

SECTION 9.400 HOUSING

OVERVIEW

Goal 10 addresses housing in Oregon and provides guidelines for local governments to follow in developing their local comprehensive land use plans and implementing policies. Goal 10 requires incorporated cities to complete an inventory of buildable residential lands and encourage the numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households.

Housing is at the core of vibrant communities, supporting industry, job growth, services and City amenities. As communities change and grow over time, the City of Millersburg must plan for housing that meets the needs of current and future community members. Planning efforts are guided by information about the housing market and the factors that affect residential development, including changes in the housing market and shifting demographics, as well as community preferences and priorities. Understanding trends and community goals is key to informing the City's policy development related to housing and options for addressing unmet housing needs in Millersburg. As of 2022, data indicates the following key findings regarding current and future housing needs in Millersburg (2022 *Housing Needs Analysis*):

- **Millersburg's population is forecast to continue growing.** The Millersburg population is forecast to grow from 2,937 people in 2021 to 4,883 people in 2041, an increase of 1,946 people. This population growth will occur at an average annual growth rate of 2.6%. By comparison, Millersburg added 2,199 new residents between 2000 and 2020, at an average annual growth rate of 7.7%.
- **Millersburg needs to plan for 719 new dwelling units.** The growth of 1,946 people will result in demand for 719 new dwelling units over the 20-year planning period, averaging 36 new dwelling units annually. Currently, Millersburg's housing stock is predominantly single-family detached housing units.
- **There will likely be a shift in the types of housing that are needed in Millersburg in the future.** The factors driving that shift include changes in demographics and decreases in housing affordability. The aging of the Baby Boomers and the growth of younger and diversified Millennial households is likely to result in increased demand for a wider variety of housing that are affordable and appropriate for both the elderly and families with children.

INSERT HOUSING STOCK GRAPHIC

GOALS AND POLICIES

HOUSING GOAL: **The City shall provide the opportunity for a full range of housing options in order to meet the various needs and preferences of existing and future residents, while retaining the character, quality and livability of Millersburg’s neighborhoods.**

HOUSING POLICIES

Plan for new neighborhoods

1. Plan for a 20-year supply of suitable land for Millersburg to meet housing needs through regular monitoring and adjustments of available residential land.
2. Identify opportunities to ensure the housing supply includes a variety of housing types and unit sizes, in appropriate locations in the City, that support a range of housing prices.
3. Encourage housing that is of a design and quality compatible with the neighborhood in which it is located.
4. Promote the development of new housing in areas with access to services, amenities, and transportation connections.
5. Encourage construction practices that result in high-quality development and reduce the industry’s impact on the environment.
6. Encourage innovative design and planning concepts to reduce the cost of housing and services through code review procedures.
7. Ensure a balanced ratio of jobs to housing by regularly assessing residential land needs relative to employment land needs.
8. Coordinate with partners and service providers to develop infrastructure that supports residential development.
9. Utilize UGB expansion areas for the development of new master-planned, mixed-use communities that are highly walkable and serviceable with public transit.

Retain the quality and character of existing neighborhoods

1. Preserve the quality of existing neighborhoods and ensure that new neighborhoods and infill partitions and divisions fit with Millersburg’s character and landform.
2. Retain the rural character of Millersburg’s large lot residential lands north of NE Conser Road and west of NE Old Salem Road.
3. Maintain high-quality housing conditions through enforcement of codes and ordinances.
4. Ensure land uses allow for the efficient provision of public facilities and transportation networks.

Provide housing opportunity for all

1. Provide opportunities for housing at price and rent levels commensurate with the needs of current and anticipated residents.
2. Support the need for all citizens of the community to obtain adequate housing regardless of their income, age, race, religion, sex or ethnic background.
3. Support homeownership and rental opportunities for all housing types.
4. Provide opportunities for elderly residents to age in place by encouraging the development of housing types that are affordable and accessible, such as accessory dwelling units and retirement communities.
5. Collaborate with services, programs and organizations that provide opportunities for development of lower cost housing in areas with access to jobs, public transportation, open spaces, schools, and supportive services and amenities.
6. Maintain information and resources on available housing, financing programs, and assistance programs in both the public and private sector that are suited to the needs of the community.
7. Ensure the land use code includes “clear and objective” standards for housing development and does not have the effect of discouraging needed housing through unreasonable cost or delay or reducing the proposed housing density already allowed by zoning.
8. Ensure existing manufactured home parks shall continue to be allowed within the locational criteria of the land use code and protected from redevelopment to maintain Millersburg’s existing affordable housing stock.
9. Streamline the permitting process to reduce cost and delay of new housing units.
10. Promote the development of accessory dwelling units as a means to contribute to the overall housing stock and rental market.
11. Allow manufactured homes on individual lots to increase housing choices.