duplex, triplex, quadplex	122
Multifamily (5+ units)	
Percent multifamily (5+ units)	18%
Total new multifamily (5+ units)	130
equals Total new dwelling units (2020-2040)	720

Figure 6 Forecast of Demand for New Dwelling Units, Troutdale City Limits, 2020 to 2040

The City's Comprehensive Land Use Plan Map provides a variety of density opportunities consistent with state mandated housing rules. The planned mixture of residential uses provides the opportunity for an overall density in excess of eight units per net acre, with at least 50percent of the new residential units being attached or multi-family.

Housing is provided through three residential designations:

- **Low-Density Residential (LDR):** Medium-Density Residential (MDR), and High-Density Residential (HDR). LDR provides for 5.1 dwelling units per net acre on lots smaller than 0.38 acres. For lots between 0.38 and 1.0 acres the future density will be 4.6 dwelling units per gross acre, and for lots larger than 1.0 acres the future density will be 4.2 dwelling units per gross acre.
- **Medium-density residential:** Average density in this plan designation was historically 11.1 dwelling units per gross acre in tax lots smaller than 0.38 acres, and no land is needed for rights-of-ways based on Metro's assumptions. For lots between 0.38 and 1.0 acres the future density will be 10.0 dwelling units per gross acre, and for lots larger than 1.0 acres the future density will be 9.1 dwelling units per gross acre.
- **High-density residential:** Average density in this plan designation was historically 15.3 dwelling units per gross acre in tax lots smaller than 0.38 acres, and no land is needed for rights-of-ways based on Metro's assumptions. For lots between 0.38 and 1.0 acres the future density will be 13.8 dwelling units per gross acre, and for lots larger than 1.0 acres the future density will be 12.5 dwelling units per gross acre.
- **Commercial:** Average density in this plan designation was historically 18.6 dwelling units per gross acre in tax lots smaller than 0.38 acres and no land is needed for rights-of-ways based on Metro's assumptions. For lots between 0.38 and 1.0 acres the future density will be 16.8 dwelling units per gross acre, and for lots larger than 1.0 acres the future density will be 15.2 dwelling units per gross acre.

The City's land use regulations allows duplexes and attached single-family dwellings in all residential zones except R-20. Manufactured homes are permitted in all residential zones, while manufactured home parks are allowed in the R-4 and R-5. In addition, the Planned Development procedure may be used in all residential districts to achieve a 25 percent increase in density.

Housing Type	Residential Plan Designations					Total
	Low Density	Medium Density	High Density	UPA LDR	Commercial	
Dwelling Units						
Single-family detached	122	115	30	88	5	360
Single-family attached	12	50	32	7	7	108
Duplex, triplex, quadplex	8	24	73	3	14	122
Multifamily (5+ units)	0	14	88	0	28	130
Total	142	203	223	98	54	720
Percent of Units						
Single-family detached	17%	16%	4%	12%	1%	50%
Single-family attached	2%	7%	4%	1%	1%	15%
Duplex, triplex, quadplex	1%	3%	10%	0%	2%	17%
Multifamily (5+ units)	0%	2%	12%	0%	4%	18%
Total	20%	28%	31%	14%	8%	100%

Figure 7. Allocation of Needed Housing by Housing Type and Plan Designation, Troutdale City Limits, 2020 to 2040 Source: ECONorthwest.

BUILDABLE LANDS INVENTORY

Buildable land is defined as vacant land excluding restrictions such as land with a slope of 25percent or greater. Land within the 100-year floodplain and the regulated vegetation corridor of rivers, creeks, ponds and wetlands. Buildable land is suitable, available, and necessary for development over time. It may include platted, partially developed, and undeveloped land.

The City of Troutdale maintains a Buildable Lands Inventory (BLI) which documents these lands. The most current BLI completed in 2019 showed that Troutdale is able to accommodate approximately 1,093 new dwelling units.

Residential Plan Designations	Capacity (Buildable Acres)	Capacity (Dwelling Units)	Demand for New Housing	Remaining Capacity (Supply minus Demand)	Land Surplus or (Deficit) Gross Acres
Low Density Residential	43	184	142	42	8
Medium Density Residential	28	258	203	55	5
High Density Residential	25	321	223	98	6
Urban Planning Area LDR	29	120	98	22	4
Commercial	13	210	54	156	8
Total	139	1,093	720	373	32

Figure 8 Comparison of Capacity of Existing Residential Land with Demand for New Dwelling Units and Land Surplus or Deficit, Troutdale City Limits, 2020 to 2040

HOUSING POLICIES

1. General.

- a. Residential developments shall be located in close proximity to employment and shopping facilities to allow Troutdale residents easy, convenient access to job sites and shopping needs.
- b. Residential areas shall offer a wide variety of housing types in locations best suited to each type and shall be developed in a way which will not create environmental degradation.
- c. Establish minimum densities for new residential developments excluding residential dwellings built in conjunction with a commercial use. Also requires that new development achieve at least 80percent of the maximum density per net acre allowed by the zoning district.
- d. Allow development of housing for residents at all income levels in the city.

2. Attitudes.

- a. Recognize that builders and developers are providing a necessary and valuable service and promote mutual cooperation with builders and developers in carrying out the Comprehensive Plan Housing Policies.
- b. Commit to a workable partnership with developers in a spirit of cooperation, and develop adequate housing in a timely and efficient manner.
- c. Work with builders and developers in creating a positive image of the City of Troutdale as a desirable place to live, work, and do business.

d. Provide opportunities for development of housing affordable to all income levels.

3. Fees and Charges.

- a. Ensure that fees and charges are not arbitrary, unfair, or unnecessary.
- b. Review fees and charges annually to determine if they are as reasonable and as fair as possible.
- c. Fees and charges directly attributable to growth shall be tied to capital improvement projects that are needed to accommodate growth. Services and facilities that benefit the general public should be shared by the general public.

4. Ordinances and Standards.

- a. Recognize that the Development Code should set the minimum standards and not go beyond issues which are essential for the public health, safety, and welfare.
- b. Adopt standards for zone changes and subdivision plat reviews which are clear, nonarbitrary, and objective.
- c. Periodically review standards to determine whether they are vague, discretionary, or subjective and take necessary action to make these standards clear and objective.

d. Identify funding sources to support development of infrastructure and housing affordability programs.

Commented [AF1]:

Commented [AF2]: *Housing Strategy- Policy 3. Provide opportunities for development of housing affordable to all income levels. Provide opportunities to develop a broad range of accessible and affordable housing (affordable housing is defined as housing for which persons or families pay 30percent or less of their gross income for housing, including necessary and essential utilities), including housing development for very low and low-income affordable housing and middle-income affordable housing. Development of affordable housing should be encouraged in a variety of locations across the city.*

5. Time.

- a. Recognize the increasing cost of time delays. Streamline the land development and permit issuance processes where possible to reduce unnecessary delays.
- b. Schedule Planning Commission meetings twice a month, when necessary, if the developer can provide answers within that period, in order to prevent an unnecessary one-month delay.

6. Alternative Housing Types.

- a. Maintain an adequate supply of land to provide for housing types within the City’s residential land use categories consistent with findings from housing needs analyses.

b. Ensure an adequate supply of land is available and serviced. Plan for a 20 year of suitable land with urban services and the necessary services for Troutdale to meet housing needs within the existing planning area.

c. Provide opportunities for housing development to meet the City’s identified housing needs.

- d. Recognize condominium ownership as a legitimate and affordable housing alternative.
- e. Recognize the need for housing for senior citizens and other residents in the city with special needs, such as physical or other disabilities. Allow senior center and special needs complexes, or other developments that serve primarily senior citizens and those with special needs.
- f. Recognize single-family attached homes as a legitimate and desirable alternative to single-family detached homes and allow them in areas designated for high and medium density residential development.
- g. Recognize the use of “zero lot line” siting as a method of increasing the usable outdoor area of a detached single-family lot.
- h. Recognize multiple-family dwellings as a legitimate and needed housing type in Troutdale and allow multiple-family developments in areas designated for such in the Comprehensive Plan.
- i. Allow a mix of housing types as part of a Planned Development as an attractive and desirable alternative to providing just a single type of housing in a subdivision.
- j. Allow a mix of multiple-family dwellings, professional offices, limited commercial in the high density residential areas, and town center planning area outlined in the Comprehensive Plan.
- k. Allow manufactured homes parks and an affordable alternative housing type in areas designated medium density residential.
- l. Provide for manufactured home park developments under clear and objective standards.

7. Neighborhood Character.

- a. Consider the need for neighborhood identity during the subdivision review process in terms of street patterns and lot arrangement, access to major streets, and relationship to surrounding land uses.

Commented [AF3]: *b. Policy 1: Ensure an adequate supply of land is available and serviced. Plan for a 20 year supply (through 2040) of suitable land with urban services and the necessary services for Troutdale to meet housing needs within the existing planning area*

Commented [AF4]: *Policy 2: Provide opportunities for housing development to meet the City’s identified housing needs. Provide opportunities for development of a range of housing types that are affordable to households at all income levels as described in the Troutdale Housing Needs Analysis. These housing types include (but are not limited to) single-family detached housing, accessory dwellings, cottage housing, manufactured housing, townhouses, duplexes, triplexes, quadplexes, and multifamily products (including apartments).*

b. Allow the establishment of neighborhood groups in order to give citizens within a neighborhood more identity with that particular neighborhood.

8. Housing Rehabilitation.

a. Pursue methods of improving the quality of deteriorated housing stock, particularly in the downtown area, in order to upgrade the total housing stock.

b. Identify easy, low-cost incentives the City can offer to homeowners to repair and upgrade poor quality housing stock.

9. Housing Quality. Enforce the codes mandated by the State of Oregon for residential dwellings, recognizing that all codes are minimum codes. Encourage the construction of high quality homes appropriate to the local climate. "Quality" shall be in relationship to the structural aspects of the home and not the size, design, or type of home. ~~Adopted by Ord. No. 805, of May 12, 2011~~

GOAL 10 - HOUSING

[Amended by Ord. 805, ef. 5/12/11]

The City of Troutdale is committed to providing the opportunity for residents to obtain decent housing at appropriate densities, costs and locations. The City, through its land use planning process, has provided the opportunity for a diversity of housing types and locations.

The neighborhoods of Troutdale provide a safe, healthy, and aesthetically pleasing environment, highly identified with the quality of life in the City. Where possible, developed subdivisions have provided open space and retained natural areas with a spacious environment that is valued by the community. As additional low density residential land is developed, development standards will preserve the sense of openness and separation from the urban congestion of Portland. Within the City’s town center, higher density development that is sensitive to Troutdale’s small town feel is intended to create a more urban environment.

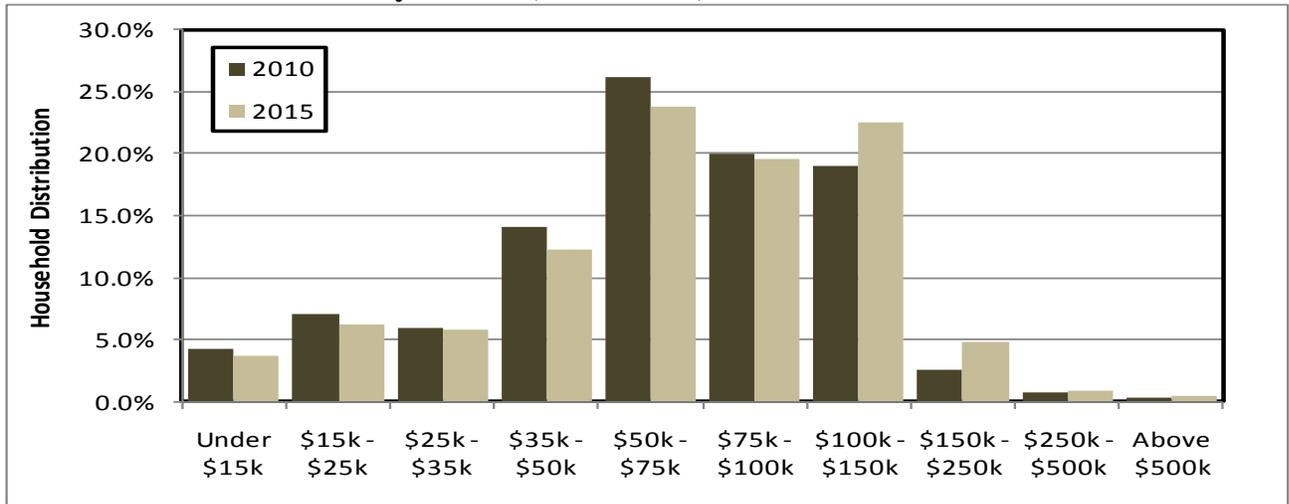
DEMOGRAPHICS

In 2010, there was an estimated population of 15,595 people, living in 5,447 households (excluding group living situations). Average household size is 2.8 persons (compared to 2.5 statewide), pointing to a greater-than-average share of family households.

The Census American Community Survey estimates that the median age in Troutdale is 32.4 years, compared to 35.4 in Multnomah County as a whole. 23.9% of Troutdale’s population is comprised of school-aged children, while 5.5% of the population is age 65 or older.

Median income in Troutdale is well above the County median income, at \$62,900 compared to \$49,000 per year. The bulk of households in the City make between \$50,000 and \$150,000 per year.

Distribution of Households by Income (2010 – 2015)



SOURCE: Claritas Inc., Johnson Reid LLC

CURRENT HOUSING INVENTORY

The City’s existing housing stock (as of 2010) consists primarily of detached, single-family dwellings, making up approximately 75% of the total units. Attached and multi-family housing types (duplex or more units) represent about 18% of the total and manufactured dwellings make up roughly 7%. The estimated total number of housing units in the City exceeds 5,900.

An estimated 74% of units are owner-occupied and 26% renter-occupied. Nearly 80% of units have been built since 1970.

FUTURE HOUSING NEED

One of Troutdale’s greatest assets is its housing affordability. Lower land prices, development costs and tax rates combine to make housing costs in Troutdale among the lowest in the Portland Metro region. Escalating housing costs within other parts of the region have placed additional demand for housing in Troutdale.

As the local population increases and diversifies, a variety of new housing types will be needed in the area. Housing analysis completed in 2010 projects that over 4,000 new residents might move to Troutdale over a 20-year period. There is a need for 1,761 new housing units by 2030, with a stronger emphasis on new ownership units. This is because analysis of the current supply finds a shortage of ownership units, and a surplus of rental units. Therefore, to rebalance the supply with the projected future need profile, more new ownership units will be needed than rental units, while the current surplus of rental units needs to be absorbed.

Of the new units needed, the largest share (44.5%) is projected to be single family types, due again to the stronger need for new ownership housing. The remainder will be some form of attached housing. The projected preferences for future unit types are based upon historically permitted units from the past ten years, cross referenced with the profile of currently available buildable lands, and how that will shape future inventory.

NEIGHBORHOOD DENSITY

Metro’s adopted 2040 Growth Concept sets the direction for the long-term growth management of the Portland Metropolitan area. Residential neighborhoods are a key component of this concept plan. Contained within the 2040 Growth Concept are identified residential design types referred to as “inner neighborhood” and “outer neighborhood”. An inner neighborhood is characterized by its smaller lot sizes and higher density residential areas located in proximity to the employment, shopping, recreation, and other services found along main streets. The outer neighborhood is characterized by its larger lot sizes and lower density residential areas located farther away from the employment centers, shopping, recreation, and other services.

The City’s Comprehensive Land Use Plan Map provides a variety of density opportunities. Consistent with state mandated housing rules, the planned mixture of residential uses provides the opportunity for an overall density in excess of eight units per net acre, with at least 50% of the new residential units being attached or multi-family.

Housing is provided through three residential designations: Low-Density Residential (LDR), Medium-Density Residential (MDR), and High-Density Residential (HDR). LDR provides for an average of five dwelling units per net acre, MDR provides for an average of 8.5 dwelling units per net acre, and HDR provides for an average of 21 dwelling units per gross acre. The City’s land use regulations allow duplex and attached single-family dwellings in all residential zones except R-20. Manufactured home parks are permitted in the R-5 and R-4 districts. In addition, the Planned Development procedure may be used in all residential districts to achieve a 25% increase in density.

BUILDABLE LANDS INVENTORY

Buildable land is defined as vacant land excluding land with a slope of 25% or greater, land within the 100-year floodplain and the regulated vegetation corridor of rivers, creeks, ponds and wetlands. Buildable land is suitable, available, and necessary for development over time. It may include platted, partially developed, and undeveloped land.

The City of Troutdale maintains a Buildable Lands Inventory which documents these lands. The inventory is updated annually.

THE CITY ESTABLISHES THE FOLLOWING POLICIES TO GUIDE DEVELOPMENT OF ITS FUTURE HOUSING.

1. General.
 - a. Residential developments shall be located in close proximity to employment and shopping facilities to allow Troutdale residents easy, convenient access to job sites and shopping needs.
 - b. Residential areas shall offer a wide variety of housing types in locations best suited to each type and shall be developed in a way which will not create environmental degradation.
 - c. Establish minimum densities for new residential developments excluding residential dwellings built in conjunction with a commercial use. Require that new development achieve at least 80% of the maximum density per net acre allowed by the zoning district.
 - d. Allow development of housing for residents at all income levels in the city.

2. Attitudes.
 - a. Recognize that builders and developers are providing a necessary and valuable service and promote mutual cooperation with builders and developers in carrying out the Comprehensive Plan Housing Policies.
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- e. Recognize the use of “zero lot line” siting as a method of increasing the usable outdoor area of a detached single-family lot.
- f. Recognize multiple-family dwellings as a legitimate and needed housing type in Troutdale and allow multiple-family developments in areas designated for such in the Comprehensive Plan.
- g. Allow a mix of housing types as part of a Planned Development as an attractive and desirable alternative to providing just a single type of housing in a subdivision.
- h. Allow a mix of multiple-family dwellings and professional offices, or limited commercial, in the high density residential areas and town center planning area outlined in the Comprehensive Plan.
- i. Allow manufactured homes parks as an affordable alternative housing type in areas designated medium density residential.
- j. Provide for manufactured home park developments under clear and objective standards.

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- a. Consider the need for neighborhood identity during the subdivision review process in terms of street patterns and lot arrangement, access to major streets, and relationship to surrounding land uses.

- b. Allow the establishment of neighborhood groups in order to give citizens within a neighborhood more identity with that particular neighborhood.
8. Housing Rehabilitation.
- a. Pursue methods of improving the quality of deteriorated housing stock, particularly in the downtown area, in order to upgrade the total housing stock.
 - b. Identify easy, low-cost incentives the City can offer to homeowners to repair and upgrade poor quality housing stock.
9. Housing Quality. Enforce the codes mandated by the State of Oregon for residential dwellings, recognizing that all codes are minimum codes. Encourage the construction of high quality homes appropriate to the local climate. “Quality” shall be in relationship to the structural aspects of the home and not the size, design, or type of home. [Adopted by Ord. No. 805, ef. May 12, 2011]