

TO: LCDC

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SUBJECT: HOUSING DENSITY & MIX RESEARCH

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MIX AND DENSITY

The purpose of this study is to refine key data (housing mix and densities prepared by Becky Steckler) used by cities to inventory buildable land and analyze land need for the purpose of evaluating and, if necessary, expanding an urban growth boundary. This information is intended to inform the UGB workgroup of the range of factors considered by cities, as the workgroup works on its recommendations to LCDC on a series of UGB “safe harbors” to streamline future UGB analyses.

Table 1: Incremental Density Safe Harbor

Jurisdiction	Population	Existing SF DU/Acre	Existing MF DU/Acre	EAvg DU/Acre	Proposed SF DU/Acre	Proposed MF DU/Acre	PAvg DU/Acre	Notes (distinguish between net#/gross* acres)	Increase/Decrease (Formula PAVG-EAVG/EAVG)
Cities between 25,000-50,000				7.95			8.25		3.70%
Corvallis	49,275	6*	10*	8	5#	15#	7.5#		-1.30%
Albany	43,400	4	15.3*	9.7*	4.5*	11.3*	7.9*		-18.00%
McMinville	31,665			6.15	3.9	14.8	9.35	*88-00: 5.9 *00-02: 6.4	53.00%
Cities between 10,000-24,999				6.53			6.9		5.60%
Newberg	21,152	4.4	12	8	5	15	10		25.00%
Woodburn	22,875			7.3			7.8		6.80%
Redmond	17,645			5.1#			7.5#		47.00%
Pendleton	16,970				5.45#	9.0#	6.18#	5.45 units for SF & Manuf.	

La Grande	14,015			6				5.08#		-15.00%
Hermiston	13,819	5.7	11.3	8.5		5.7	11.3	8.5		0.00%
Lebanon	13,140	5.92#	7.27#	6.51#				7.10#		9.00%
Prineville	11,600			called				5.0#		
Ontario	11,425			4.3#				5.0#		16.00%
Cities between 2,500-9,999				5.5				7.38		34%
Cottage Grove	8,890	6.4	6.4	6.4	4.7*		11.5*	8*		25.00%
Monmouth	8,310			4.6	6.1#		8.5#	7.7#		67.00%
Lakeview	7,400					5.8		12	8.9	
Independence	6,195	4.84#	9.94#	7.93#	5.5#		8.9#	7.0#	MFD parks 7.9	-12.00%
Madras	6,013			3.0#				5.9#		96.00%
Burns/Hines	3088/1,506									
Warrenton	4,503									
Philomath	3,380									
Mt. Angel	3,010				4.64*		9.0*	6.82*		
Harrisburg	2,535	2.27*	16.02*	9.14*	6.0#		17.0#	11.5#		25.80%
Cities 2,499 and under				5.74				6.56		14.00%
Aumsville	2,285	4.44*	7*	5.72*				5.15*		-9.90%
Gervais	2,009							7.37*		
Columbia City	1,735							4.50*		
Rockaway										
Beach	1,394			7.60#				8.80#		15.70%
Coburg	969			3.9#				7.0#		79.00%

This safe harbor allows a city to assume that residential development over the forecast 20-year planning period would be 25% higher than the density of developed residential land in the UGB in the urban area for developed residential land at the time the local government initiated the evaluation or amendment of its UGB. The table above indicates with highlight the three cities that have planned at 25%; Newberg, Cottage Grove, and Harrisburg. Several others have exceeded that percentage (5 of them) or fell below (8 of them).

Table 2: Incremental Housing Mix Safe Harbor

Jurisdiction	Population	Existing SF	Existing MF	15% of increase over existing MF	Existing MFD (*Parks)	Proposed SF	Proposed MF	Existing MFD (*Parks)	Difference
Cities between 25,000-50,000	50/50	58%	31%		10%	59%	33%	12%	
Corvallis	49,275	53.6%	42.9%	6.3%	3.5%	50%	50%		(-3.6%SF) (+7.1%MF)
Albany	43,400	63.0%	29.1%	4.4%	8%	68.3%	26.9%	4.8%	(-15%SF) (+14%MF) (-3.8 MFD)
McMinville	31,665	58%	22%	3.3%	20%	58%	22%	20%	Same
Cities between 10,000-24,999	60/40	65.4%	22.6%		11.7%	58.6%	29.4%	13.6%	
Newberg	21,152	68.0%	21.0%	3.2%	11.0%	57.0%	38.5%	4.0%	(-11%SF) (+17.5% MF) (-7%MFD)
Redmond	17,645	67.0%	24.0%	3.6%	8%*	50.0%	40.0%	10.0%	(+17%SF) (+16%MF) (+2%MFD)
Pendleton	16,970	64.3%	28.6%	4.3%	7.1%	60.0%	30.0%	10.0%	(-4.3%SF) (+1.4%MF) (+2.9% MFD)
La Grande	14,015	77.7%	15.7%	2.4%	6.6%	54.0%	22.8%	23.2%	(-23.7%SF) (+7.1%MF) (+16.6% MFD)
Hermiston	13,819	66.0%	15.0%	2.3%	18.0%	73.0%	14.0%	13.0%	(+7%SF) (-1%MF) (-5%MFD)

Lebanon	13,140	71.0%	21.0%	3.2%	8.0%	55.0%	20.0%	25.0%	(-16%SF) (-1%MF) (+17% MFD)
Prineville	11,600	68.4%	20.2%	3.0%	11.4%				
Ontario	11,425	62.0%	27.0%	4.1%	11.0%	70.0%	30.0%		(+8%SF) (+3%MF)
Woodburn	22,875	44.0%	31.0%	4.7%	24.0%	50.0%	40.0%	10.0%	(+6%SF) (+9%MF) (-14%MFD)
Cities between 2,500-9,999	65/35	64.7%	25.0%		11.2%	65.2%	26.8%	9.3%	
Cottage Grove	8,890	50.0%	43.6%	6.5%	6.4%*	70.0%	25.0%	5%*	(+20% SF) (-18.6%MF) (-1.4% MFD)
Monmouth	8,310	56.0%	37.0%	5.6%	7%*	56.8%	36.8%	6.4%*	(+.8%SF) (-.2%MF) (-.6% MFD)
Lakeview	7,400	79.3%	12.4%	1.9%	8.4%*	75.0%	10.0%	15%*	(-4.3%SF) (+4.2%MF)
Independence	6,195	60.0%	22.0%	3.3%	18%*	45.9%	36.6%	17.5%*	(-14%SF) (+15%MF)
Madras	6,013	49.3%	31.5%	4.7%	19.2%	68.0%	25.0%	7.0%	(+28.4%SF) (-25.8%MF)
Burns	3,088	63.2%	17.3%	2.6%	19.5%				
Hines	1,506	83.4%	16.6%	2.5%	8.1%				
Warrenton 2006 Data	4,503	65.8%	20.5%	3.1%	13.8%*	60.5%	26.0%	14%*	(-5.3%SF) (+5.5%MF) (+.2% MFD)
Philomath	3,380	69.0%	31.1%	4.7%					
Mt. Angel	3,010	60.8%	21.5%	3.2%	7.5%	70.0%	30.0%	0.0%	(+9.2%SF)
Harrisburg	2,535	74.5%	21.5%	3.2%	4.0%	75.0%	25.0%		Same
Cities 2,499 and under	70/30	78.6%	8.9%		10.3%	68.6%	19.9%	11.5%	

Aumsville	2,285	67.9%	7.3%	1.1%	24.8%*	65.0%	25.0%	10%*	(+2.9%SF) (-17.7%MF) (+14.8% MFDP)
Gervais	2,009	96.0%	4.0%	0.6%		78.9%	12.6%	8.4%	(+3.2%SF) (-3.2%MF)
Columbia City	1,735	76.0%	7.0%	1.1%	17%*	76.0%	17.0%	7.0%	(+10%MF) (-10%MFDP)
Rockaway Beach	1,394	73.0%	18.0%	2.7%	9.0%	60.0%	20.0%	20.0%	(-13%SF) (+2%MF) (+11%MFDP)
Coburg	969	80.2%	8.3%	1.2%	11.5%	63.0%	25.0%	12.0%	(-17.2%SF) (+16.7%MF) (+.5%) MFD

Table 2, under this safe harbor, a local government must determine the existing housing the percentages of both attached housing and single family detached housing on developed land in the UGB at the time the amendment of the UGB is initiated. The local government must then plan and zone to authorize a 15% increase in the percentage of attached housing allowed, for all buildable residential land in the UGB for the 20-year planning period (and a decrease in the percentage of detached single family housing by 15%). There are several cities from our research that indicate 15% increment over multi-family is within reason and even exceeds it. The following cities hit the mark with the 15% increment; Albany, Newberg, Redmond, Independence and Coburg. It's also worthy to note the ones that were close behind, Corvallis 7.1% La Grande 7.1%, Woodburn 9%, and Columbia City 10%.

The workgroup did not agree on the methodology for determining this 15% increase and requested a 15% of increase. Tables 3&4 below look at the methodologies side by side, 15% of increase and 15 % increment. The 15% of methodology will produce significantly different results in the amount of attached housing allowed. This would not be a "conservative" safe harbor; it would instead allow cities to be acknowledged with very minor increases in the amount of attached housing allowed. As such, it would probably not be consistent with Goal 10.

Table 3: Workgroup Proposal 15% of increase

Population: 2,499 under			2,500 – 9,999			10,000 – 24,999			25,000 – 50,000		
City	15%-of Existing	Actual% increase	City	15%-of Existing MF	Actual% increase	City	15%-of Existing	Actual% increase	City	15%-of Existing	Actual% increase
Aumsville	1.1%	240%	Independenc	3.3%	68.5%	Newberg	3.2%	80%	Corvallis	6.3%	16%
Gervais	0.6%	115%	Warrenton	3.1%	25%	Redmond	3.6%	68%			
Columbia City	1.1%	140%	Mt. Angel	3.2%	40%	La Grande	2.4%	45%			
Rockaway Beach	2.7%	15%				Ontario	4.1%	14%			
Coburg	1.2%	200%				Woodburn	4.7%	30%			

Table 4: Department Proposal

Population: 2,499 under			2,500 – 9,999			10,000 – 24,999			25,000 – 50,000		
City	15%-over Existing	Actual% increase	City	15%-over Existing MF	Actual% increase	City	15%-over Existing	Actual% increase	City	15%-over Existing	Actual% increase
Aumsville	15%	17.7%	Independenc	15%	15%	Newberg	15%	17.5%	Corvallis	15%	7.1%
Gervais	15%	8.6%	Warrenton	15%	5.5%	Redmond	15%	16%			
Columbia City	15%	10%	Mt. Angel	15%	8.5%	La Grande	15%	7.1%			
Rockaway Beach	15%	16.7%				Ontario	15%	3.0%			
Coburg	15%					Woodburn	15%	9.0%			

These tables document that just simply increasing by 15% of existing multi-family is too low when compared to actual increases. This methodology indicates that harm could come out of such a low safe-harbor. The department proposal, adding 15% over the entire mix does bring you closer to reality.