



Comprehensive Plan Housing Chapter Update Project

Summary of Outreach Activities

June 2022

The City of Millersburg is undergoing an update to the Housing Chapter of its Comprehensive Plan. The City recently completed a Housing Needs Analysis (HNA) and Buildable Lands Inventory (BLI) that is intended to provide data and background to the development of updated goals and policies for the Housing Chapter of the Comprehensive Plan. The Housing Chapter update is also in preparation for a larger update to other chapters of the Comprehensive Plan, given the City's critical mass of newly updated data, planning efforts and technical analyses such as a newer Transportation System Plan, Sewer Master Plan, Development Code, Parks Master Plan, and an upcoming Economic Development Analysis.

The Comprehensive Plan is the City's leading policy document regarding land use and development over a 20-year planning horizon. This document identifies goals and policies for a variety of topic areas based on where we are as a City today, and where we want to be in the future. The topic areas covered in a Comprehensive Plan are directed by Oregon's Statewide Planning Goals. To implement the Comprehensive Plan, goals and policies are codified through the City's development code, zoning map, and other regulatory tools over time.

As part of the planning process for this project, and to complement the findings from the City's recently completed HNA and BLI, City staff lead outreach and engagement efforts to better understand the community's experiences and priorities related to housing in Millersburg. Conducted between March and June 2022, this process reached more than 175 community members through an online survey, Open House and two community events. The purpose of the outreach efforts was to ask the following types of questions:

- What kind of housing do you live in now?
- What are your housing preferences?
- Does your home fit your household needs in the future? And for friends, and family?

This memorandum summarizes the key themes identified during the community outreach process. A compilation of community feedback can be found in the Appendix B.

Community Events and Open House

City staff set up a booth at the Community Grange on May 13th and the Farmers' Market on June 1st. In addition, a public Open House was hosted on May 18th. Staff interacted with approximately 40 community members across all events. The events were promoted through a city-wide mailer, and posted on NextDoor, the City's website and project webpage, City listervs, and the City Hall digital reader board.

Materials at the events encouraged community members to share what housing they currently live in today, the housing types that they like best, and what kind of housing they foresee needing for their family and neighbors in the future.

Almost all community members noted that they lived in single-family homes, the predominant housing type in Millersburg. Generally, community members expressed a desire to maintain large lots and single-family homes throughout the City in the future. Most indicated single-family homes as their preferred housing type. There was some interest in cottage cluster housing and ADUs as well. Apartments and duplexes were the least preferred.

Other general comments included:

- Maintain 10,000 square foot residential lots
- Refrain from the development of apartment buildings and other multi-family complexes
- Ensure adequate parking for all housing types
- Explore expanding City limits to the north to accommodate more housing
- Encourage the development of Accessory Dwelling Units (ADUs)
- Build a retirement home so residents can stay in the community and age in place

At the Open House, community members had an opportunity to review and comment on the City's current housing policies. Few comments were received on the current housing policies; conversation primarily focused on discussing new housing development and why people chose to move to Millersburg. People cited more affordable homes on larger lots, while having close access to City amenities, as the primary reasons for choosing to have a home in Millersburg.

All those who participated in the Open House or engaged at the community events were encouraged to visit the project website to learn more and take the online survey to provide further comments.



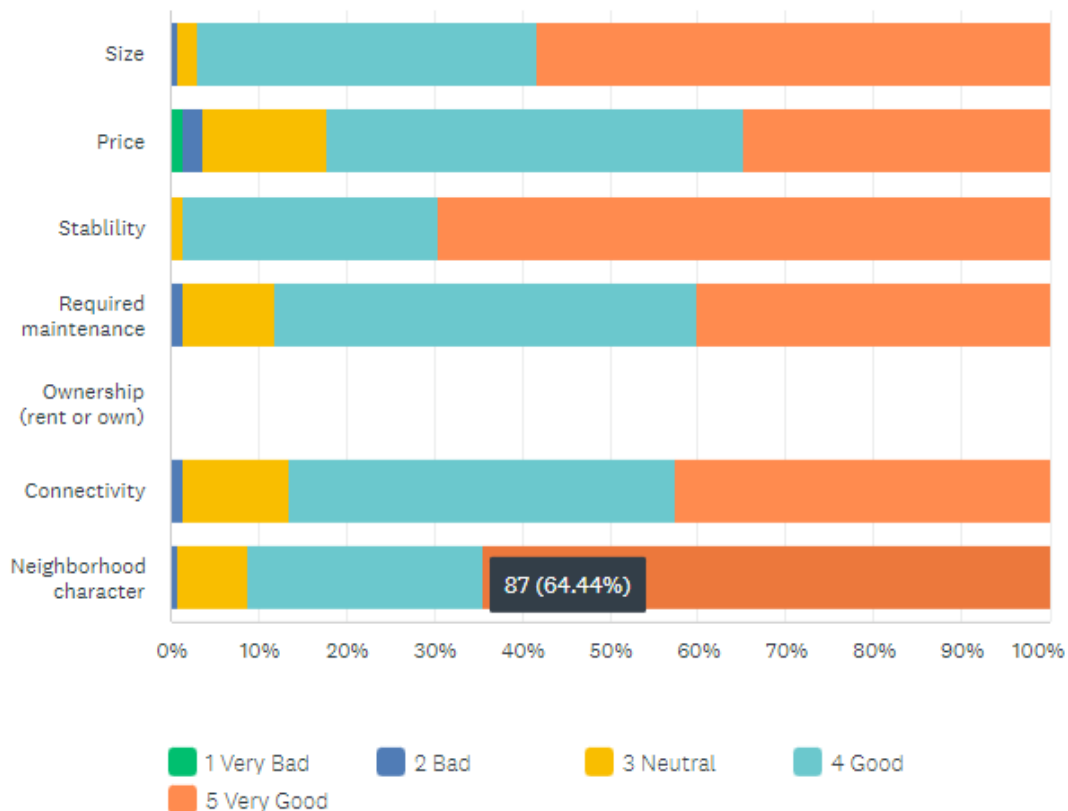
Online Survey

Concurrently with the Open House and outreach at the Farmers' Market and Community Grange, an online survey was open from March 17th to June 6th. There were 137 responses to the online survey. The survey was promoted through a city-wide mailer, and posted on NextDoor, the City's website and project webpage and City listervs. The following summary provides a high-level snapshot of some key survey questions; the raw data, including open-ended responses, are included as an Appendix to this document. Note that this is not a statistically valid survey and is only meant to qualitatively explore themes on the topic of housing. The qualitative comments throughout the survey tended to echo the comments received in face-to-face outreach, a strong preference for 10,000 square foot lots and single-family homes. These comments are attached.

Current Housing

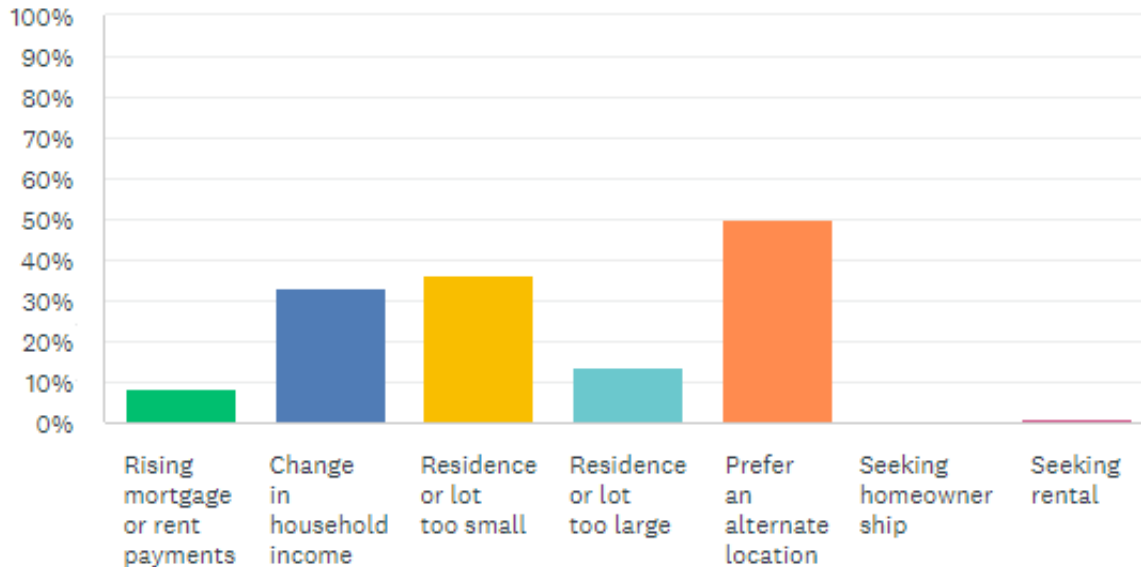
Nearly all respondents noted that they currently lived in a single-family house that they own. Respondents were asked to rate whether their current home is a good fit for their household based on size, price, stability (ownership, long-term lease), required maintenance (home/yard work, remodel, etc.), ownership (rent or own), connectivity (for work, school, shopping, etc.), and neighborhood character (Exhibit 1). Respondents were more likely to indicate that their home was a good fit in terms of size, providing stability, and neighborhood character, and less likely to indicate their home was a good fit in terms of cost and maintenance.

Exhibit 1. Is your current home a good fit for your household? Please rate each feature of your home on a scale of 1 to 5 with 1 being "Very Bad" and 5 being "Very Good".



When asked what factors may influence a decision to move in the next five or ten years, most respondents indicated that it would be because they would prefer an alternate location (Exhibit 2). Seeking a different housing opportunity (rental or homeownership), the size of the house or a change in household income were the least likely factors.

Exhibit 2. What factors might influence your decision to move in the next five or ten years? Please select your top two factors.



Housing Need

Respondents were asked to identify what housing types are needed to meet the needs of their family and community today, and in the future. This included single-family homes, cottage housing, apartments or condominiums, ADUs, duplex/triplex/quadplex, live-work units, tiny homes, townhouses, mixed-use units, manufactured housing, or courtyard apartments. Generally, all community members felt that both their family and neighbors required single-family homes to meet their needs today, though there was more variation in needed housing types for friends and neighbors. When thinking about the future, respondents were more likely to identify a greater variety of housing types for both their family and friends, but single-family homes was still the dominant identified need. Similar to need, when asked what housing types respondents would like to see in their neighborhood versus across the City as a whole, respondents were more likely to want to see a greater variety of housing types throughout Millersburg than in their neighborhood, with single-family housing continuing to be the predominant theme.

Housing Impacts

Respondents were asked to identify what different housing types would bring to the community, whether it be attractive new housing, revitalization of existing neighborhoods, providing more housing options within the City or within the neighborhood, efficient use of existing infrastructure, increased property value, or support for more community amenities (Exhibit 3). Single-family homes were most likely to contribute to attractive new housing and the revitalization of existing neighborhoods.

Apartments/condominiums, courtyard apartments and live-work units were more likely to provide a greater variety of housing options citywide, while tiny homes would provide more housing options within neighborhoods. Live/work units and apartments/condominiums were generally cited as providing a more efficient use of existing infrastructure, though single-family homes would provide increased property values. Cottage housing, duplex/triplex/fourplex and townhouses were least likely to be cited as providing a potential increase in property value. Mixed-use and live-work units were more commonly identified as being able to provide support for more amenities such as retail, transit and parks than other housing types.

Exhibit 3. For the different types of housing listed below, what would each type best provide for the community?

	Attractive New Housing	Revitalization of Existing Neighborhoods	Variety Housing Options Citywide	More Housing Options Within Neighborhoods	Efficient Use of Existing Infrastructure	Increased Property Values	Support For More Amenities (Retail, Transit, Parks)
Single-family home	83%	32%	9%	10%	31%	57%	39%
Mother-in-law unit	42%	22%	22	40%	48%	31%	24%
Tiny house	18%	18%	44%	62%	36%	13%	23%
Manufactured home	18%	14%	50%	32%	32%	11%	36%
Cottage housing	53%	20%	50%	48%	38%	8%	30%
Duplex/triplex/fourplex	25%	25%	50%	44%	44%	9%	44%
Townhouse	46%	23%	51%	49%	43%	6%	43%
Courtyard apartment	30%	20%	57%	37%	43%	13%	47%
Apartment/condo	27%	23%	63%	33%	50%	10%	53%
Live/work unit	29%	16%	58%	32%	55%	19%	68%
Mixed-use	21%	24%	48%	28%	48%	14%	72%

Housing Concerns

Finally, respondents were asked to identify concerns with different housing types. This included increased traffic, increased demand for parking, design compatibility, bulk/size of new housing, increased demand for local amenities (parks, schools, etc.), increased crime, decreased property values.

When asked about concerns that respondents had about various housing types, the most commonly cited concerns included increased traffic and parking demand and impacts to property taxes, regardless of housing type. The concerns that were least cited included design compatibility and bulk and size of new housing. Apartments/condominiums garnered the greatest number of concerns overall.

To review the online survey, refer to Appendix A. To review the survey's open-ended comments and the raw data, please refer to the Appendix B.

APPENDIX A. ONLINE SURVEY

Introduction

Housing is at the core of vibrant communities, supporting industry, job growth, and institutions. As communities change and grow over time, the City of Millersburg must plan for housing to meet the needs of current and future residents.

Housing is one of the key topic areas in the City's Comprehensive Plan. The Comprehensive Plan is the City's leading policy document regarding land use and development over a 20-year planning horizon. It includes goals and policies that are codified through the City's development code, zoning map, and other regulatory tools over time. *See the City of Millersburg's zoning map, including current City limits, below.*

The City's existing Comprehensive Plan was created when the City incorporated in 1974. Since then, the City has grown and the goals and policies in the Housing Chapter are out of date with current trends and forecasts. This project will update the goals and policies of the Housing Chapter of the Comprehensive Plan to address housing needs.

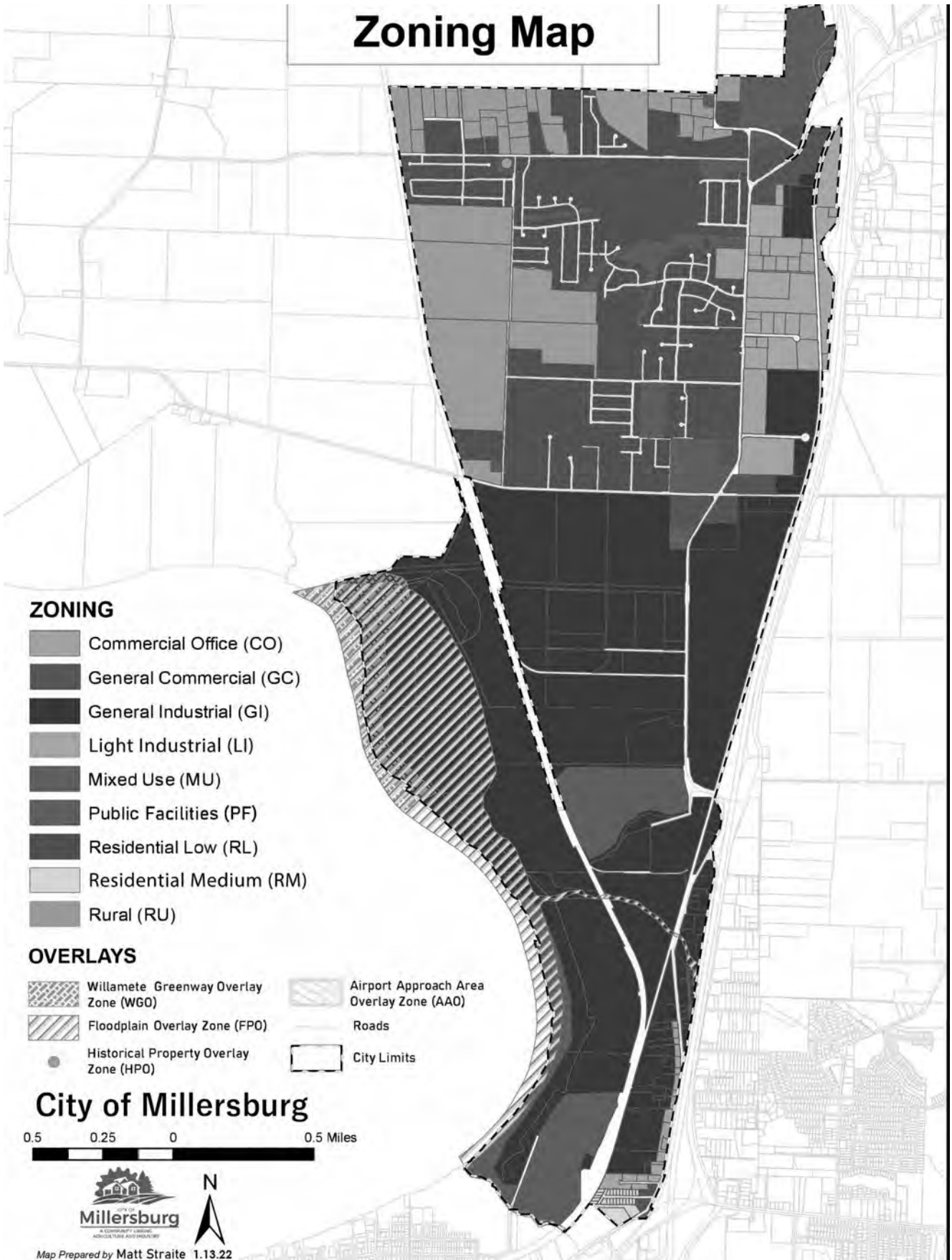
The purpose of this survey is to understand community preferences, priorities and experiences related to housing in Millersburg today, and in the future.

The survey should take about 10 minutes. Responses will be kept confidential and reported in aggregate. This survey will be live through June 10, 2022.

Thank you in advance for your time!

Want to learn more? [Visit the project website](#) (link will open in a new window)

Zoning Map



ZONING

- Commercial Office (CO)
- General Commercial (GC)
- General Industrial (GI)
- Light Industrial (LI)
- Mixed Use (MU)
- Public Facilities (PF)
- Residential Low (RL)
- Residential Medium (RM)
- Rural (RU)

OVERLAYS

- Willamete Greenway Overlay Zone (WGO)
- Airport Approach Area Overlay Zone (AAO)
- Floodplain Overlay Zone (FPO)
- Historical Property Overlay Zone (HPO)
- Roads
- City Limits

City of Millersburg

0.5 0.25 0 0.5 Miles



Map Prepared by Matt Straite 1.13.22

About You

1. What type of home do you currently live in?

- Single-family on its own lot
- Manufactured home
- Duplex/triplex/fourplex
- Townhouse
- Apartment/condominium
- No permanent living arrangement
- Other (please specify)

2. Do you rent or own?

- Rent
- Own

3. Is your current home a good fit for your household? Please rate each feature of your home on a scale of 1 to 5 with 1 being "Very Bad" and 5 being "Very Good".

	1 Very Bad	2 Bad	3 Neither Good Nor Bad	4 Good	5 Very Good
Size	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Price	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stability (ownership, long-term lease)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Required maintenance (home/yard work, remodel, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Connectivity (for work, school, shopping, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other/Comments:

4. What housing types are currently available in your neighborhood (or within a 1/4 mile)? Check all that apply.

- Single-family on own lot
- Mother-in-law unit
- Manufactured home
- Duplex/triplex/fourplex
- Townhouse
- Apartment/condominium

Other (please specify)

* 5. What factors might influence your decision to move in the next five or ten years? Please select your top two factors.

- Rising mortgage or rent payments
- Change in household income
- Residence or lot too small
- Residence or lot too large
- Prefer an alternate location
- Seeking home ownership opportunity
- Seeking rental opportunity

Other (please specify)

Housing Type Descriptions

Review the description of different housing types below and then answer the questions on the following pages.

Note these images are only examples of housing types and are only meant for information-gathering through this process; they are not necessarily representative of future development patterns in Millersburg.

Single-family home on own lot.



Tiny house. A single family detached home of less than 400 sf that can be located on its own lot, share a lot with an existing home, or be clustered with other tiny homes.



Mother-in-law unit (**Accessory Dwelling Unit**). Units that share a lot with a single family home. They may be an internal unit or a separate, detached structure. They may be created through converting a portion of the existing home, such as a basement, building an addition to the main home, or building or converting a separate, detached structure like a garage.



Manufactured home. Homes constructed at a manufacturer's facility and brought to a local property. Most commonly sited in manufactured home parks, but also can be sited on an individual lot in any neighborhood.



Cottage housing. Four or more small, detached dwelling units sharing a commonly owned courtyard, common area, and/or parking area. Typically detached, but also could be attached.



Duplex/triplex/fourplex. A building on a single lot containing two, three or four dwelling units.



Townhouse. Two or more units that share a structural wall, but each unit is on a separate parcel of property.



Courtyard apartment. Smaller apartment projects with up to 12 units, arranged on two or three sides of a central courtyard or lawn area, built to one or two stories.



Apartment/condominium. 13 or more units, often arranged around common amenities, such as parking and community spaces.



Live/work unit. Single unit consisting of both a commercial/office and a residential component that is occupied by the same resident.



Mixed-use. Apartment units over commercial or office ground floor use.



Housing Needs and Preferences

6. What housing types are needed to meet the needs of your family and community? Check all that apply.

	Single-family	Mother-in-law unit	Tiny home	Manufactured home	Cottage housing	Duplex/triplex/fourplex	Townhouse	Courtyard apartment	Apartment/condominium	Live/work unit	Mixed-use
Your Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Your Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

7. What housing types will be needed in 10 or 20 years to meet the needs of your family and community? Check all that apply.

	Single-family	Mother-in-law unit	Tiny home	Manufactured home	Cottage housing	Duplex/triplex/fourplex	Townhouse	Courtyard apartment	Apartment/condominium	Live/work unit	Mixed-use
Your Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Your Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

8. Which of the following types of housing would you like to see in your neighborhood or Millersburg? Check all that apply.

	Single-family	Mother-in-law unit	Tiny house	Manufactured home	Cottage housing	Duplex/triplex/fourplex	Townhouse	Courtyard apartment	Apartment/condominium	Live/work unit	Mixed-use
In my neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In Millersburg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. For the different types of housing listed below, what would each type best provide for the community?

	Attractive new housing	Revitalization of existing neighborhoods	Variety housing options citywide	More housing options within neighborhoods	Efficient use of existing infrastructure	Increased property values	Support for more amenities (retail, transit, parks)
Single-family home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mother-in-law unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tiny house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manufactured home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cottage housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplex/triplex/ fourplex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Courtyard apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment/ condominium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Live/work unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed-use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

10. What concerns might you have about the following housing types in your neighborhood? Check all that apply.

	Increased traffic	Increased demand for parking	Design compatibility	Bulk/size of new housing	Increased demand for local amenities (parks, schools, etc.)	Increased crime	Decreased property values
Single-family home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mother-in-law unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tiny house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manufactured home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cottage housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplex/triplex/fourplex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Courtyard apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment/condominium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Live/work unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed-use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

* 11. What characteristics are important to you in a home? Select your top three characteristics.

- Small size (1200 sf or smaller)
- Medium size (1200 to 2400 sf)
- Large size (2400 sf or larger)
- Large yard
- Small yard
- Private yard
- Access to common yard
- Off-street parking
- Ownership opportunity
- Rental opportunity
- Detached home
- Attached home
- Desirable neighborhood
- Design/curb appeal
- Access to work, school, shopping and play opportunities

Other (please specify)

Housing Considerations

12. Is there anything else you would like to tell us about your experience with housing in Millersburg?

Thank you!

**Thank you for taking the time to complete this survey.
Your input will help shape goals and policies for housing that further the community's vision for the future.**

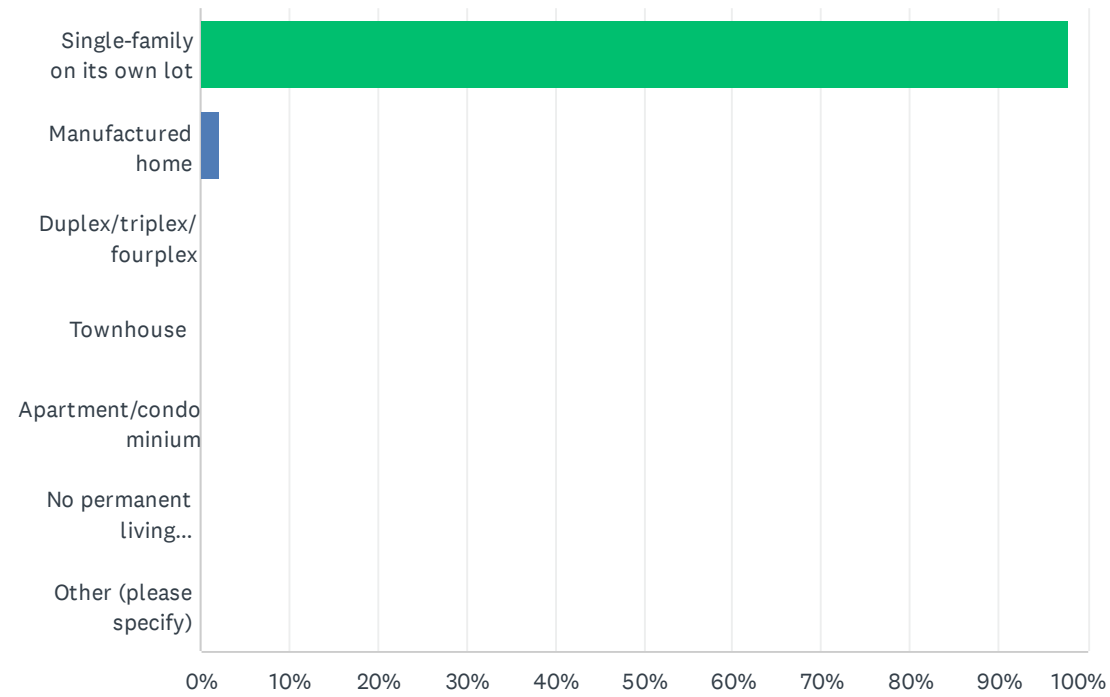
For more information about the Millersburg Comprehensive Plan Housing Chapter Update and to sign up for the project mailing list, please visit us online by clicking the link to the project website below!

[Project Website](#)

APPENDIX B. RAW SURVEY DATA

Q1 What type of home do you currently live in?

Answered: 135 Skipped: 2



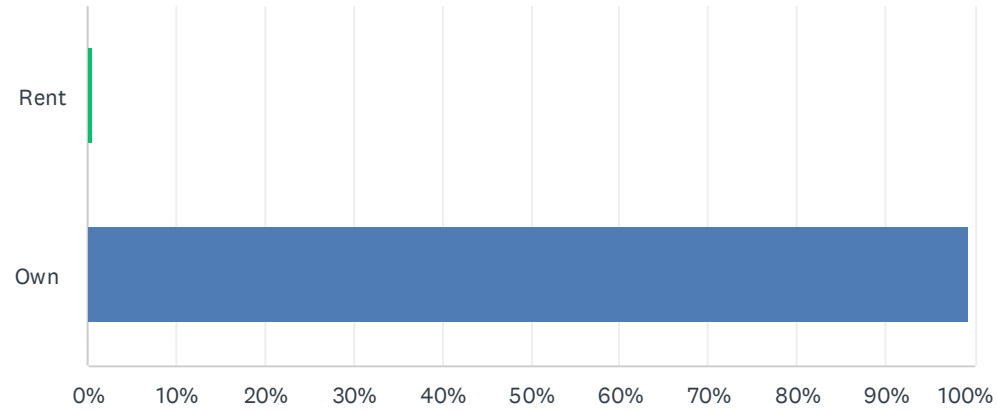
Millersburg Comprehensive Plan Housing Chapter Update - Survey

ANSWER CHOICES	RESPONSES	
Single-family on its own lot	97.78%	132
Manufactured home	2.22%	3
Duplex/triplex/fourplex	0.00%	0
Townhouse	0.00%	0
Apartment/condominium	0.00%	0
No permanent living arrangement	0.00%	0
Other (please specify)	0.00%	0
TOTAL		135

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q2 Do you rent or own?

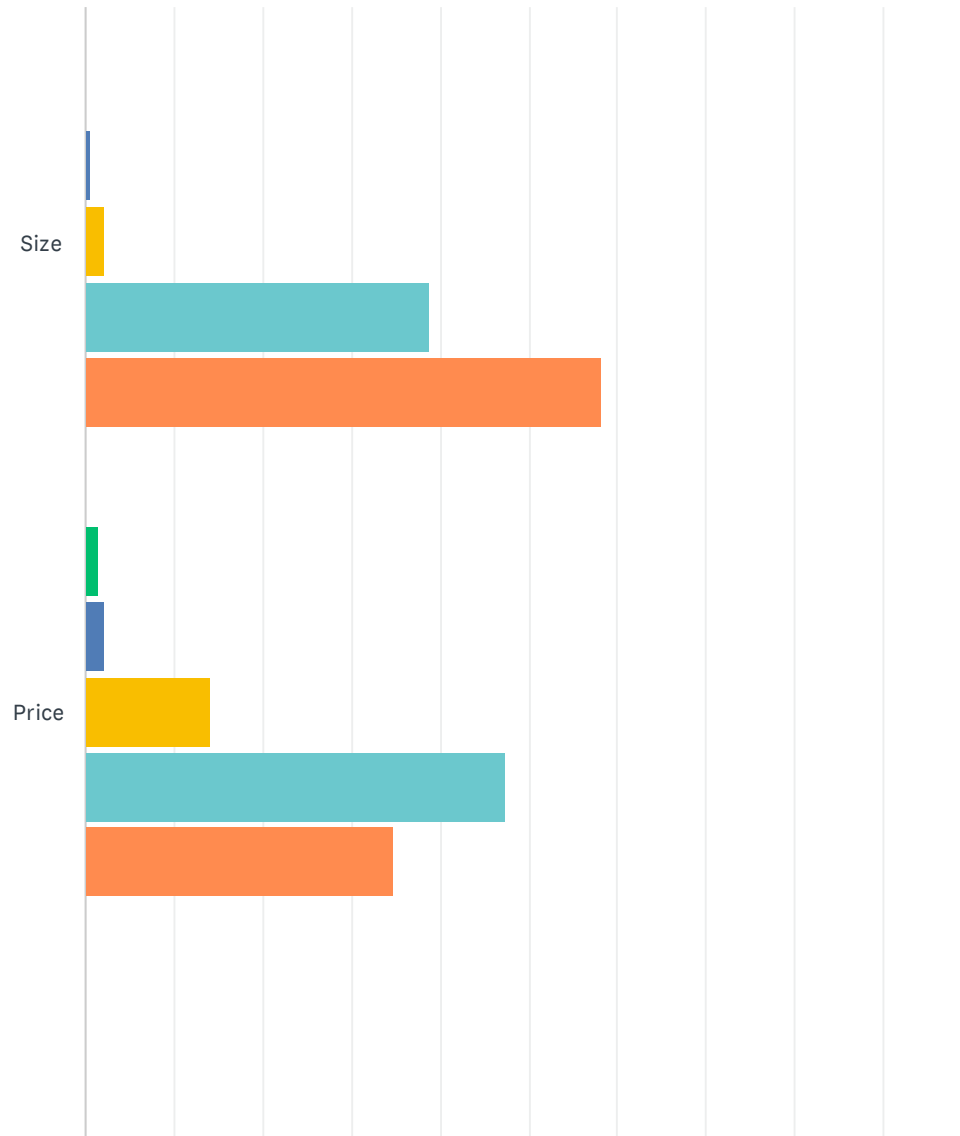
Answered: 135 Skipped: 2



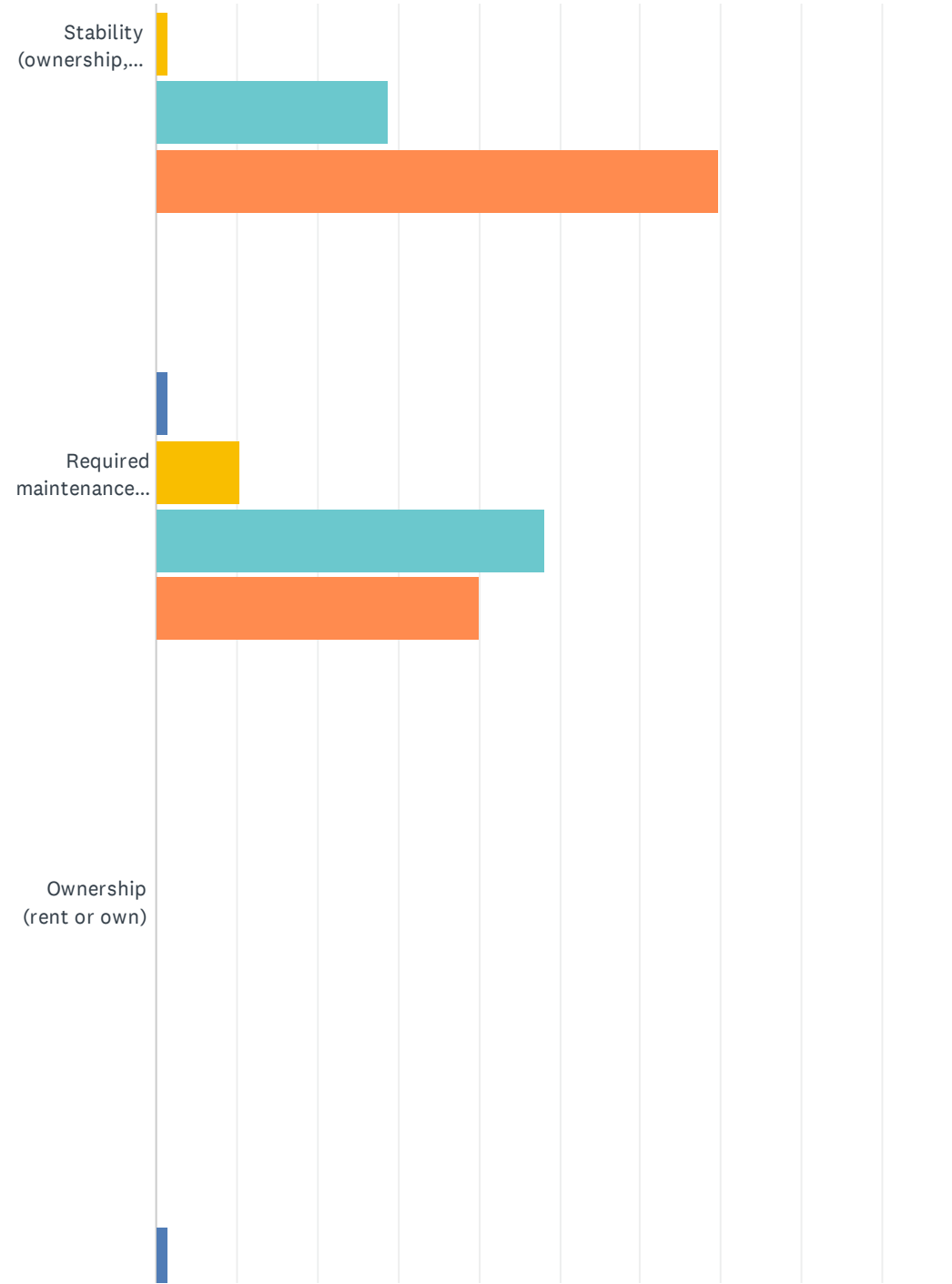
ANSWER CHOICES	RESPONSES
Rent	0.74% 1
Own	99.26% 134
TOTAL	135

Q3 Is your current home a good fit for your household? Please rate each feature of your home on a scale of 1 to 5 with 1 being "Very Bad" and 5 being "Very Good".

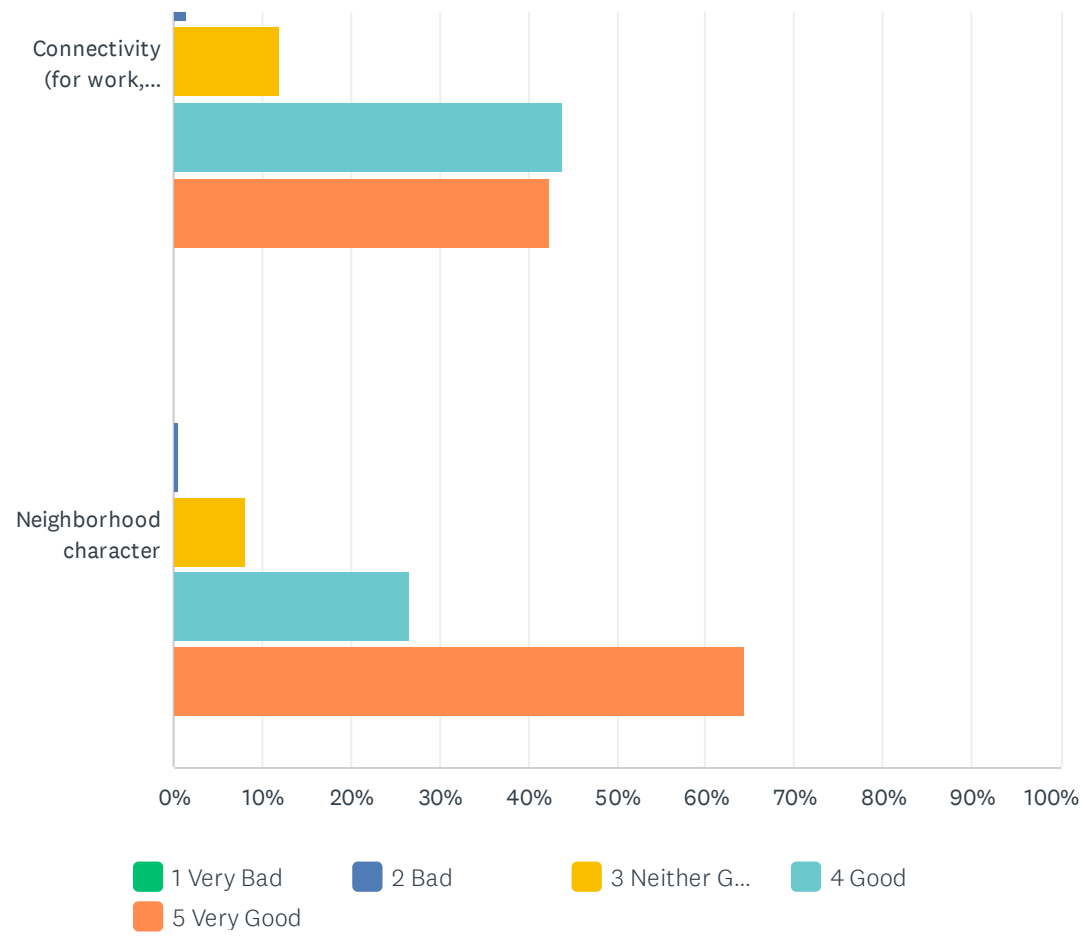
Answered: 135 Skipped: 2



Millersburg Comprehensive Plan Housing Chapter Update - Survey



Millersburg Comprehensive Plan Housing Chapter Update - Survey



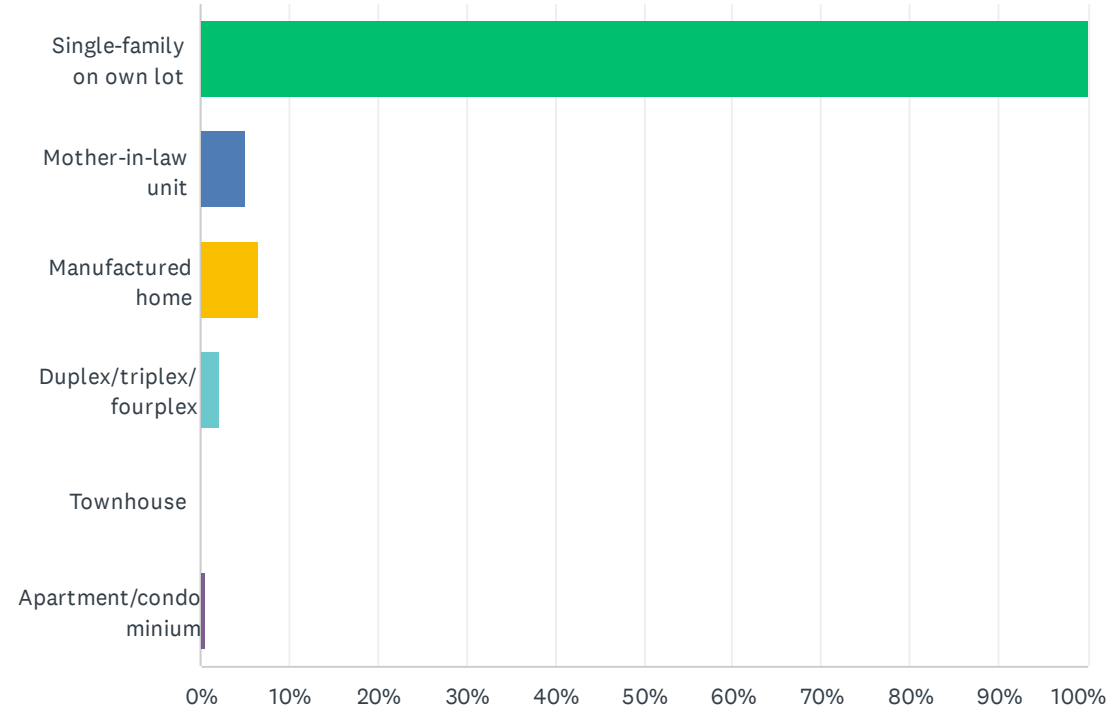
Millersburg Comprehensive Plan Housing Chapter Update - Survey

	1 VERY BAD	2 BAD	3 NEITHER GOOD NOR BAD	4 GOOD	5 VERY GOOD	TOTAL	WEIGHTED AVERAGE
Size	0.00% 0	0.75% 1	2.24% 3	38.81% 52	58.21% 78	134	4.54
Price	1.48% 2	2.22% 3	14.07% 19	47.41% 64	34.81% 47	135	4.12
Stability (ownership, long-term lease)	0.00% 0	0.00% 0	1.48% 2	28.89% 39	69.63% 94	135	4.68
Required maintenance (home/yard work, remodel, etc.)	0.00% 0	1.48% 2	10.37% 14	48.15% 65	40.00% 54	135	4.27
Ownership (rent or own)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0	0.00
Connectivity (for work, school, shopping, etc.)	0.00% 0	1.49% 2	11.94% 16	44.03% 59	42.54% 57	134	4.28
Neighborhood character	0.00% 0	0.74% 1	8.15% 11	26.67% 36	64.44% 87	135	4.55

#	OTHER/COMMENTS:	DATE
1	Great access for commute for work. Not great for shopping/school	5/4/2022 8:44 PM
2	As a homeowner in Woods Estates, why is Woods road incomplete with sidewalks . It's very concerning with pedestrian & cyclists on the road.	4/28/2022 11:50 AM
3	We purchased in 2009 so the cost was low, however the taxes have steadily increased.	4/24/2022 8:05 PM
4	Would LOVE a bridge connecting us with North Albany at the end of Conser Rd across to Springhill Rd.	4/20/2022 8:12 PM
5	The increased crime has been a concern	4/20/2022 12:35 PM
6	We have lived in Millersburg for 20+ years. The price was affordable when we moved out there. We would struggled to afford it today.	4/20/2022 10:52 AM
7	We enjoy the minimum 10k sf lots	4/19/2022 9:26 PM
8	We love our community. We feel safe here and we appreciate our City Hall, and Activities throughout the year. We enjoy the many Farms around this area and the livestock. We also appreciate the multigenerational feeling in the different neighborhoods	4/19/2022 8:39 PM
9	We bought a regular city lot and built with Conser in 2004. We always thought that we'd be able to find small acreage here when we were more secure financially as we love it here. Little did we know we'd be priced out with the market so high. It's sad for us but we'll likely have to leave to find affordable property in a few years when our kid graduates.	4/19/2022 4:49 PM
10	I wish there was easier access to hwy 20 from here since that's my commute route. I also really miss millersburg being a rural farm community. I would prefer to see less development.	4/19/2022 4:03 PM
11	Wish the lot was larger than 10000sqft	4/19/2022 9:36 AM

Q4 What housing types are currently available in your neighborhood (or within a 1/4 mile)? Check all that apply.

Answered: 134 Skipped: 3



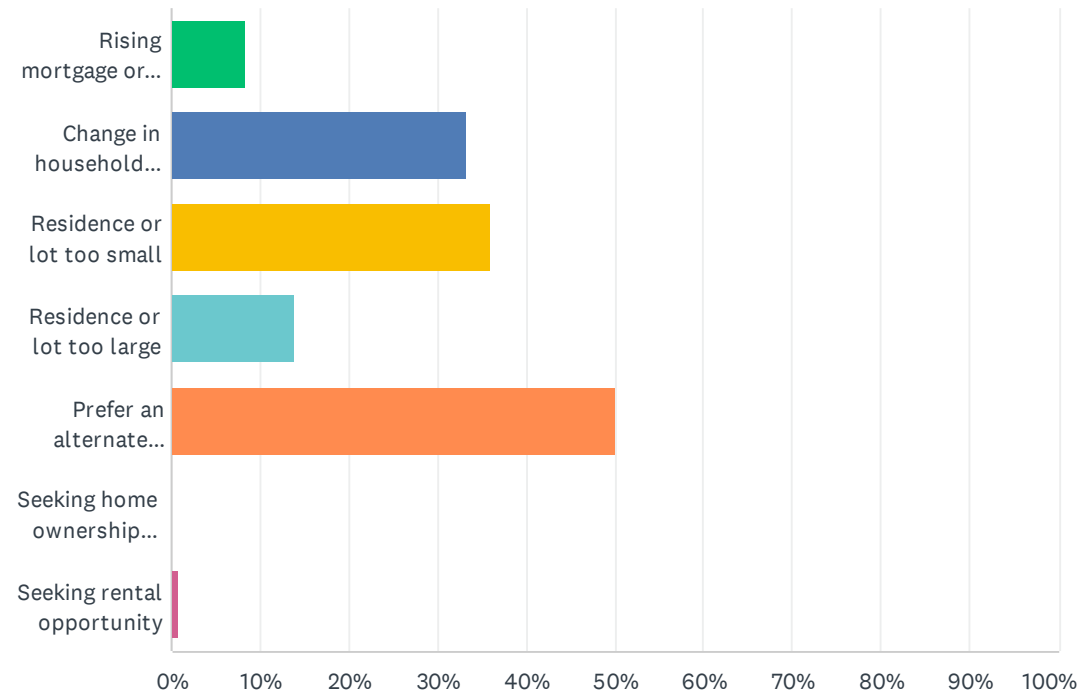
Millersburg Comprehensive Plan Housing Chapter Update - Survey

ANSWER CHOICES	RESPONSES	
Single-family on own lot	100.00%	134
Mother-in-law unit	5.22%	7
Manufactured home	6.72%	9
Duplex/triplex/fourplex	2.24%	3
Townhouse	0.00%	0
Apartment/condominium	0.75%	1
Total Respondents: 134		

#	OTHER (PLEASE SPECIFY)	DATE
1	Perhaps Mother in law	5/10/2022 7:32 PM
2	Not any	5/10/2022 4:15 PM
3	It's exactly why we moved here	4/19/2022 8:39 PM
4	Please DO KOT implement ADU,s etc.	4/19/2022 9:26 AM

Q5 What factors might influence your decision to move in the next five or ten years? Please select your top two factors.

Answered: 108 Skipped: 29



Millersburg Comprehensive Plan Housing Chapter Update - Survey

ANSWER CHOICES	RESPONSES	
Rising mortgage or rent payments	8.33%	9
Change in household income	33.33%	36
Residence or lot too small	36.11%	39
Residence or lot too large	13.89%	15
Prefer an alternate location	50.00%	54
Seeking home ownership opportunity	0.00%	0
Seeking rental opportunity	0.93%	1
Total Respondents: 108		

#	OTHER (PLEASE SPECIFY)	DATE
1	Crappy neighbors	5/22/2022 7:40 PM
2	Traffic/ Failing health	5/18/2022 10:39 AM
3	Downgrading of current Millersburg housing minimums and/or the addition of apartment complex like housing	5/10/2022 7:32 PM
4	Neighborhood upkeep and traffic	5/5/2022 7:29 PM
5	Over crowding	5/4/2022 8:44 PM
6	HOA going in would make us choose to move	5/4/2022 8:31 PM
7	death of a loved one	4/28/2022 9:19 PM
8	Too much wood burning in fireplaces and yards. It's not an ideal location for those with asthma, other breathing issues, babies, and the elderly	4/27/2022 7:01 PM
9	We will me moving when we retire because the rising cost here is too much	4/24/2022 8:05 PM
10	Selling in order to profit from increased value.	4/22/2022 10:30 PM
11	Only one option applies	4/22/2022 6:29 PM
12	Need to move for health reasons	4/22/2022 12:42 PM
13	rising property taxes	4/21/2022 7:40 PM
14	Aging issues that may force us to move.	4/21/2022 1:35 PM
15	Increase in Taxes & utilities	4/21/2022 8:31 AM
16	Apartments, duplexes, school	4/20/2022 9:26 PM

Millersburg Comprehensive Plan Housing Chapter Update - Survey

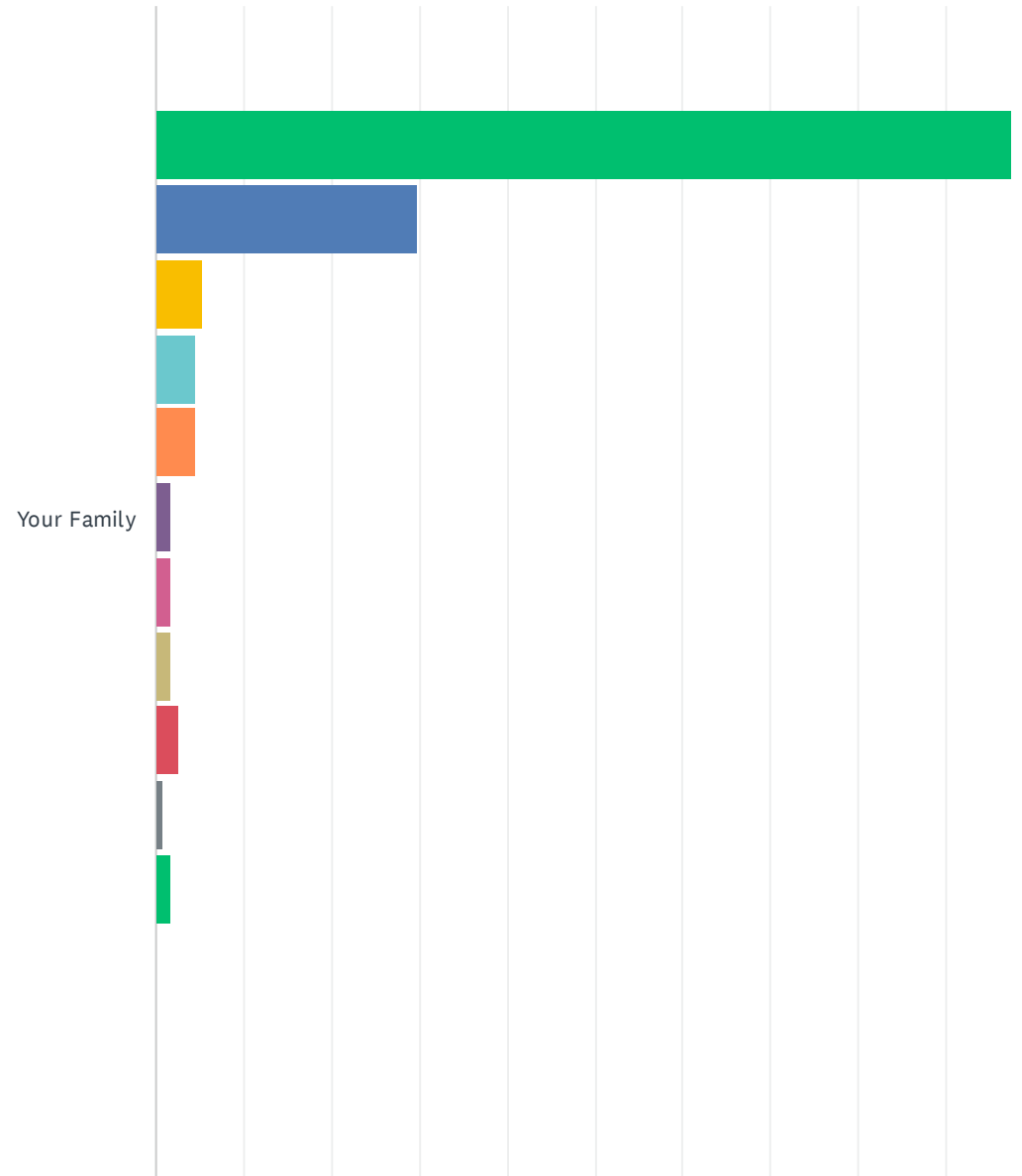
17	Poor health is the only situation which would make us move.	4/20/2022 6:26 PM
18	Retirement home in warmer weather	4/20/2022 4:48 PM
19	Increase in housing density, crime and intermodal impact would be a motivator to move	4/20/2022 12:35 PM
20	Millersburg getting to big.	4/20/2022 10:52 AM
21	None	4/20/2022 8:10 AM
22	We would only move if more houses are built behind us. We love our house!	4/19/2022 10:09 PM
23	Tired of regulations	4/19/2022 9:18 PM
24	A negative change that affects the things we mentioned above that we like about this community.	4/19/2022 8:39 PM
25	Oregon continue to suck	4/19/2022 6:24 PM
26	Retirement	4/19/2022 6:09 PM
27	Want small acreage	4/19/2022 4:49 PM
28	I'm not moving.	4/19/2022 4:03 PM
29	Health	4/19/2022 3:51 PM
30	Taxes ay too high	4/19/2022 2:58 PM
31	None	4/19/2022 1:01 PM
32	Property lot	4/19/2022 12:26 PM
33	change it what is built near my house	4/19/2022 12:10 PM
34	We would only move if we bought a larger piece of property	4/19/2022 11:28 AM
35	No reason to move	4/19/2022 11:09 AM
36	Not looking to move	4/19/2022 10:59 AM
37	Growth, crowding, over development, apts or other rentals. Poor planning by leadership, Corinne's overstep by government	4/19/2022 10:09 AM
38	Traffic	4/19/2022 10:08 AM
39	Growing problems in Millersburg; crime, growth, multifamily housing (with it comes lower income, crime, devaluations of our neighborhoods)	4/19/2022 10:08 AM
40	Too much industrial. Loves travel has negative impact	4/19/2022 9:58 AM
41	If neighborhood gets bad	4/19/2022 9:48 AM
42	Increased traffic. High traffic speeds on consor and old salem. Increased crime	4/19/2022 9:36 AM
43	Age may require change in living situation	4/19/2022 9:15 AM

Millersburg Comprehensive Plan Housing Chapter Update - Survey

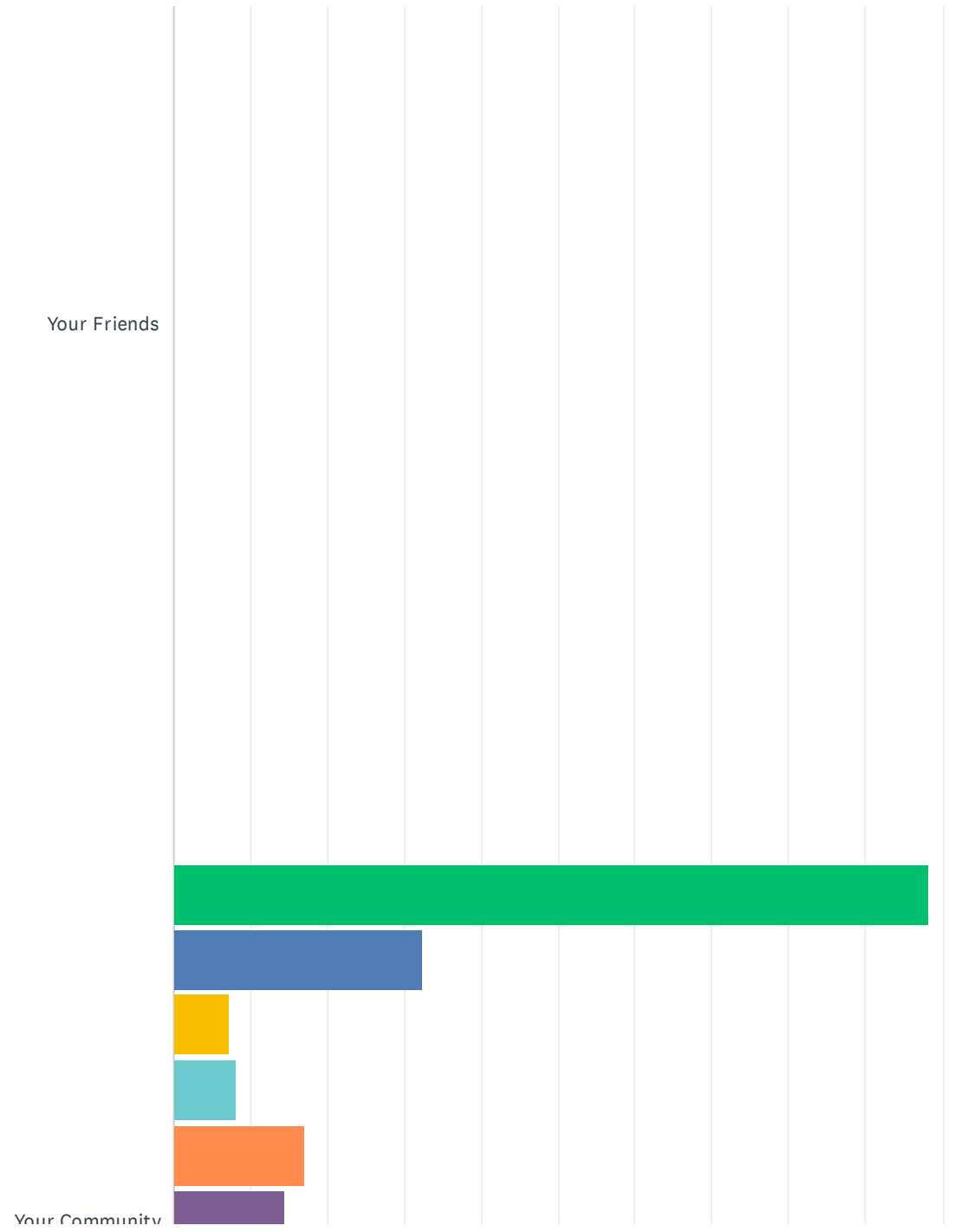
44	Retiring to travel	4/19/2022 9:14 AM
45	Job relocation	4/19/2022 9:06 AM
46	none	4/19/2022 9:04 AM
47	Increased traffic on highway	4/19/2022 9:03 AM
48	increase in development in area	4/19/2022 8:59 AM
49	Increase of traffic from transfer station	4/19/2022 8:54 AM
50	Our age	4/19/2022 8:53 AM

Q6 What housing types are needed to meet the needs of your family and community? Check all that apply.

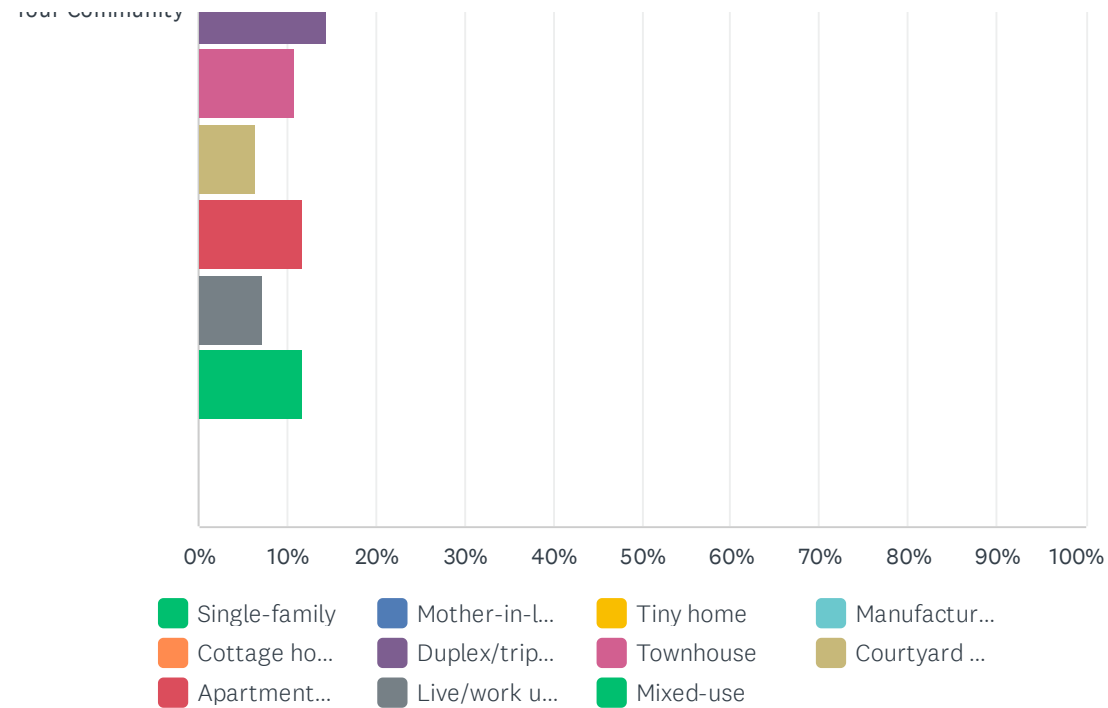
Answered: 114 Skipped: 23



Millersburg Comprehensive Plan Housing Chapter Update - Survey



Millersburg Comprehensive Plan Housing Chapter Update - Survey



	SINGLE-FAMILY	MOTHER-IN-LAW UNIT	TINY HOME	MANUFACTURED HOME	COTTAGE HOUSING	DUPLEX/TRIPLEX/FOURPLEX	TOWNHOUSE	COURTYARD APARTMENT	APARTMENT/CONDOMINIUM	LIVE/WORK UNIT	MIXED-USE	TOTAL RESPONDENTS
Your Family	97.37% 111	29.82% 34	5.26% 6	4.39% 5	4.39% 5	1.75% 2	1.75% 2	1.75% 2	2.63% 3	0.88% 1	1.75% 2	114
Your Friends	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Your Community	98.20% 109	32.43% 36	7.21% 8	8.11% 9	17.12% 19	14.41% 16	10.81% 12	6.31% 7	11.71% 13	7.21% 8	11.71% 13	111

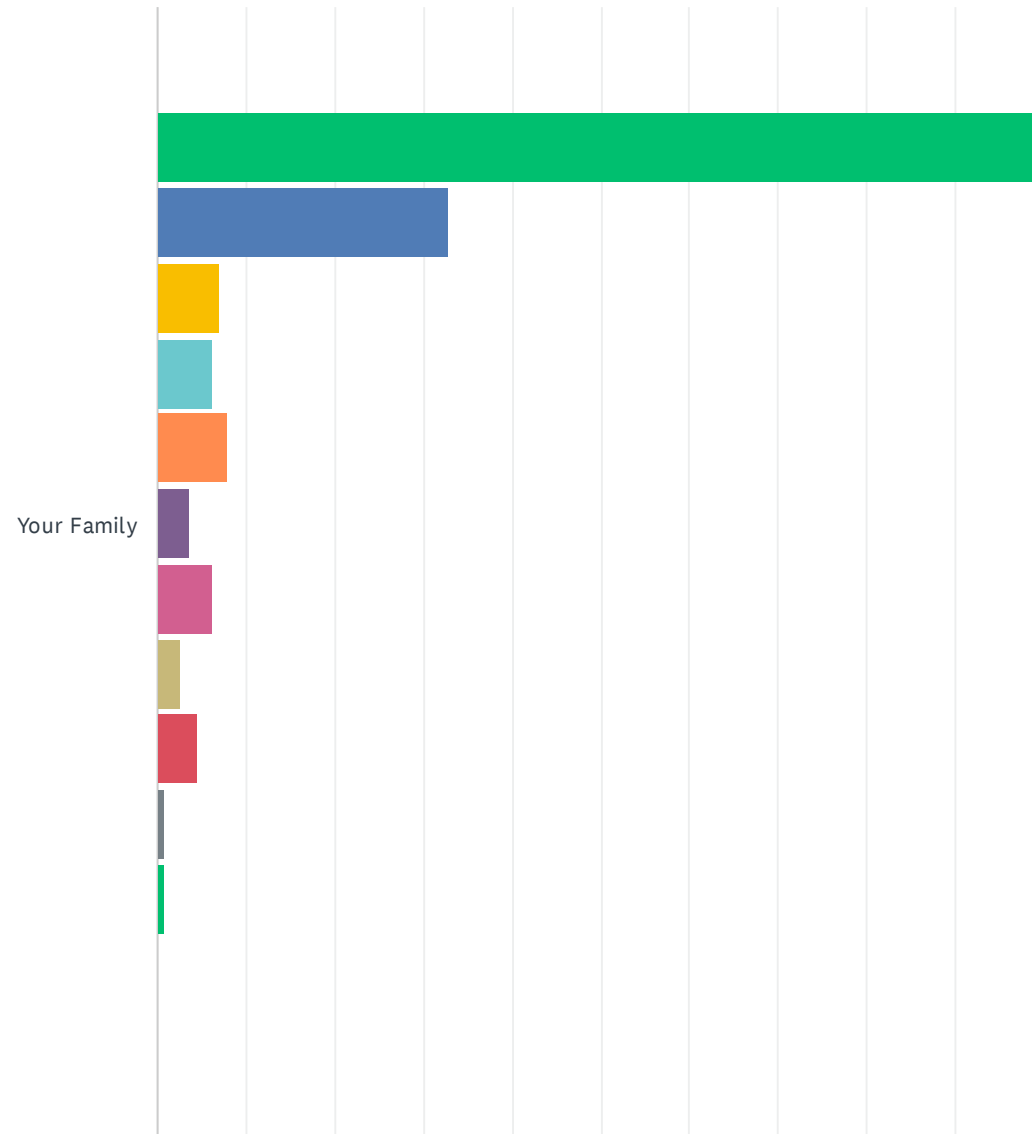
#	COMMENTS:	DATE
1	Having only single family with possible mother in law units is what makes Millersburg unique. Millersburg is a small community and doe not need the big apartment/condos to clutter are open and spacious community	4/23/2022 8:00 AM
2	One reason properties in Millersburg are so sought after is due to the single family homes on the minimum lot size of 10,000 sq. ft. That is the main part of Millersburg's charm.	4/20/2022 12:50 PM
3	I have always enjoyed the small country feel of our Millersburg community. I worry that we are growing to big too fast.	4/20/2022 11:02 AM

Millersburg Comprehensive Plan Housing Chapter Update - Survey

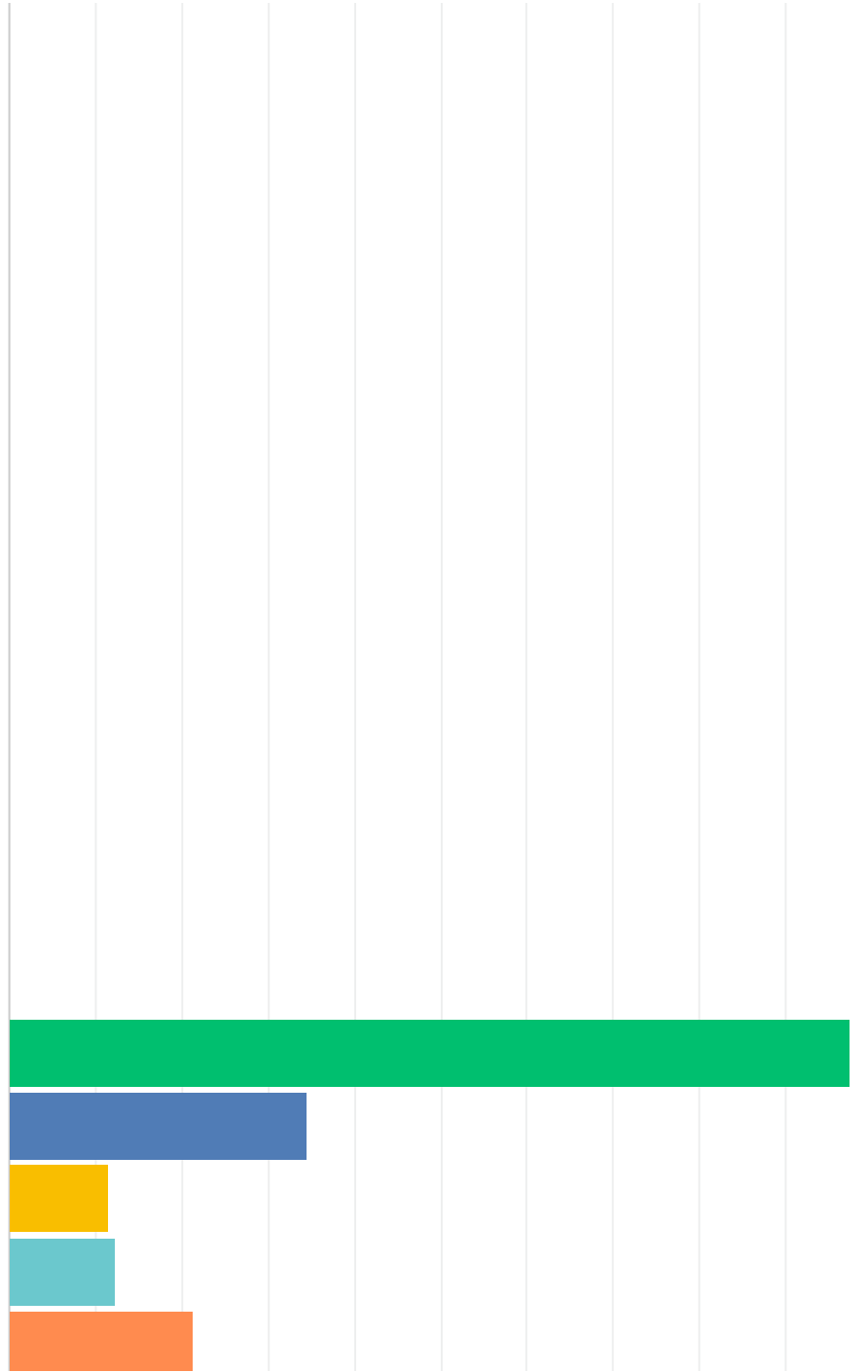
4	Perfect the way it is.	4/19/2022 10:17 PM
5	The reasons we chose this community	4/19/2022 8:57 PM
6	None too many houses already	4/19/2022 8:45 PM
7	Affordability	4/19/2022 8:10 PM
8	I love Millersburg because there are no apartments!	4/19/2022 6:58 PM
9	Millersburg is a nice community for families and retirees at a certain living income and status.	4/19/2022 6:28 PM
10	We need to accept as a community of all living requirements. This includes multifamily housing.	4/19/2022 5:23 PM
11	From what I have observed, many here do not want multifamily housing	4/19/2022 10:17 AM
12	No need for any homes other than single family!	4/19/2022 9:21 AM

Q7 What housing types will be needed in 10 or 20 years to meet the needs of your family and community? Check all that apply.

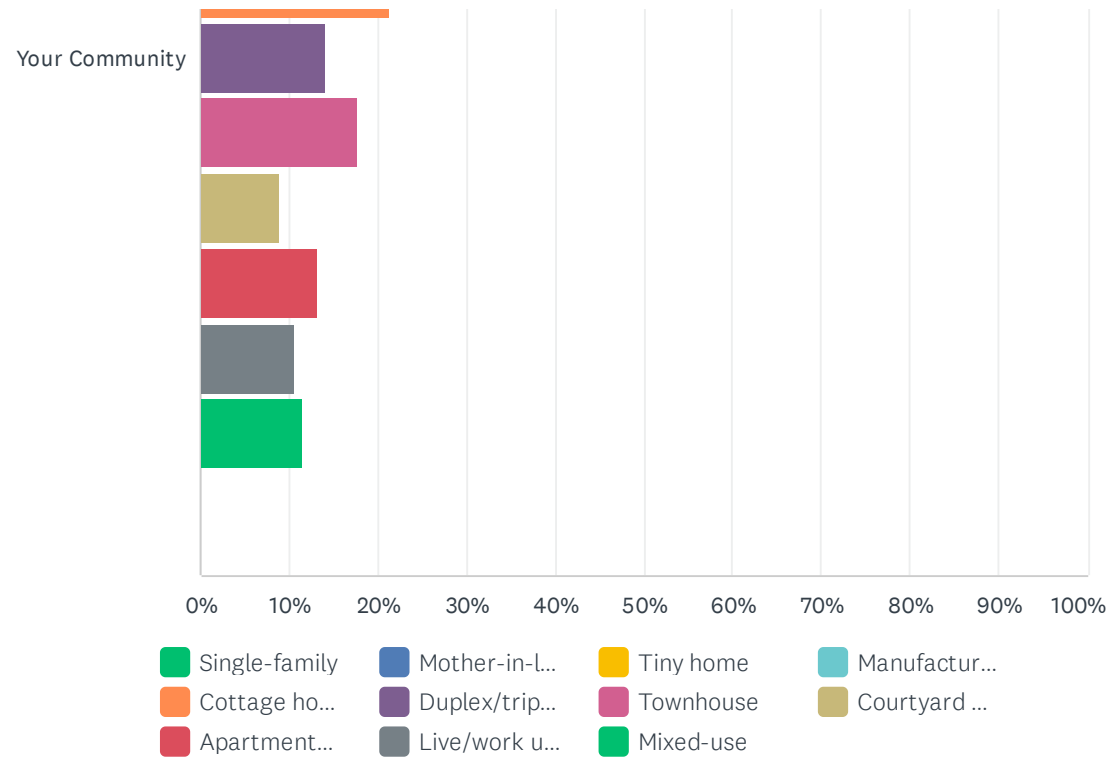
Answered: 113 Skipped: 24



Your Friends



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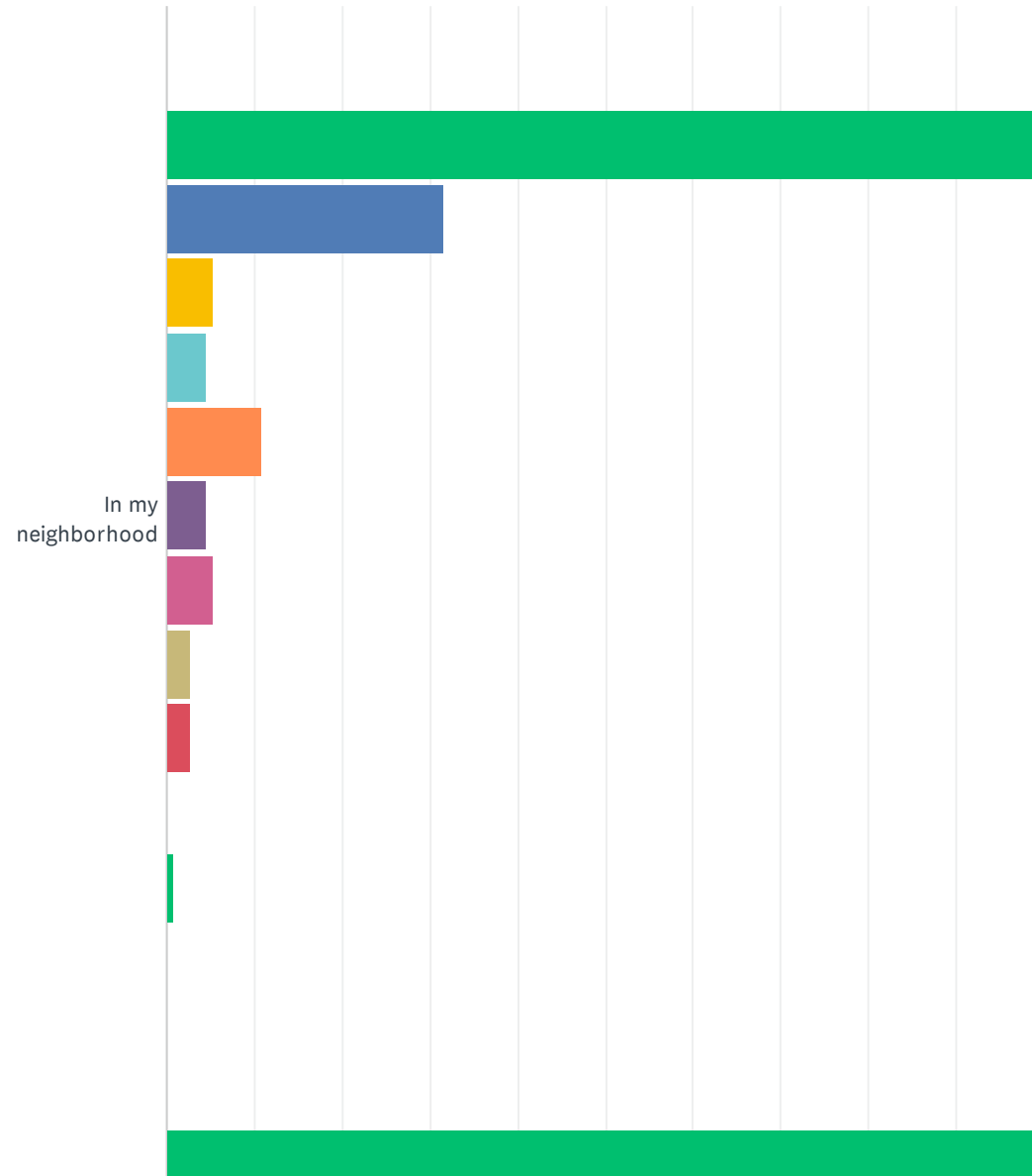


	SINGLE-FAMILY	MOTHER-IN-LAW UNIT	TINY HOME	MANUFACTURED HOME	COTTAGE HOUSING	DUPLEX/TRIPLEX/FOURPLEX	TOWNHOUSE	COURTYARD APARTMENT	APARTMENT/CONDOMINIUM	LIVE/WORK UNIT	MIXED-USE	TOTAL RESPONDENTS
Your Family	99.12% 112	32.74% 37	7.08% 8	6.19% 7	7.96% 9	3.54% 4	6.19% 7	2.65% 3	4.42% 5	0.88% 1	0.88% 1	113
Your Friends	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Your Community	97.35% 110	34.51% 39	11.50% 13	12.39% 14	21.24% 24	14.16% 16	17.70% 20	8.85% 10	13.27% 15	10.62% 12	11.50% 13	113

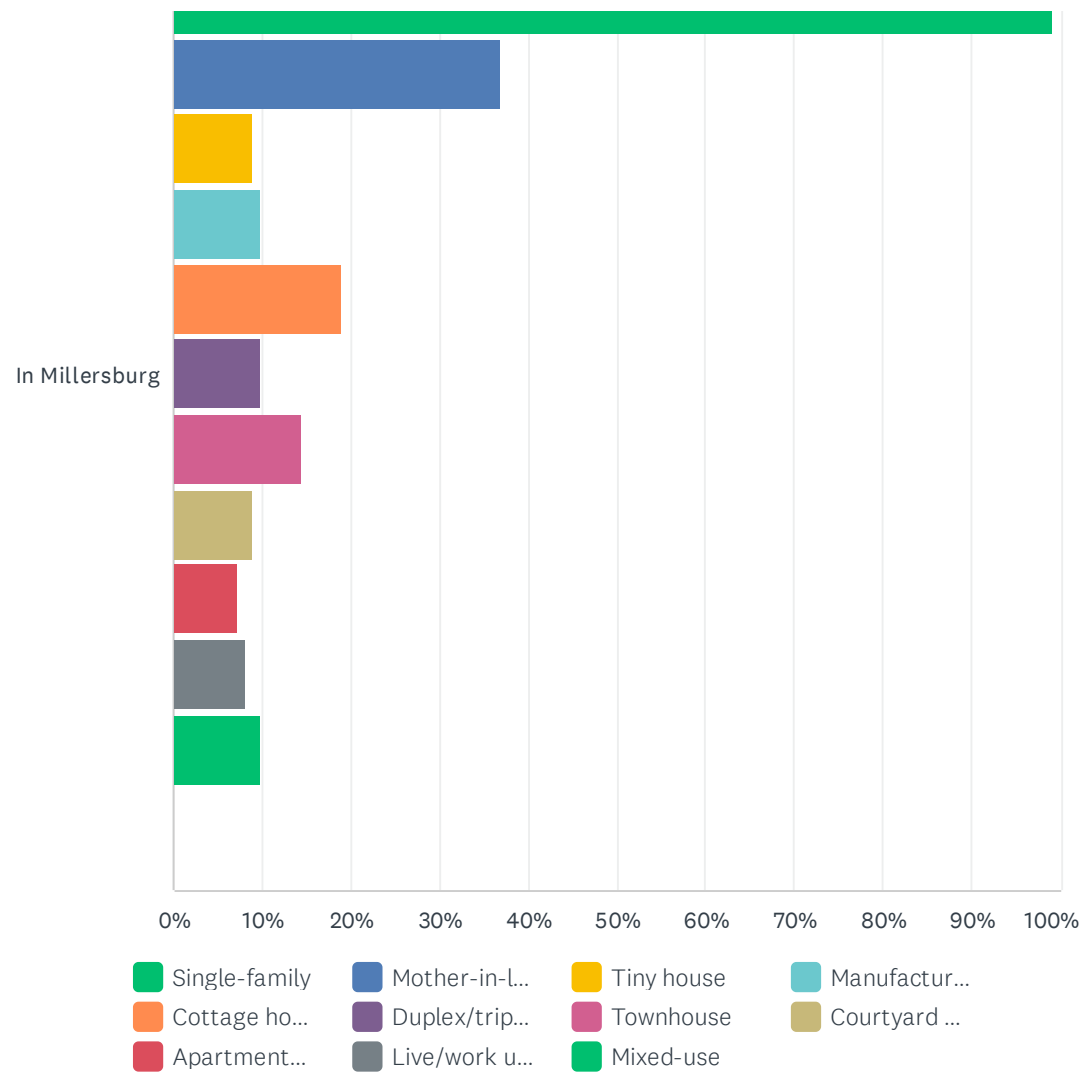
#	OTHER (PLEASE SPECIFY)	DATE
1	Keep our small and charming community small and charming	4/23/2022 8:00 AM
2	None. Our house and community are perfect.	4/19/2022 10:17 PM
3	Affordable	4/19/2022 8:10 PM

Q8 Which of the following types of housing would you like to see in your neighborhood or Millersburg? Check all that apply.

Answered: 112 Skipped: 25



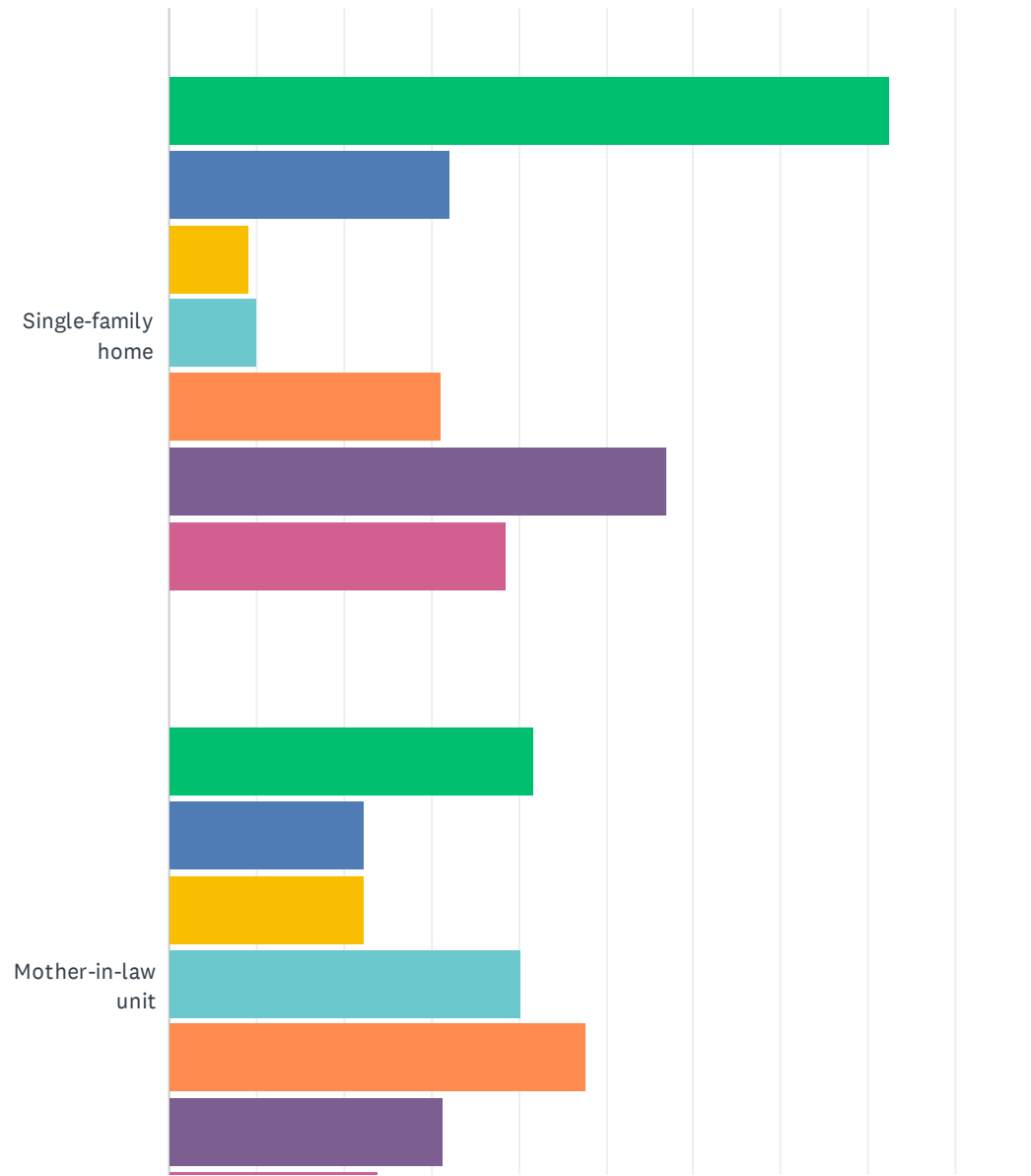
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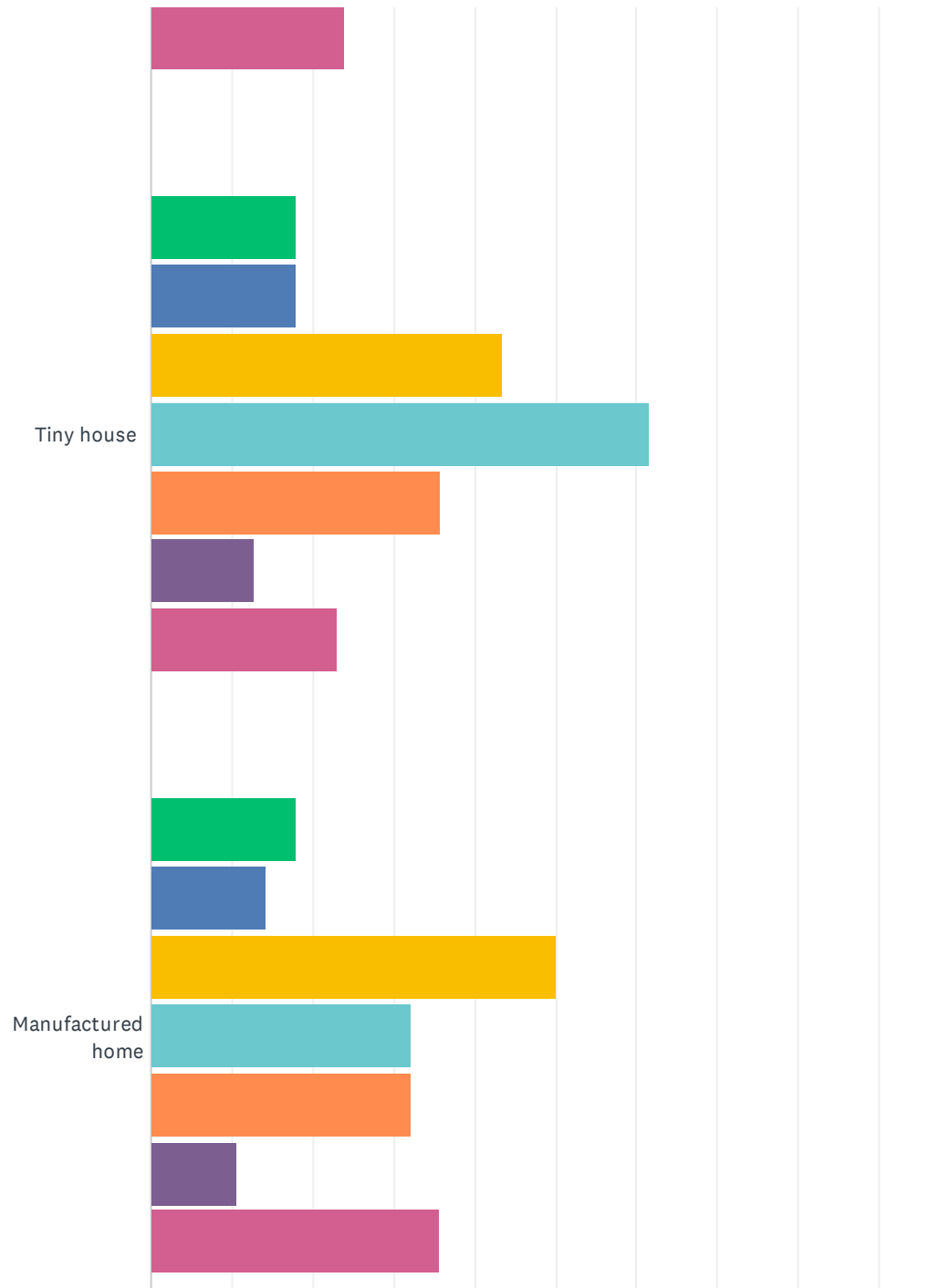
	SINGLE-FAMILY	MOTHER-IN-LAW UNIT	TINY HOUSE	MANUFACTURED HOME	COTTAGE HOUSING	DUPLEX/TRIPLEX/FOURPLEX	TOWNHOUSE	COURTYARD APARTMENT	APARTMENT/CONDOMINIUM	LIVE/WORK UNIT	MIXED-USE	TOTAL RESPONDENTS
In my neighborhood	99.10% 110	31.53% 35	5.41% 6	4.50% 5	10.81% 12	4.50% 5	5.41% 6	2.70% 3	2.70% 3	0.00% 0	0.90% 1	111
In Millersburg	99.10% 110	36.94% 41	9.01% 10	9.91% 11	18.92% 21	9.91% 11	14.41% 16	9.01% 10	7.21% 8	8.11% 9	9.91% 11	111

Q9 For the different types of housing listed below, what would each type best provide for the community?

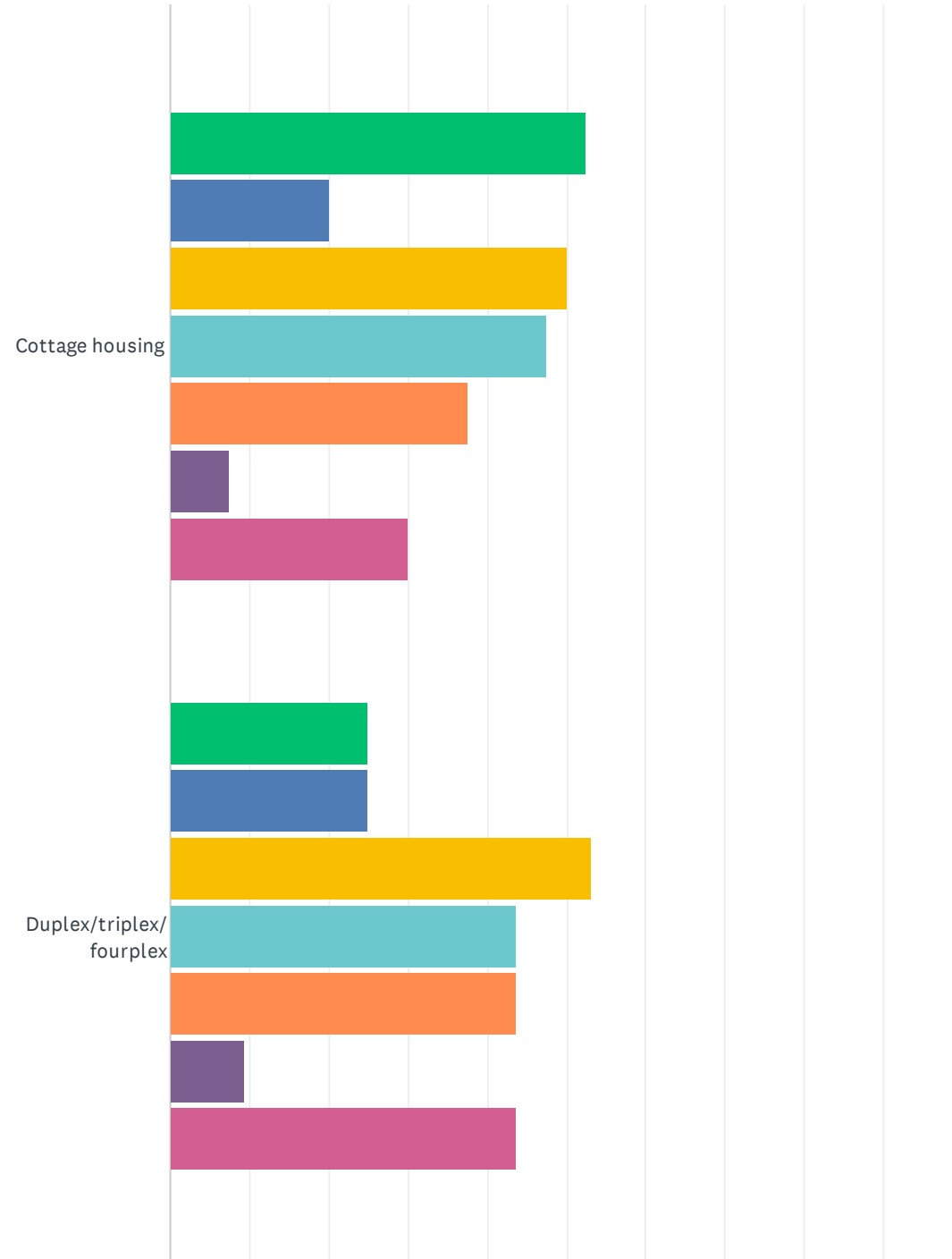
Answered: 110 Skipped: 27



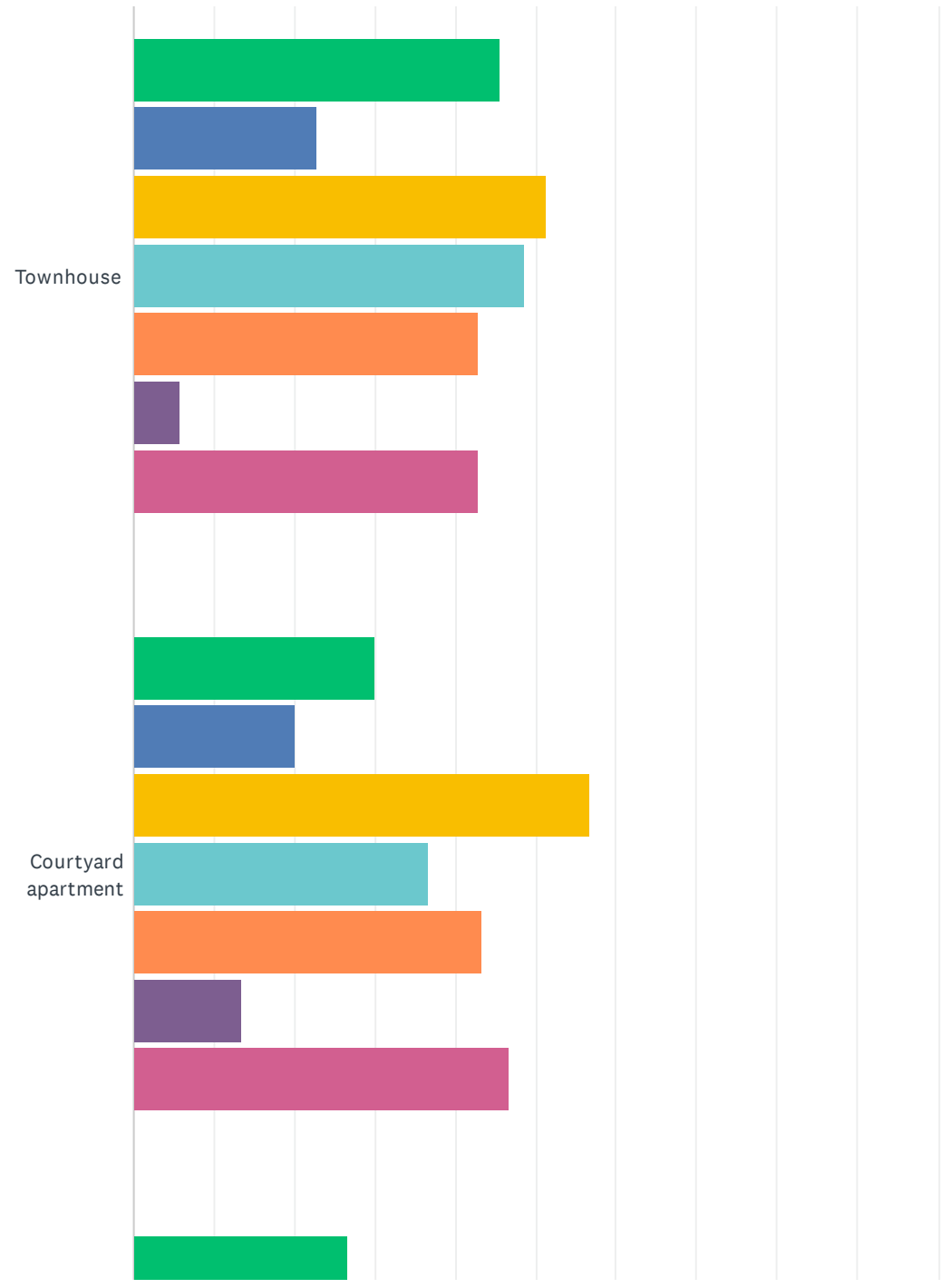
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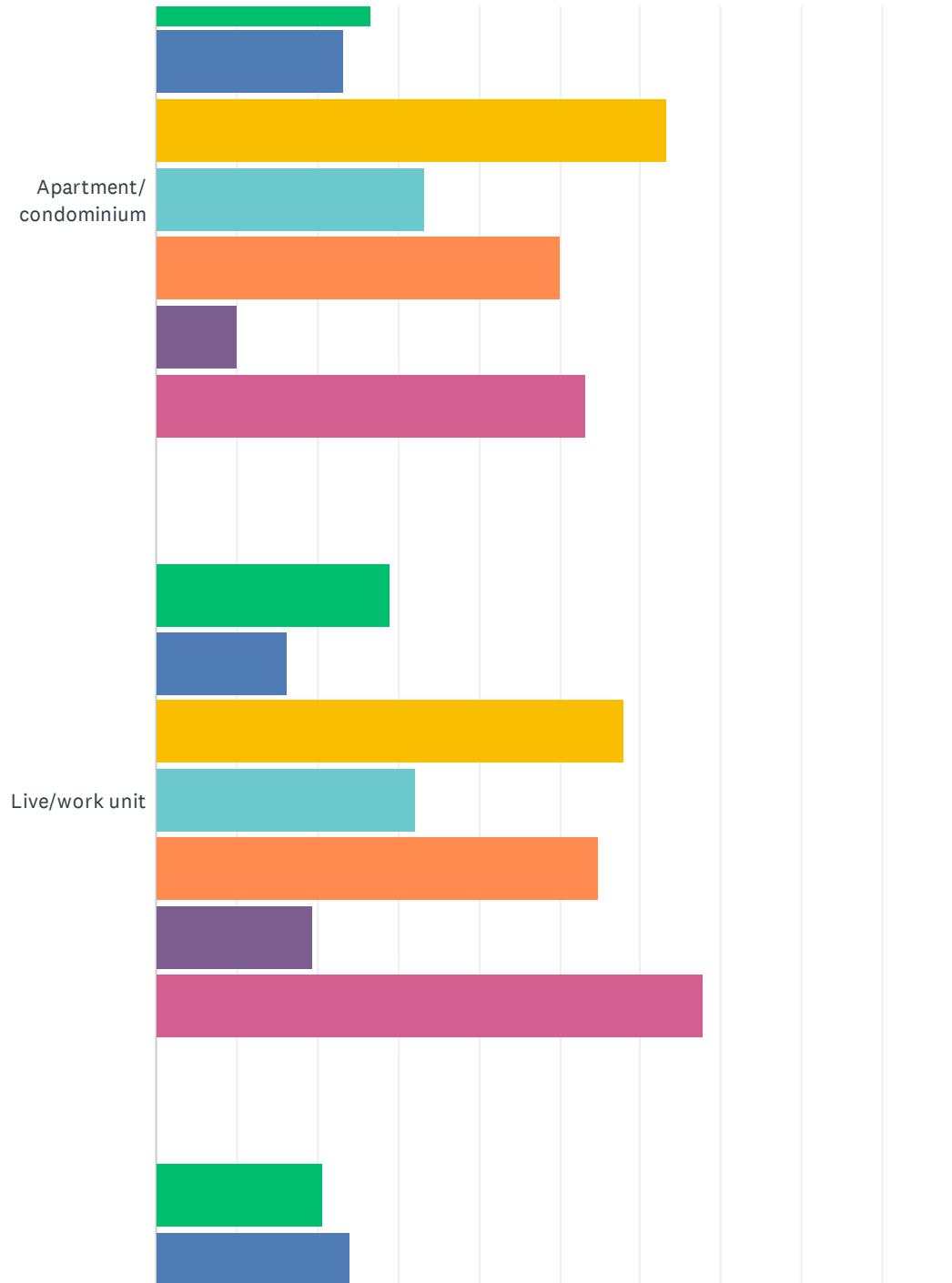
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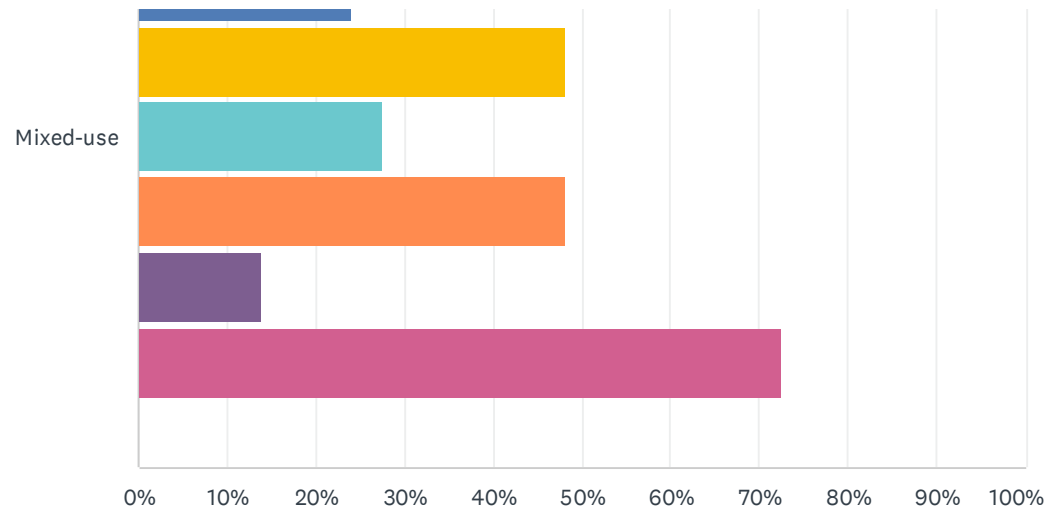
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- Attractive ...
- Revitalizati...
- Variety hou...
- More housi...
- Efficient us...
- Increased p...
- Support for...

Millersburg Comprehensive Plan Housing Chapter Update - Survey

	ATTRACTIVE NEW HOUSING	REVITALIZATION OF EXISTING NEIGHBORHOODS	VARIETY HOUSING OPTIONS CITYWIDE	MORE HOUSING OPTIONS WITHIN NEIGHBORHOODS	EFFICIENT USE OF EXISTING INFRASTRUCTURE	INCREASED PROPERTY VALUES	SUPPORT FOR MORE AMENITIES (RETAIL, TRANSIT, PARKS)	TOTAL RESPONDENTS
Single-family home	82.57% 90	32.11% 35	9.17% 10	10.09% 11	31.19% 34	56.88% 62	38.53% 42	109
Mother-in-law unit	41.79% 28	22.39% 15	22.39% 15	40.30% 27	47.76% 32	31.34% 21	23.88% 16	67
Tiny house	17.95% 7	17.95% 7	43.59% 17	61.54% 24	35.90% 14	12.82% 5	23.08% 9	39
Manufactured home	17.86% 5	14.29% 4	50.00% 14	32.14% 9	32.14% 9	10.71% 3	35.71% 10	28
Cottage housing	52.50% 21	20.00% 8	50.00% 20	47.50% 19	37.50% 15	7.50% 3	30.00% 12	40
Duplex/triplex/fourplex	25.00% 8	25.00% 8	53.13% 17	43.75% 14	43.75% 14	9.38% 3	43.75% 14	32
Townhouse	45.71% 16	22.86% 8	51.43% 18	48.57% 17	42.86% 15	5.71% 2	42.86% 15	35
Courtyard apartment	30.00% 9	20.00% 6	56.67% 17	36.67% 11	43.33% 13	13.33% 4	46.67% 14	30
Apartment/condominium	26.67% 8	23.33% 7	63.33% 19	33.33% 10	50.00% 15	10.00% 3	53.33% 16	30
Live/work unit	29.03% 9	16.13% 5	58.06% 18	32.26% 10	54.84% 17	19.35% 6	67.74% 21	31
Mixed-use	20.69% 6	24.14% 7	48.28% 14	27.59% 8	48.28% 14	13.79% 4	72.41% 21	29

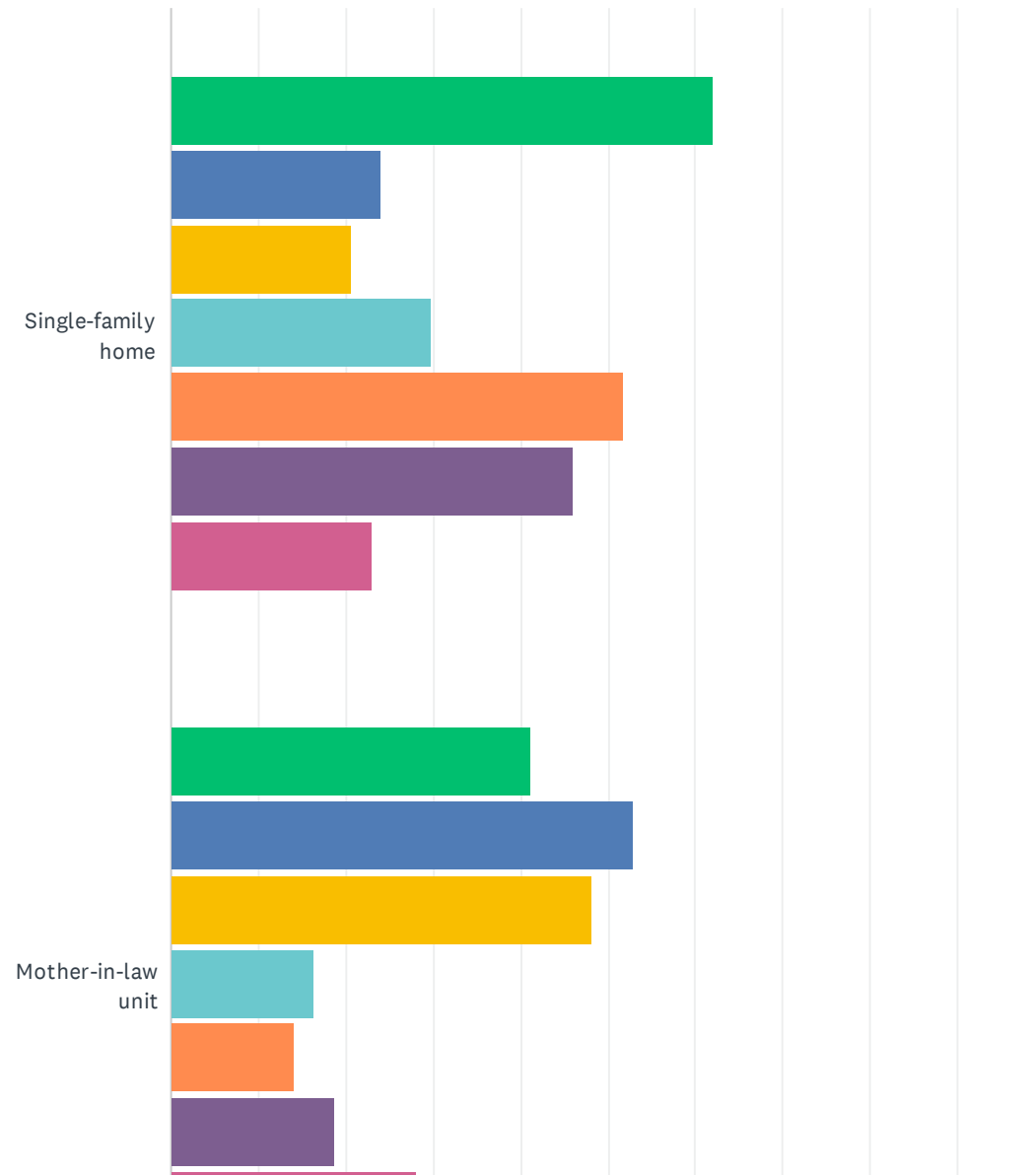
#	OTHER (PLEASE SPECIFY)	DATE
1	The increase of crime and cost for police should be provided	5/10/2022 7:48 PM
2	I would really prefer to keep single family housing the prominent house type	5/7/2022 7:01 AM
3	Anything other than single family homes will ruin Millersburg and bring in crime	4/20/2022 9:33 PM
4	Other	4/20/2022 8:19 AM
5	Your questions are too long	4/20/2022 6:41 AM
6	I moved to Millersburg to escape the "city" life. I don't want apartments, duplexes, town houses, etc. Those types of housing often attract bad renters and	4/19/2022 10:17 PM

Millersburg Comprehensive Plan Housing Chapter Update - Survey

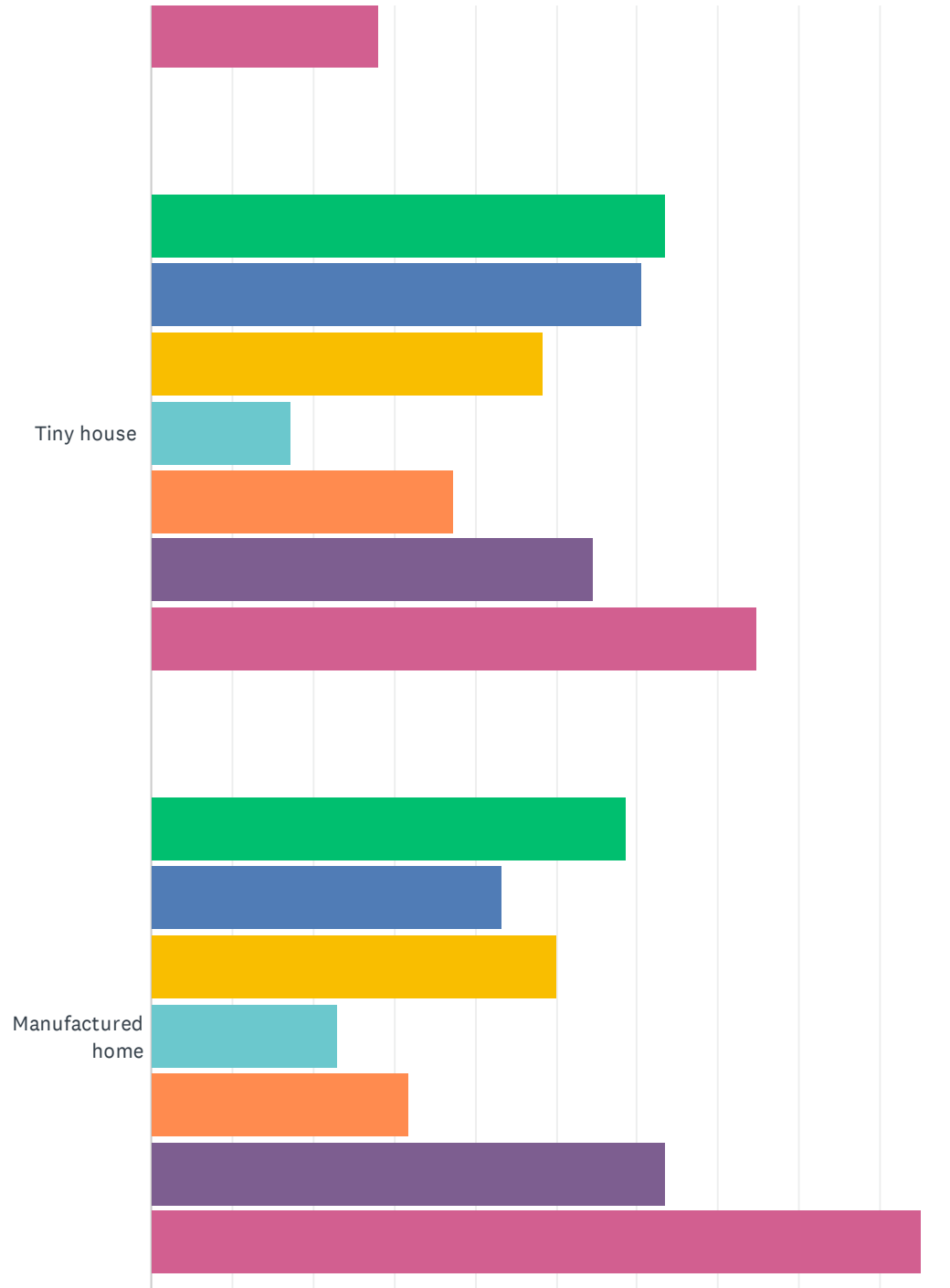
	increase congestion of the town. I moved out here to enjoy the quiet country life.	
7	Only single family homes makes Millersburg unique and keeps the property values high	4/19/2022 6:58 PM
8	Why not provide negative view options?	4/19/2022 3:06 PM
9	Don't want other housing types within millersburg	4/19/2022 1:18 PM
10	The biggest thing we need is a grocery store	4/19/2022 10:55 AM
11	I am not for multi family units. Millersburg has prided itself on 1/4 acre size lots. The City even fought and turned down Conser's development with smaller lots. Do not push these multi family units upon us.	4/19/2022 10:17 AM
12	Stick with single family housing	4/19/2022 10:15 AM
13	No apartments condos duplexes ets. Jeep single family with mother in law option for extended family	4/19/2022 9:43 AM
14	Concentrate of single family. Don't attempt to turn us into Albany. We live here because it's NOT Albany.	4/19/2022 9:34 AM
15	Only single family homes no manufacturerd	4/19/2022 9:21 AM
16	.	4/19/2022 9:05 AM

Q10 What concerns might you have about the following housing types in your neighborhood? Check all that apply.

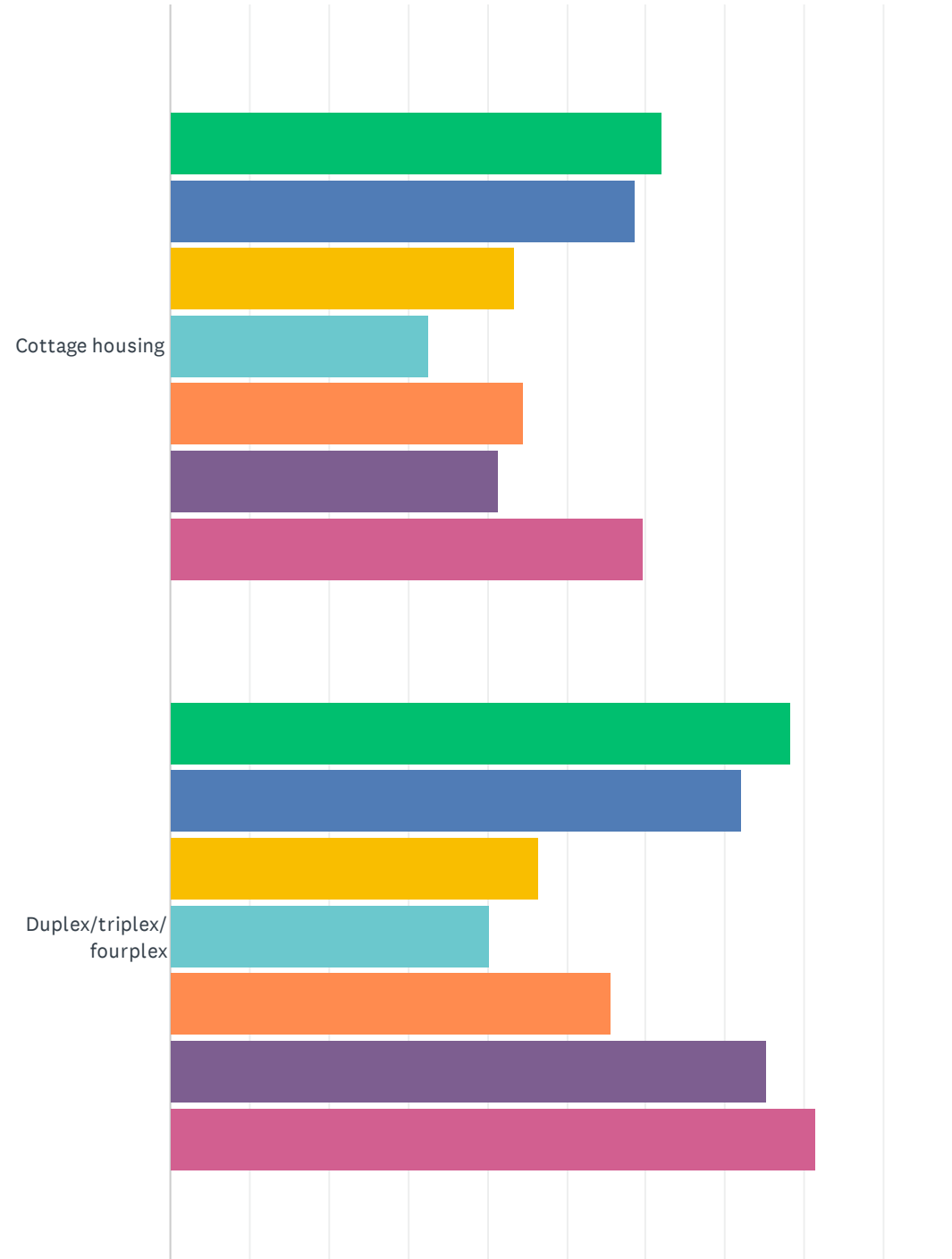
Answered: 110 Skipped: 27



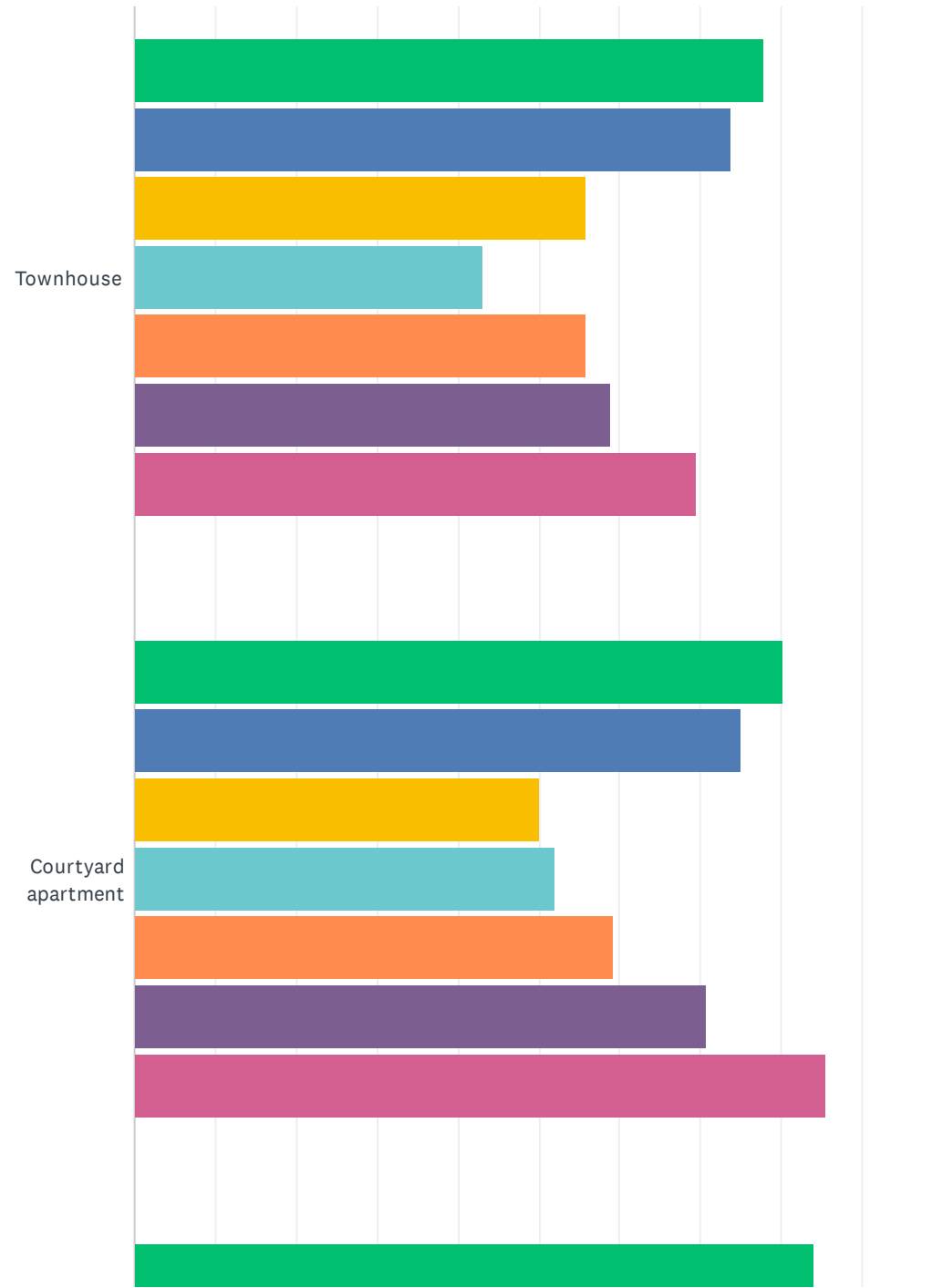
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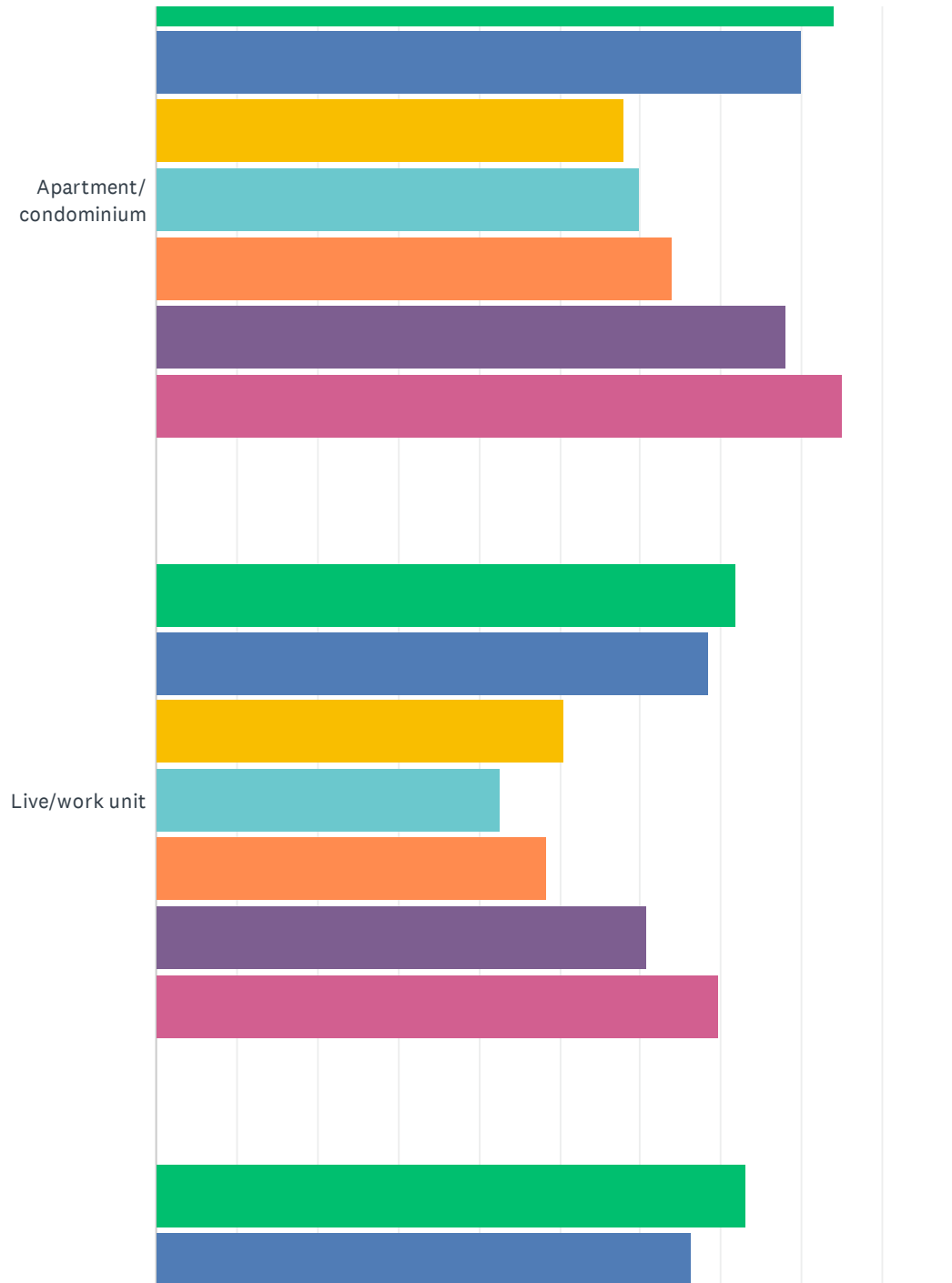
Millersburg Comprehensive Plan Housing Chapter Update - Survey



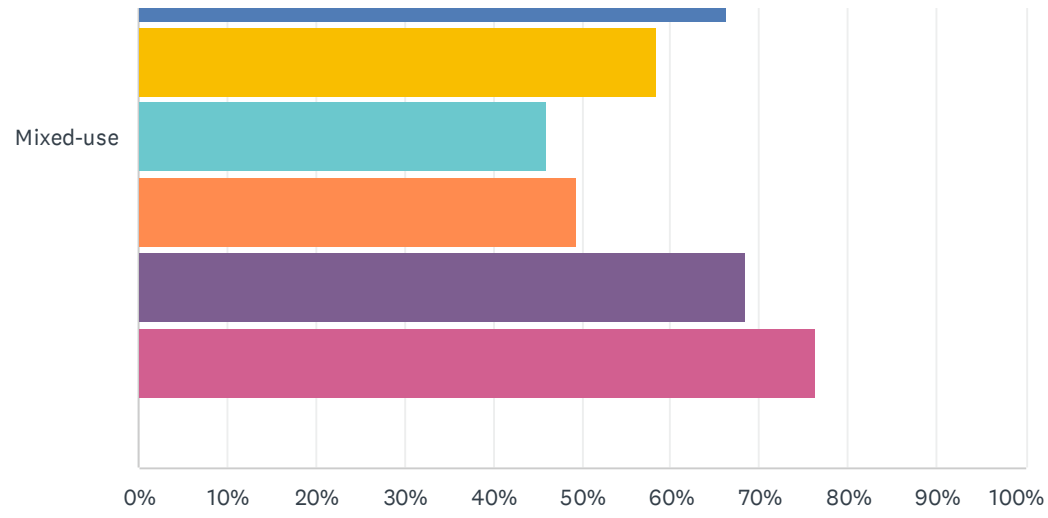
Millersburg Comprehensive Plan Housing Chapter Update - Survey



Millersburg Comprehensive Plan Housing Chapter Update - Survey



Millersburg Comprehensive Plan Housing Chapter Update - Survey



- Increased t...
- Increased d...
- Design com...
- Bulk/size of...
- Increased d...
- Increased c...
- Decreased ...

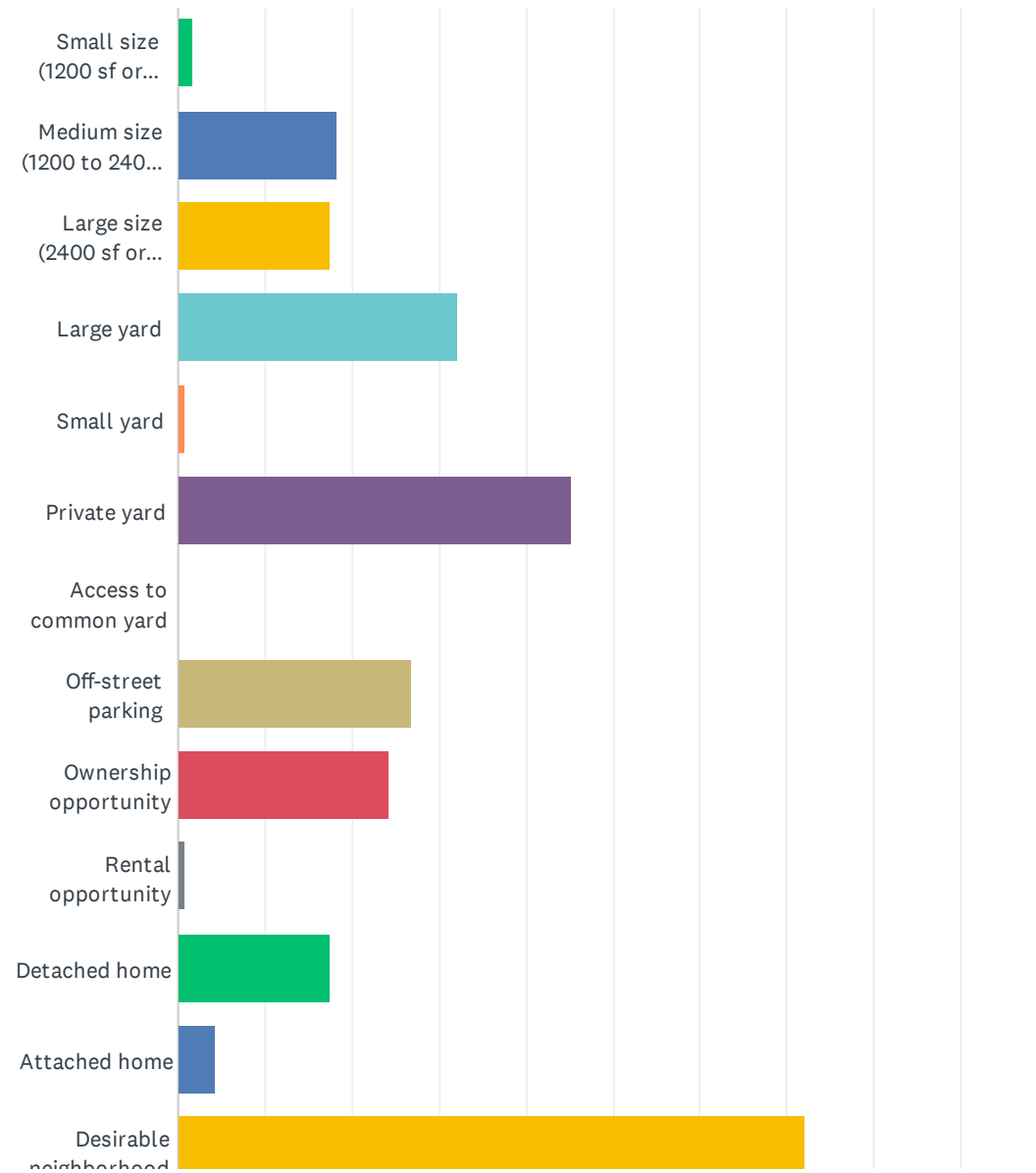
Millersburg Comprehensive Plan Housing Chapter Update - Survey

	INCREASED TRAFFIC	INCREASED DEMAND FOR PARKING	DESIGN COMPATIBILITY	BULK/SIZE OF NEW HOUSING	INCREASED DEMAND FOR LOCAL AMENITIES (PARKS, SCHOOLS, ETC.)	INCREASED CRIME	DECREASED PROPERTY VALUES	TOTAL RESPONDENTS
Single-family home	62.07% 54	24.14% 21	20.69% 18	29.89% 26	51.72% 45	45.98% 40	22.99% 20	87
Mother-in-law unit	41.18% 35	52.94% 45	48.24% 41	16.47% 14	14.12% 12	18.82% 16	28.24% 24	85
Tiny house	63.64% 63	60.61% 60	48.48% 48	17.17% 17	37.37% 37	54.55% 54	74.75% 74	99
Manufactured home	58.65% 61	43.27% 45	50.00% 52	23.08% 24	31.73% 33	63.46% 66	95.19% 99	104
Cottage housing	61.96% 57	58.70% 54	43.48% 40	32.61% 30	44.57% 41	41.30% 38	59.78% 55	92
Duplex/triplex/fourplex	78.35% 76	72.16% 70	46.39% 45	40.21% 39	55.67% 54	75.26% 73	81.44% 79	97
Townhouse	77.89% 74	73.68% 70	55.79% 53	43.16% 41	55.79% 53	58.95% 56	69.47% 66	95
Courtyard apartment	80.21% 77	75.00% 72	50.00% 48	52.08% 50	59.38% 57	70.83% 68	85.42% 82	96
Apartment/ condominium	84.00% 84	80.00% 80	58.00% 58	60.00% 60	64.00% 64	78.00% 78	85.00% 85	100
Live/work unit	71.91% 64	68.54% 61	50.56% 45	42.70% 38	48.31% 43	60.67% 54	69.66% 62	89
Mixed-use	73.03% 65	66.29% 59	58.43% 52	46.07% 41	49.44% 44	68.54% 61	76.40% 68	89

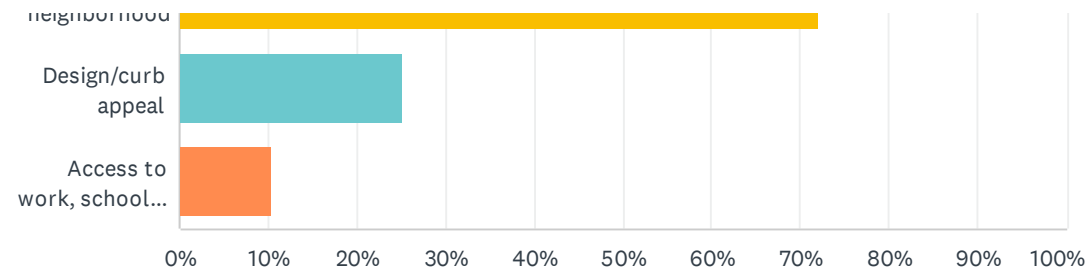
#	OTHER (PLEASE SPECIFY)	DATE
1	traffic, crime and property values main concern	5/5/2022 7:34 PM
2	The items above are already things we have struggle with as Millersburg has grown. People driving fast down what we're once rural roads, lack of infrastructure to support large flows of traffic to areas of new development and schools that are over crowded. We need some long term solutions to existing problems before considering further growth.	4/20/2022 11:02 AM
3	Crime is serious here, we need planning to make the petty crime less desirable	4/20/2022 6:41 AM
4	I have never seen a neighborhood improved by rental property	4/19/2022 10:15 AM

Q11 What characteristics are important to you in a home? Select your top three characteristics.

Answered: 115 Skipped: 22



Millersburg Comprehensive Plan Housing Chapter Update - Survey



ANSWER CHOICES	RESPONSES	
Small size (1200 sf or smaller)	1.74%	2
Medium size (1200 to 2400 sf)	18.26%	21
Large size (2400 sf or larger)	17.39%	20
Large yard	32.17%	37
Small yard	0.87%	1
Private yard	45.22%	52
Access to common yard	0.00%	0
Off-street parking	26.96%	31
Ownership opportunity	24.35%	28
Rental opportunity	0.87%	1
Detached home	17.39%	20
Attached home	4.35%	5
Desirable neighborhood	72.17%	83
Design/curb appeal	25.22%	29
Access to work, school, shopping and play opportunities	10.43%	12
Total Respondents: 115		

Millersburg Comprehensive Plan Housing Chapter Update - Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Privacy from neighbors spying on you!!	5/22/2022 7:47 PM
2	Med home size 1400 to 2400. 1200 is entry level	5/10/2022 7:48 PM
3	Access to medical facilities	5/2/2022 1:58 PM
4	Small community	4/20/2022 9:33 PM
5	Walking area	4/20/2022 6:41 AM
6	Three is not enough options	4/19/2022 8:57 PM

Q12 Is there anything else you would like to tell us about your experience with housing in Millersburg?

Answered: 74 Skipped: 63

#	RESPONSES	DATE
1	It was nice when we first moved here!! Now we have a crappy neighbor 15 feet off my porch who spy's and stalks us. I think more thought needs to be out in place when building homes on existing neighbors, such as the effect it has on them and how the home is placed. Now we are forced to move thank you.	5/22/2022 7:49 PM
2	I'm already worried about traffic on Alexander and the safety of kids exiting the park. Cars shouldn't be going over 25 mph along that stretch.	5/18/2022 10:55 AM
3	We need sidewalks on main connecting roads and more parks. Plus parks that are maintained better (sports fields)	5/12/2022 12:54 PM
4	I prefer not to have anything but single family on either sides of Old Salem, Conser, Woods and Millersburg Dr and to maintain min 10000 sq ft lots. It would seem advantagious to protect home values of existing houses. We have a pretty low crime rate and to cause that to change by zoning choices would not serve the people you govern.	5/10/2022 7:56 PM
5	No Apartments No tiny houses No lots smaller than 10000 sq ft	5/10/2022 12:55 PM
6	The larger lots and lack of multi family units is what attracted us to Millersburg	5/7/2022 7:02 AM
7	100% need side walks along Woods Road ASAP. Always worried someone will be hit be a car and it has happened before! A small retail center would be nice as well, but keep the small farm town feel.	5/5/2022 7:35 PM
8	Restrictions on what we can do with our property	5/5/2022 9:27 AM
9	We really enjoy living here. The community is nice and friendly. I feel the addition of more housing without any infrastructure is a huge problem. The cost of road improvements has been put on the current homeowners around here and that's not great. If you're going to sell land to a developer make them pay for the needed road improvements, parks, etc.	5/4/2022 8:50 PM
10	Based on past experience, vandilizam and crime increase when apartments are built in the neighborhood.	5/2/2022 2:01 PM
11	What brought us here was the lot size to accommodate room for an RV. The surrounding trees & the quiet streets.	4/28/2022 12:04 PM
12	Keep the small and large lot concept for Millersburg...I believe this is why most of the residents in Millersburg have chose to move here.	4/23/2022 8:02 AM
13	We really appreciate the larger lot sizes. We moved from North Albany where it felt more claustrophobic.	4/22/2022 10:53 PM
14	New housing starts at or above 500k.Slowly overtaking the farming and rural appeal of Millersburg.	4/21/2022 7:49 PM
15	At this point & time we are happy with our home & life in this small community...	4/21/2022 9:04 AM
16	Don't ruin Millersburg by allowing apartments	4/20/2022 9:34 PM
17	We love it here... moved to Millersburg in Sept 2021	4/20/2022 8:41 PM
18	We have lived here five years and love it! The location, the neighbors, the feeling of belonging has been most valuable to us. Don't turn it into Corvallis!	4/20/2022 6:45 PM

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19	Continue with the larger lot sizes No apartments	4/20/2022 5:03 PM
20	Millersburg is a lovely place and has an upper-end housing charm about it without pricing homeowners out of the market. If further subdivisions are added am most concerned about road improvements, and traffic flow. Am also concerned about how semi-truck traffic and railroad noise will increase due to the intermodal.	4/20/2022 12:53 PM
21	I mentioned my concerns in previous comments but I will reiterate. I have loved living in Millersburg for 20+ years. I am concerned about the rate we are growing and how we are supporting that growth with sufficient infrastructure, schools and quality of the living experience in Millersburg.	4/20/2022 11:03 AM
22	We need infrastructure. Store, garden center , restaurants, etc.	4/20/2022 9:51 AM
23	Very satisfied with the larger lot sizes	4/20/2022 8:38 AM
24	Better walking or biking areas, restaurants, and police patrol as we do have serious crime such as stealing things from your car, driveway, packages etc	4/20/2022 6:43 AM
25	I want to keep the country in Millersburg.	4/19/2022 10:18 PM
26	We love it here. But would certainly be disappointed and consider moving if apartments, town homes, or manufactured homes are put in. Thank you.	4/19/2022 9:34 PM
27	Sidewalk needed on woods Ave for safety purposes	4/19/2022 9:30 PM
28	There needs to be more infrastructure built to support the residents. Grade school, park, sidewalks	4/19/2022 9:26 PM
29	We enjoy this community and the quality of life that exists here. We hope that Millersburg continues to maintain the high standards we moved here for, and doesn't make decisions based on external pressures.	4/19/2022 9:02 PM
30	No	4/19/2022 8:47 PM
31	I am very concerned by increased volume of truck traffic on Old Salem Rd. when the new Intermodal facility comes on line. I especially like the large lots and variety of home designs as opposed to one builder's development.	4/19/2022 7:51 PM
32	I like our current housing options and the feel of large lots with single family housing. It makes you feel safe and I love the open space.	4/19/2022 7:04 PM
33	We love that it is all well-cared for, attractive single family homes with large lot sizes. We would like it more if there were some stores and restaurants here(grocery, tap house).	4/19/2022 7:00 PM
34	Millersburg could use its own business center for activities as it grows.	4/19/2022 6:28 PM
35	Farmland and open areas are very important to atmosphere of the community and the desire to live here.	4/19/2022 6:18 PM
36	10,000 sq ft lot size minimum is optimal. Does not feel cramped.	4/19/2022 5:02 PM
37	I appreciate the large lots and lack of multi family housing. It feels like living in the country but not being isolated.	4/19/2022 4:29 PM
38	There is no central shopping center or community center in Millersburg which is making it increasingly difficult to stay here. We need more variety of housing for different income levels and a centralized shopping and city center.	4/19/2022 3:59 PM
39	Millersburg is a desirable place to live because of its small size, rural surroundings, large lots, peace and quiet. If someone wants a low cost high-density urban environment, they can find that in Albany, Corvallis etc. If you do that here, you'll find that those of us that moved here will look elsewhere. Thanks for listening!	4/19/2022 3:54 PM
40	They're all cookie cutter houses mostly.	4/19/2022 3:07 PM

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41	The addition of more commercial property would be nice. Having our own school would be a great addition.	4/19/2022 2:44 PM
42	More homes	4/19/2022 2:15 PM
43	We chose to move to this area because of the minimum lot size for houses, the cleanliness of the area, the proximity to the freeway, and having so much beautiful farm land right near to us. Love the smaller neighborhoods and seeing all the pride taken in the upkeep of yards and homes.	4/19/2022 1:40 PM
44	Water price is too high.	4/19/2022 1:31 PM
45	I love that all the single family homes are on larger lots. No apartment or multi family dwellings!	4/19/2022 1:19 PM
46	Let's try and keep it quite out here. It's already getting to large.	4/19/2022 1:10 PM
47	Needs smaller affordable homes. Not tiny houses, just something for a couple or single person. Approx 1000sq ft, small yard, something like the neighborhoods in southeast Albany	4/19/2022 1:07 PM
48	I believe that when a city reaches a certain population that the state mandates "affordable housing". That type of housing ONLY creates increased crime and undesirable neighbors. Placing people in houses that they cannot afford almost always displays itself with poor upkeep standards which cause decrease in property values. I would like to maintain an above average community standard, low crime with adequate income appearances. I would like to maintain a small community with friendly safe neighborhoods.	4/19/2022 12:52 PM
49	I feel like it's very appealing and I love that we don't have apartments and town homes or low income housing around which would increase crime and traffic in our area.	4/19/2022 12:44 PM
50	this is a nice, safe, rural community with good sized yards and houses, that's why we live here, anything of a major difference we'd move.	4/19/2022 12:19 PM
51	The neighborhood is great! I feel safe walking anywhere at all times. Dogs barking can be a chain reaction, and there is theft though as downsides, but I imagine that would occur in most places. Also, some people during the holidays can get a bit crazy with building things... I'm all for their spirit, but when the construction lasts for a few months I've grown to dread the imminent noise that occurs during those seasons. It's like construction never stops, despite being in a fully developed neighborhood! Maybe if it was just for 2 weeks or so, or done somewhere NOT in the middle of a neighborhood? I love the city council looking out for its residents as well! I do wish there were more sidewalks (Woods area), and maybe some more pocket parks? But the lot sizes for single-family houses are nice for family/guests. Overall, I love living here! Keep up the great work!	4/19/2022 11:56 AM
52	Please bring retail - restaurants, stores, pubs to Millersburg. A full service community.	4/19/2022 11:43 AM
53	We live in a nice neighborhood with high standards. We paid a lot of money to be part of this community. Not interested in low income accommodations like trailer parks and manufactured homes being part of the community.	4/19/2022 11:26 AM
54	Please leave lot size requirements in place, as well as single family homes only. It is what has kept the charm and demographic of our community what it is.	4/19/2022 11:18 AM
55	We moved out here for the lot size and i5 access	4/19/2022 11:14 AM
56	We love love love the minimum lot size requirements here. That was a huge reason we moved here, as it's hard to find yards big enough for shops that don't require acreage.	4/19/2022 11:00 AM
57	What attracted us to millersburg was the lot sizes and no apartments or manufactured home parks	4/19/2022 10:59 AM
58	I loved the last two years here in millersburg. Our neighborhood has been quiet and safe for our family. We love the amenities of living close to albania without all the apartments and larger buildings. It feels like we live in the country :)	4/19/2022 10:43 AM
59	Would really desire a dog park	4/19/2022 10:39 AM

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60	More housing needs to be met with smaller streets and larger sidewalks. Stop prioritizing cars and vehicle storage over people. prioritize a walkable/bike able community. There also needs to be clear and kept paths between neighborhoods so children can ride their bikes or walk with greater safety.	4/19/2022 10:26 AM
61	Before we build more housing let's consider infrastructure to support what we have currently we have industrial, agricultural and residential property, no nearby school, or retail fix what's needed first. You can't support the development you have, why build more homes.	4/19/2022 10:20 AM
62	The #1 issue that my neighbors and I see are lack of enforcement of laws and ordinances causing livability issues. Lack of respect for neighbors. If we can't enforce our current laws and ordinances and deal with the issues we have now; adding more growth especially multifamily dwellings will only increase these negative issues. Millersburg has prided itself in single family homes on large lots and should hold on to that pride. Stand up to the State pushing of multi family dwellings.	4/19/2022 10:20 AM
63	I worry about the traffic increasing on old Salem rd. That is my only concern living here.	4/19/2022 10:12 AM
64	Please do NOT allow condos, apartments or manufactured homes. Millersburg does not need these types of homes.	4/19/2022 10:06 AM
65	Need more parks for housing units that go in. There is nothing for the north end.	4/19/2022 9:54 AM
66	No apartments please.	4/19/2022 9:44 AM
67	Need better street lighting, especially on side streets.	4/19/2022 9:43 AM
68	I moved here because it's not Albany. Millersburg should never contract with Albany for anything. Invest in our own fire crews and trucks. We should have never allowed Albany to become the provider of water and sewer for Millersburg.	4/19/2022 9:36 AM
69	We moved to millersburg because we loved the community and neighborhoods. We really liked the big lot sizes (larger yards, ample parking, rv parking was huge for us). We feel safe here mainly because everything is kept nice, the houses are nice, and they're all majority single family homes with families. I would hate to see it turn into a low income area with a bunch of apartments or rental units, that may force us out.	4/19/2022 9:23 AM
70	We only need single family homes on 1/4 lots! No multi family, small homes, manufactured homes ever!	4/19/2022 9:22 AM
71	I moved out of Salem due to crime and the excess amount of apartment complexes being put in. If Millersburg were to start building apartment complexes, I would sell my house and move away. With multi family housing comes increases in traffic and crime, and decreases in property values. I moved to Millersburg because it is a small family community with single family housing. Where I feel safe to let my children play outside. My hope is that this does not change. It's as close to being out in the country as you can get. Please keep it that way.	4/19/2022 9:21 AM
72	I like our neighborhood, but the demand for parks with the current amount of housing is already too high. We need more parks and more play options for toddlers. Also, I feel like there are no low income housing options in town. This might help our property values, but I can't help but feel bad for the people who are pushed out or unable to afford to live here.	4/19/2022 9:19 AM
73	Stop looking for ways to increase property taxes. Double 20 years ago.	4/19/2022 9:11 AM
74	If you plan on expanding housing just work on the roads and traffic patterns first.	4/19/2022 9:06 AM




GOALS & OBJECTIVES







To provide a housing policy plan which seeks to increase opportunities for all citizens of the community to enjoy safe, decent and sanitary housing at affordable prices.

POLICIES & RECOMMENDATIONS




General

1. All 1990 Housing Census data contained in the Millersburg Comprehensive Plan shall be replaced with 2000 Housing Census data when it becomes available to the City. 







Housing Need

1. The City recognizes the need for an adequate supply of sound, decent and attractive housing which includes a variety of types and designs which are responsive to community needs. 
2. The City supports the need for all citizens of the community to obtain adequate housing regardless of their age, race, religion, sex or ethnic background. 
3. The City supports the need for all citizens of the community to have an opportunity to live in sound housing, adequate to their needs, at a reasonable cost relative to their income. 
4. The City will designate and maintain adequate amounts of land for each housing type to address community needs. 
5. The City will monitor housing trends and needs to maintain an adequate supply of available residential land. 
6. The City will maintain information on local building trends and the available supply of land for development. 




Existing Housing

1. The City shall continue to maintain good housing conditions through enforcement of its codes and ordinances to ensure adequate standards of fitness for human habitation. 
2. The City shall encourage the rehabilitation of existing housing to help maintain the housing stock and improve the appearance, structural condition and energy conservation of existing housing. 
3. The City supports state legislation to amend the property tax system to provide incentives for rehabilitation of existing housing. 






Housing Types

1. The City shall maintain a mix of housing types and densities within the locational criteria of the Land Use Code. 
2. Manufactured homes shall continue to be allowed on individual lots as a viable housing alternative. 
3. Manufactured home parks shall be permitted in accordance with ORS 197.480. 
4. Multi-family housing shall be considered within the locational criteria of the Land Use Code. 
5. The City shall encourage innovative design and planning concepts to reduce the cost of housing and services through the Code review procedures for Planned Developments that can allow an increase in density. 
6. The City shall encourage rental housing units in Millersburg to address the affordable housing needs of Millersburg's younger, older and lower income residents. 

Housing Conditions

1. The City shall continue to maintain good housing conditions through enforcement of its codes and ordinances to ensure minimum standards of fitness for human habitation. 
2. The City shall encourage rehabilitation of basically sound structures to help maintain the housing stock. 
3. The City supports alternatives to the existing property tax system to encourage residential rehabilitation within the community. 

Housing Costs

1. The City supports the need to reduce housing costs. 
2. The City shall encourage an adequate supply of housing within the financial capabilities of its citizens to fulfill their needs. 
3. The City shall strive for an efficient utilization of land and efficient provision for public facilities and transportation networks to minimize housing costs. 
4. The City encourages programs for property tax relief at all levels as a means of reducing housing costs and supports alternatives to the existing property tax system to encourage residential rehabilitation within the community. 
5. The City supports innovative methods of construction to reduce building costs. 

Housing Assistance

- ~~1. The City should support housing and family assistance programs that benefit the community.~~
- ~~2. Housing assistance programs for qualified elderly and low income families in need of housing should be in the form of subsidy that allows individuals a choice of housing type and location.~~

- ~~3. The City shall encourage an adequate supply of housing within the financial capabilities of its citizens to fulfill their needs.~~
- ~~4. The City should identify needed Federal and State housing assistance programs that are suited to the community's needs.~~
- ~~5. The City should provide information on available housing, financing programs, and assistance programs in both the public and private sector that are suited to the needs of the community.~~
- ~~6. The City will cooperate with County, State and Federal agencies in meeting the City's housing needs.~~



Buildable Lands

- ~~1. The City shall maintain an adequate availability of residential buildable lands that provides locational choices for each housing type.~~
2. The City shall maintain a substantial supply of residentially zoned land within the community to assist in keeping land costs for housing at reasonable levels.

