

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 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.

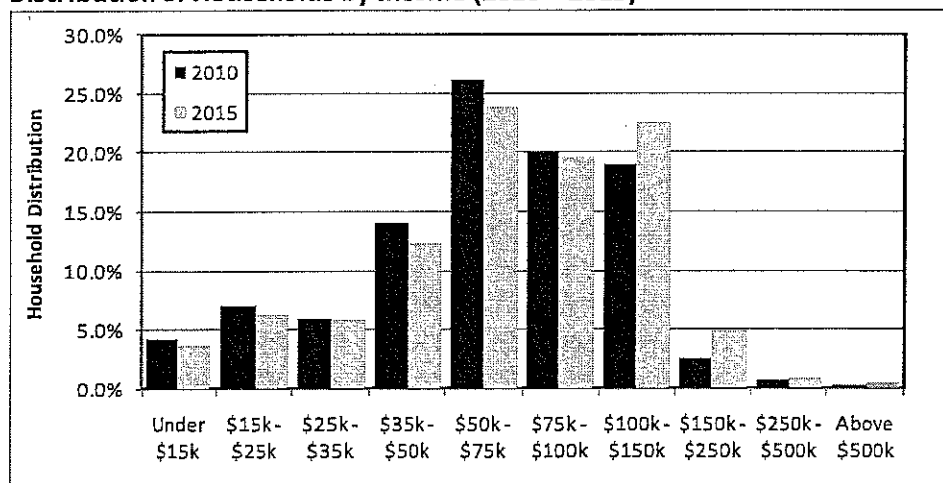
DEMOGRAPHICS

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 3,600 new residents might move to Troutdale over a 20-year period. It is anticipated that over 1,700 new dwelling units will be needed to accommodate new residents, changing demographics of current residents, and to replace aging housing stock. Based on these factors, and the zoning of remaining buildable lands, a smaller percentage of these units are likely to be single-family dwellings, with attached and multi-family types making up a larger share of new units.

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.

c. Recognize and promote 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.**

d. Recognize the use of “zero lot line” siting as a method of increasing the usable outdoor area **of a detached single-family lot.**

e. Recognize ~~the need for additional~~ multiple-family dwellings **as a legitimate and needed housing type** in Troutdale and encourage multiple-family developments in areas designated for such in the Comprehensive Plan.

f. ~~Encourage~~ **Allow** a mix of single-family, duplexes, tri-plexes, and four-plexes **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.

g. ~~Encourage~~ **Allow** a mix of multiple-family dwellings and professional offices, or limited commercial, in the ~~higher intensity~~ **high density residential** areas and town center planning area outlined in the Comprehensive Plan.

h. ~~Recognize~~ **Allow** manufactured homes **parks** as an affordable alternative housing type **in areas designated medium density residential.**

i. 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.

b. ~~Encourage~~ **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. ~~The Model Housing Code will be reviewed for its applicability to the City and, if found to be applicable, may be adopted in whole or in part.~~

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

9. Housing Quality. Continue to enforce the codes mandated by the State of Oregon for construction of residential dwellings, recognizing that all codes are minimum codes. Continue to 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.