Newberg Housing Needs Analysis
Project Advisory Meeting #1

December 20, 2018

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Agenda

I. Introductions (10 min)
II. Overview of HNA (ECO - 20 min)
III. Desired outcomes (Committee - 30 min)
IV. BLI (50 min)
    a. Methods
    b. Preliminary results
    c. Discussion
V. Next steps (10 min)

Project Overview

Why is Newberg doing a Housing Needs Analysis?

- How much growth in 20-years?
- How much land?
- Where is the buildable land?
    - Vacant; unconstrained physically or by policy
- What development patterns make sense?
- Does Newberg have enough buildable residential land?

Statewide Planning Goal 10 - Housing

"Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density."

Needed Housing Types (ORS 197.303)

- Housing that includes, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy;

- Government assisted housing;

- Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490; and;

- Manufactured homes on individual lots planned and zoned

Steps in the Housing Needs Analysis

1. Project the number of new housing units needed in the next 20 years

2. Review relevant national, state, and local demographic and economic trends and factors that may affect housing mix

3. Describe the demographic characteristics of the population, and, household trends that relate to demand for different types of housing

4. Determine the types of housing that are likely to be affordable to the projected households based on household income

5. Estimate the number of additional needed units by structure type

6. Determine the needed density ranges for each plan designation and the average needed net density for all structure types

Housing: Demand v. Need

- *Housing need* is based on the principle that a community's plan for housing should meet the needs of households at all income levels.

- *Housing market demand* is what households demonstrate they are willing to purchase in the marketplace.

- Need
  - Type
  - Tenure
  - Financial
  - Condition
  - Crowding
  - Special Populations
- Demand
  - Evidenced by recent development trends (e.g., type, price, and mix)

Parts of a Housing Needs Analysis

- *Demand* is a function of population and employment growth

- *Supply* is a function of land base and housing stock

- Demand
  - Population
  - Demographics
    - Age
    - Household composition
  - Income
  - Housing costs
- Supply
  - Vacant, partially vacant, and redevelopable land
  - Housing stock and characteristics

Determining Housing Demand

- **Builds from population forecasts**
- **Requires assumptions about:**
  - Persons in group quarters
  - Household size
  - Mix
  - Vacancy rates
- **Needed units/density gives needed acres**

Typical Method for Calculating Needed Dwelling Units

Future population
−Current population

=population increase
−persons in group quarters

=persons in new dwelling units
÷persons per dwelling unit

=occupied dwelling units
+vacant dwelling units

= Total needed dwelling units

Steps in the Buildable Lands Inventory

1. Gather and Assemble Data

2. Classify Land

3. Identify Constraints

4. Identify Redevelopment Potential

5. Verification

6. Summarize Results

Figure 1. Framework for land and constraint classification in a buildable land inventory.

			Presence of Improvements	
			Developable	Developed
Constraining Conditions	Prohibitively constrained	Committed	No Capacity	
		Protected	No Capacity	
	Partially Constrained		Partial Capacity	Potential Infill/ Redevelopment Capacity
	Unconstrained		Full Capacity	

Outline of the Housing Needs Analysis Document

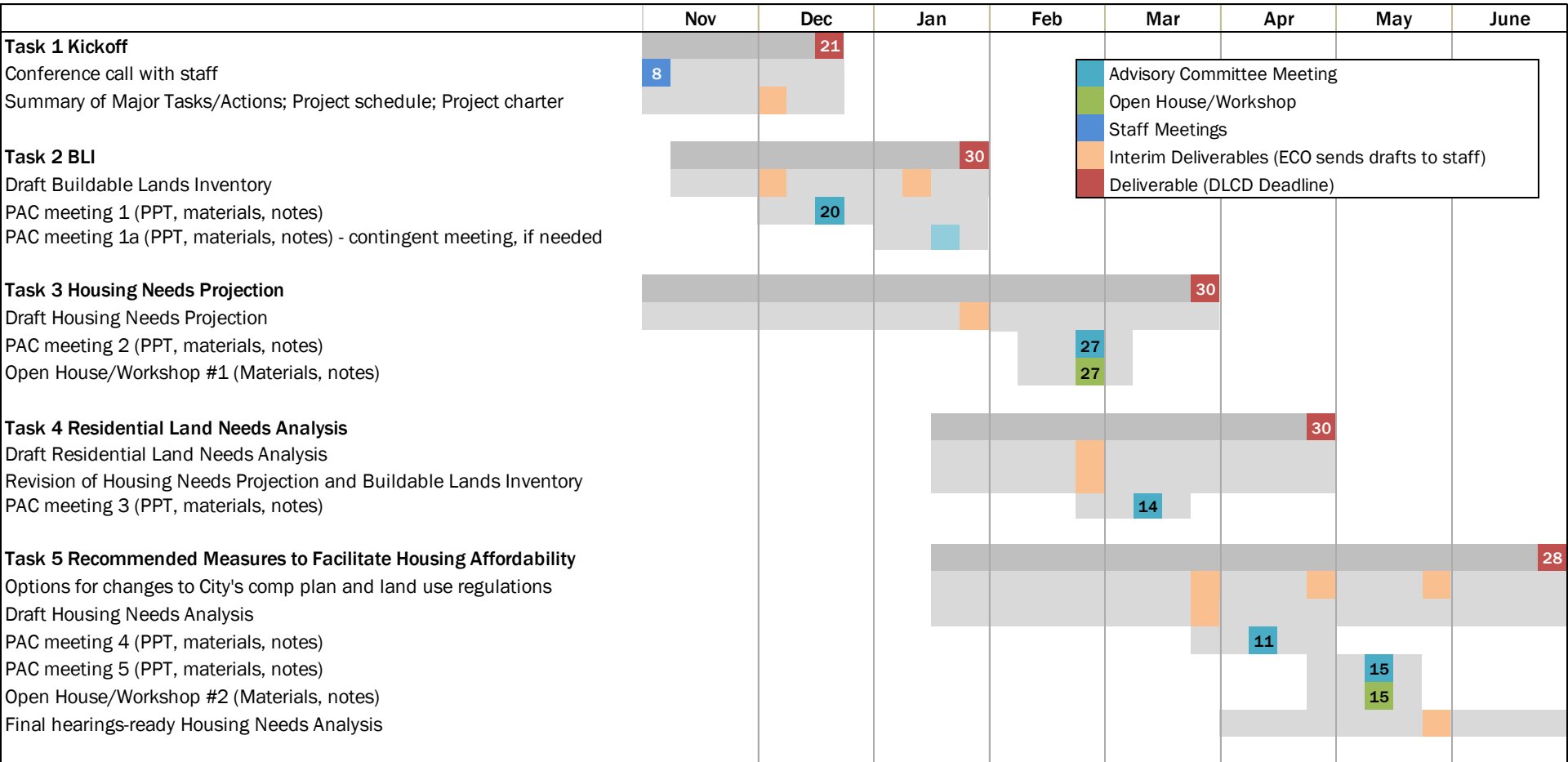| Chapter	PAC Review Timeline
Chapter 1. Introduction	PAC 4
Chapter 2. Residential Buildable Lands Inventory	PAC 1
Chapter 3. Historical and Recent Development Trends	PAC 2
Chapter 4. Demographic and Other Factors Affecting Residential Development in Newberg	PAC 2
Chapter 5. Housing Needs in Newberg	PAC 2, PAC 3
Chapter 6. Residential Land Sufficiency within Newberg	PAC 3, PAC 4

Process Overview

Project Advisory Committee Role

- Provide feedback on trends and housing needs, buildable lands inventory, and final HNA document

- Provide local context

- Assist in facilitating discussion at public meetings

Schedule

	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Task 1 Kickoff		21						
Conference call with staff	8							
Summary of Major Tasks/Actions; Project schedule; Project charter								
Task 2 BLI		30						
Draft Buildable Lands Inventory								
PAC meeting 1 (PPT, materials, notes)		20						
PAC meeting 1a (PPT, materials, notes) - contingent meeting, if needed								
Task 3 Housing Needs Projection				30				
Draft Housing Needs Projection								
PAC meeting 2 (PPT, materials, notes)				27				
Open House/Workshop #1 (Materials, notes)				27				
Task 4 Residential Land Needs Analysis					30			
Draft Residential Land Needs Analysis								
Revision of Housing Needs Projection and Buildable Lands Inventory								
PAC meeting 3 (PPT, materials, notes)				14				
Task 5 Recommended Measures to Facilitate Housing Affordability							28	
Options for changes to City's comp plan and land use regulations								
Draft Housing Needs Analysis								
PAC meeting 4 (PPT, materials, notes)					11			
PAC meeting 5 (PPT, materials, notes)						15		
Open House/Workshop #2 (Materials, notes)						15		
Final hearings-ready Housing Needs Analysis								

Legend:
- Advisory Committee Meeting
- Open House/Workshop
- Staff Meetings
- Interim Deliverables (ECO sends drafts to staff)
- Deliverable (DLCD Deadline)

PAC Meeting Dates and Topics

PAC	Month	Topic(s)
PAC 1	Dec.	Discuss framework and methodology for the Housing Needs Analysis, draft results of buildable lands inventory
PAC 2	Feb.	Discuss housing market trends, housing projection and residential land sufficiency, begin to discuss housing policies
PAC 3	March	Discuss housing needs, revisit residential land sufficiency
PAC 4	April	Discuss housing policies
PAC 5	May	Refine housing policies

Issue Identification and Desired Outcomes: Discussion

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Questions for Discussion

- What are the housing key issues in Newberg?

  - Now

  - Medium term (1-5+ years)

  - Long term

- What outcomes should the city strive for from this project?

Buildable Lands Inventory

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Legal requirements

(2) "Buildable Land" means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered "suitable and available" unless it:

(a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;

(b) Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;

(c) Has slopes of 25 percent or greater;

(d) Is within the 100-year flood plain; or

(e) Cannot be provided with public facilities.

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	Partially Constrained		Partial Capacity	Potential Infill/ Redevelopment Capacity
	Unconstrained		Full Capacity	Potential Infill/ Redevelopment Capacity

Major Assumptions in the BLI

- Land base
    - Based on definition in OAR 660-008-0005
- Development status
    - Classifications based on definitions in OAR 660-008, 660-024
    - Supplement with rapid visual inspection
- Development constraints
    - Exclude constrained areas based on definitions in OAR 660-008
- Redevelopment potential
    - Lands with "strong likelihood"

Development Status

- Classified based on "safe harbor" definitions
- Classifications of development status:
    - Developed land
    - Vacant land
    - Partially vacant land
    - Public land
    - Exempt land

Development Constraints

- Regulated wetlands
- Floodways
- 100-year floodplain
- Steep slopes (greater than 25%)
- Landslide susceptibility

Redevelopment and Infill

- Vacant and partially vacant lots are not infill or redevelopment lots

- Address infill as a function of two factors:

    - Accessory dwelling units

    - Div 24 safe harbor (lots >0.5 ac with a home; deduct 0.25 ac for dwelling with remainder vacant)

- Estimate redevelopment potential using the following methods:

    - Identify single-family residences in multifamily zones

Residential Land
by Plan Designation

Newberg Buildable Lands Inventory
Comprehensive Plan Designations

DRAFT

Urban Growth Boundary Comprehensive Plan Designation

- City Limits
- Constraints

- HDR
- HDR/SP
- MDR

- MDR/RD
- MDR/SP
- MIX/SP
- SD/MRR

- LDR
- LDR-6.6
- LDR/1A
- LDR/SP
- SD/LDR

0.55 miles

N

As of date: December 5, 2018
Source: ECONorthwest; Yamhill County
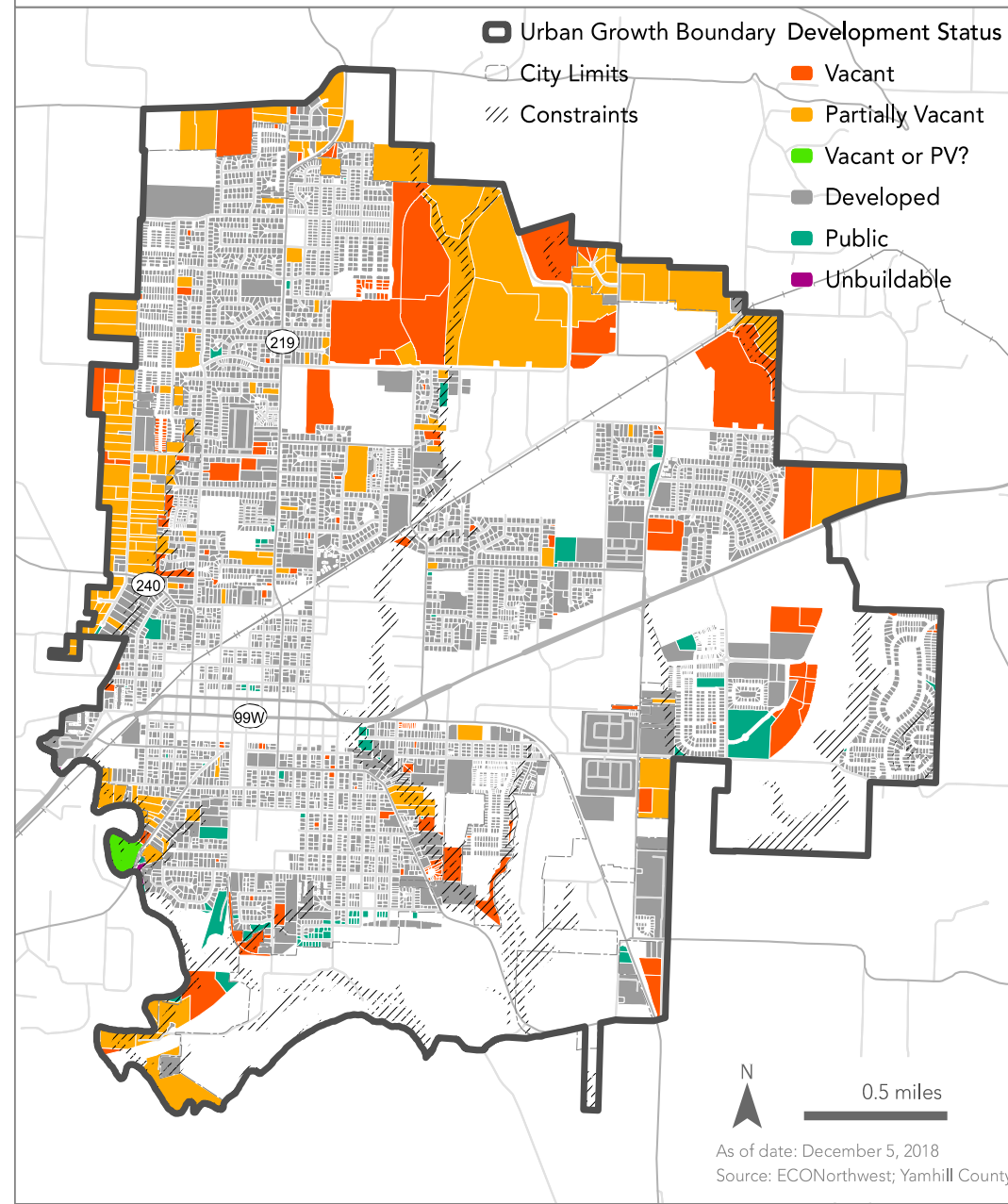
Land Base

- Land base includes the following plan designations:
  - HDR
  - LDR
  - LDR6.6
  - LDR/1A
  - LDR/SP
  - MDR
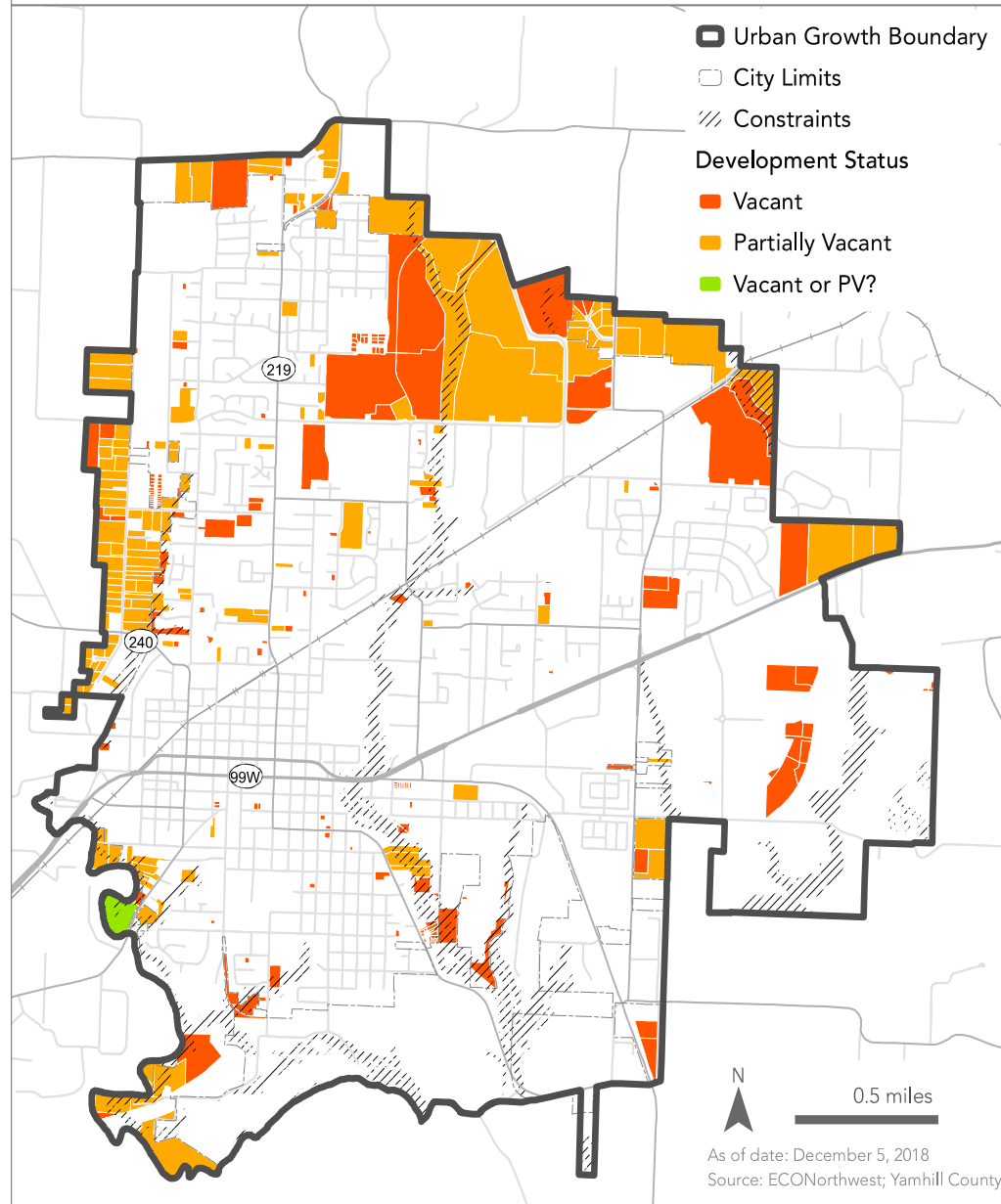 - MDR/RD
  - MDR/SP
  - MIX/SP
  - SD/LDR
  - SD/MRR

Urban Growth Boundary
City Limits
Constraints

Development Status
- Vacant
- Partially Vacant
- Vacant or PV?
- Developed
- Public
- Unbuildable

219
240
99W

N

0.5 miles

As of date: December 5, 2018
Source: ECONorthwest; Yamhill County

Residential BLI Land Base

Generalized Plan Designation	Number of taxlots	Percent	Total taxlot acreage	Percent
Low-Density Residential	3,418	51%	1,285	58%
Medium-Density Residential	2,900	43%	821	37%
High-Density Residential	415	6%	127	6%
Total	**6,733**	**100%**	**2,233**	**100%**

Residential Buildable Land

Newberg Buildable Lands Inventory
Residential Buildable Land

DRAFT

Legend:
- Urban Growth Boundary
- City Limits
- Constraints

Development Status
- Vacant
- Partially Vacant
- Vacant or PV?

0.5 miles

As of date: December 5, 2018
Source: ECONorthwest; Yamhill County

Preliminary BLI Results

Generalized Plan Designation	Total acres	Committed acres	Constrained acres	Buildable acres
Low-Density Residential	1,285	688	76	520
Medium-Density Residential	821	599	65	157
High-Density Residential	127	106	8	13
Total	**2,233**	**1,393**	**148**	**691**

Next Steps

- Refine Buildable Lands Inventory
- Draft Housing Needs Analysis
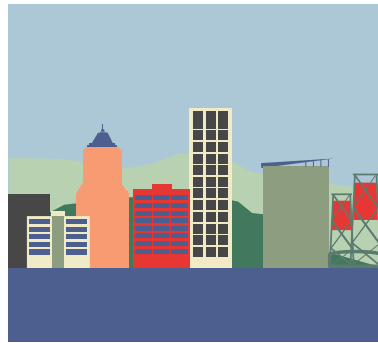
- PAC Meeting 2: February 27 @ 3 – 5 PM
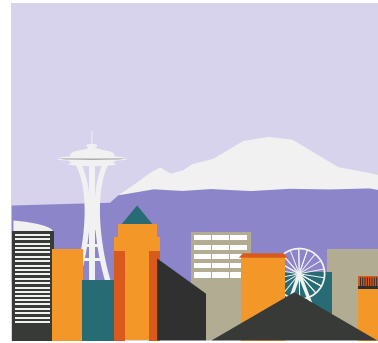- Open House 1: February 27 @ 6 – 8 PM

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