

Gladstone Housing Needs Analysis

Community Open House
September 17, 2020

ECONorthwest
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- Project overview
- Demographics and Housing Trends
- Key Findings
 - Residential land supply
 - Housing forecast
 - Land sufficiency
- Next steps





Project Overview

Why is Gladstone doing a Housing Needs Analysis (HNA)?

- To update the 2019-2039 baseline HNA
- How much growth will Gladstone plan to accommodate in 20-years?
- Where is Gladstone's buildable, residential land, and is there enough?
- What development patterns make sense?

This Project

The Housing Needs Analysis is a technical report about:

- Buildable lands inventory
- Housing market
- Demographic and socioeconomic characteristics of residents
- Housing affordability
- Forecast of new housing
- Land sufficiency

Public Discussions

Revised Comprehensive Plan

- Updated information (*HNA*)

Changes to Zoning Code

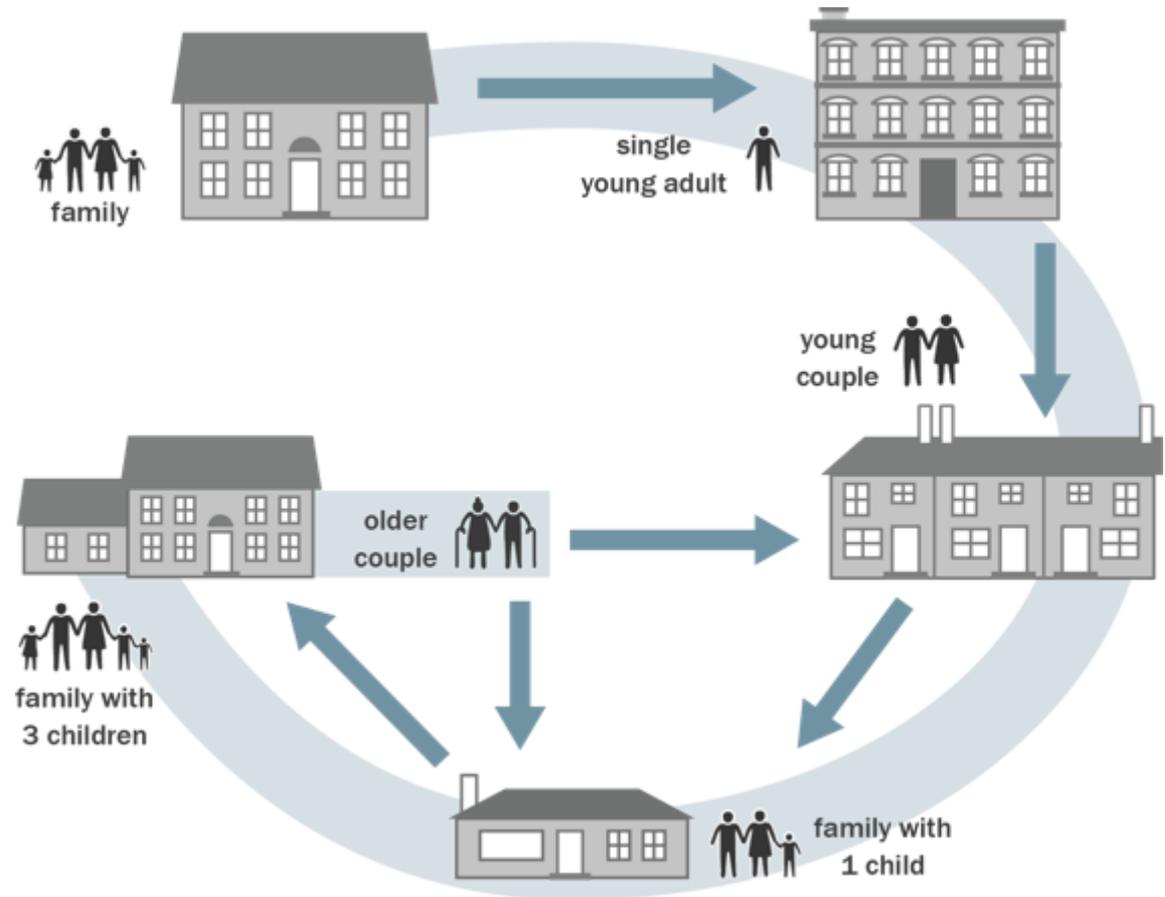
Housing Policies and Programs
*Housing policies not addressed through
Comprehensive Plan updates*



Demographic and Housing Trends

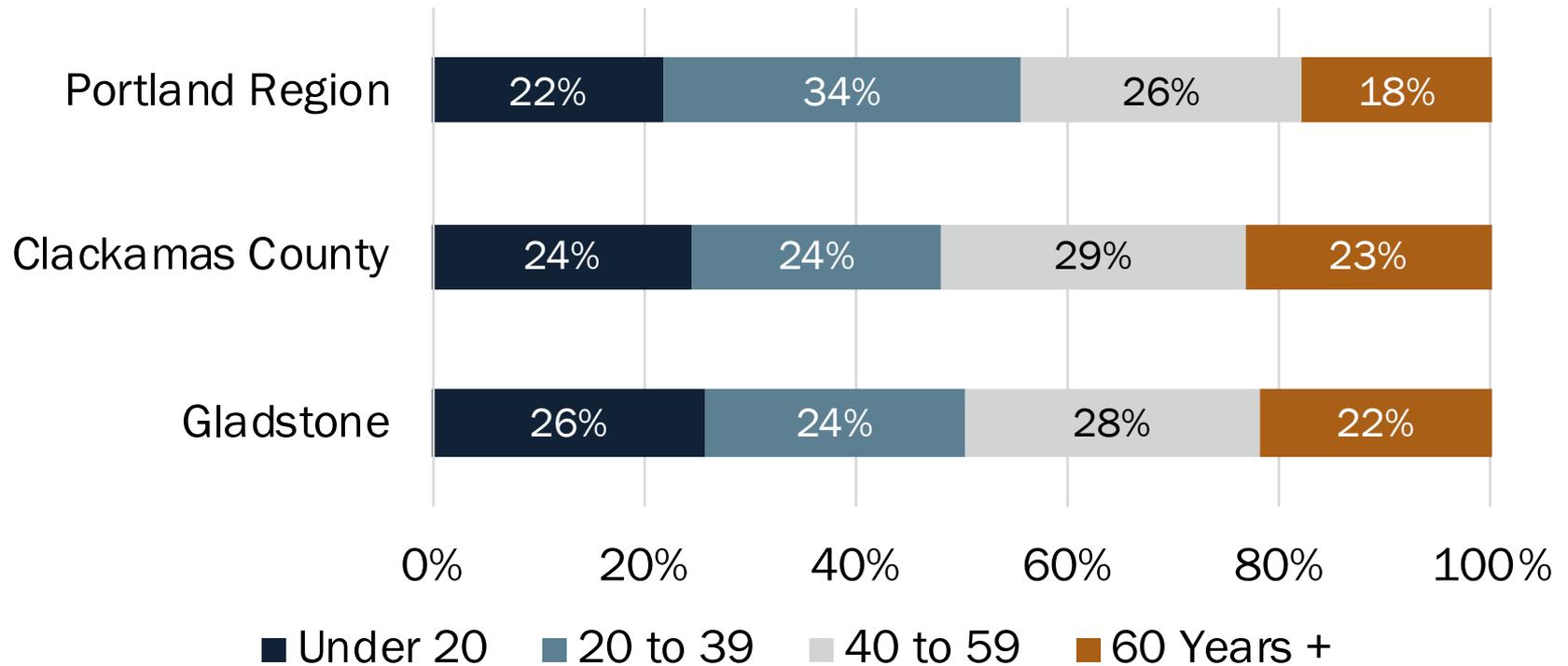
Factors that will affect housing demand in Gladstone over the 2021-2041 period

- Age
- Household Composition
- Income



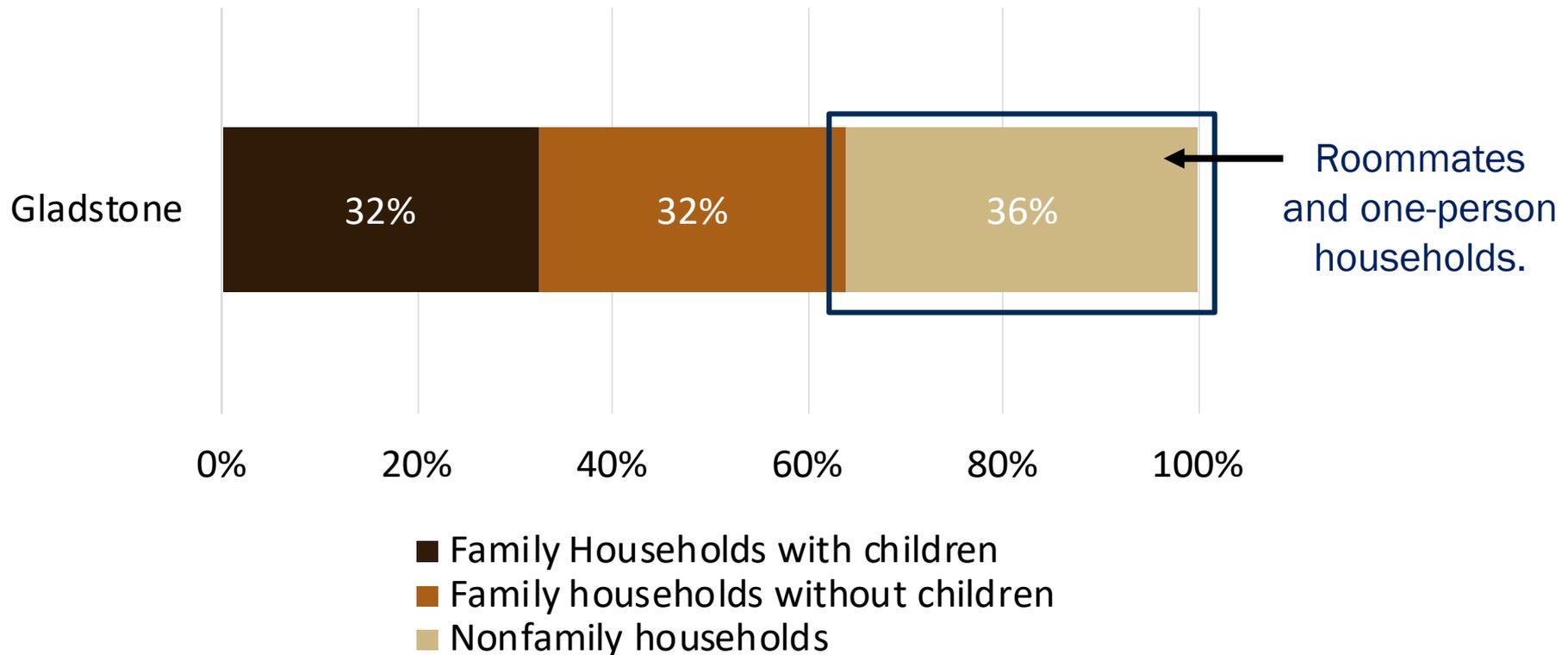
Population by age group

In the 2012-2016 period, **50%** of Gladstone's population was 40 years of age or older.

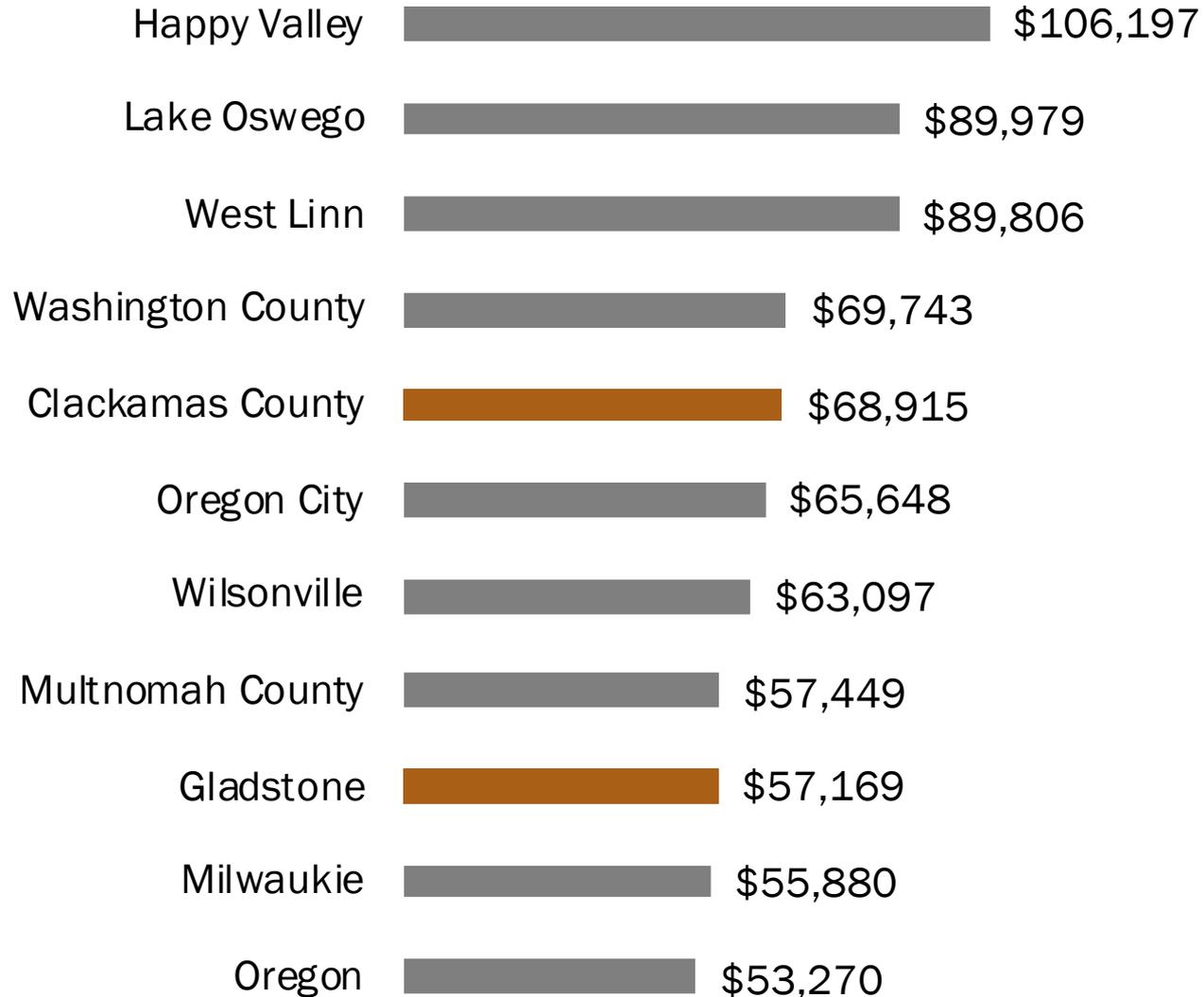


Gladstone's Households

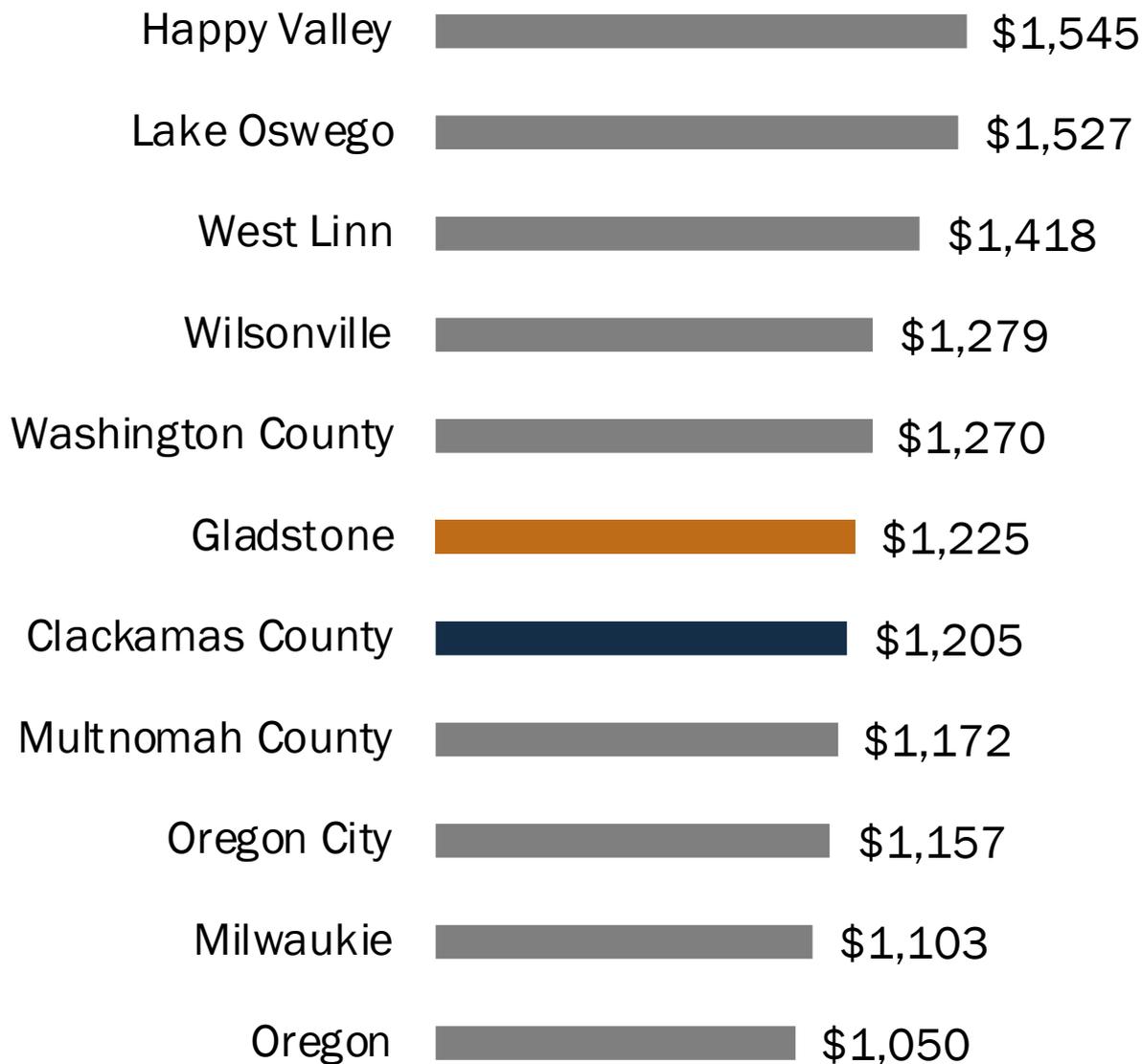
In the 2012-2016 period, **63%** of Gladstone's households were 1-person or 2-person households.



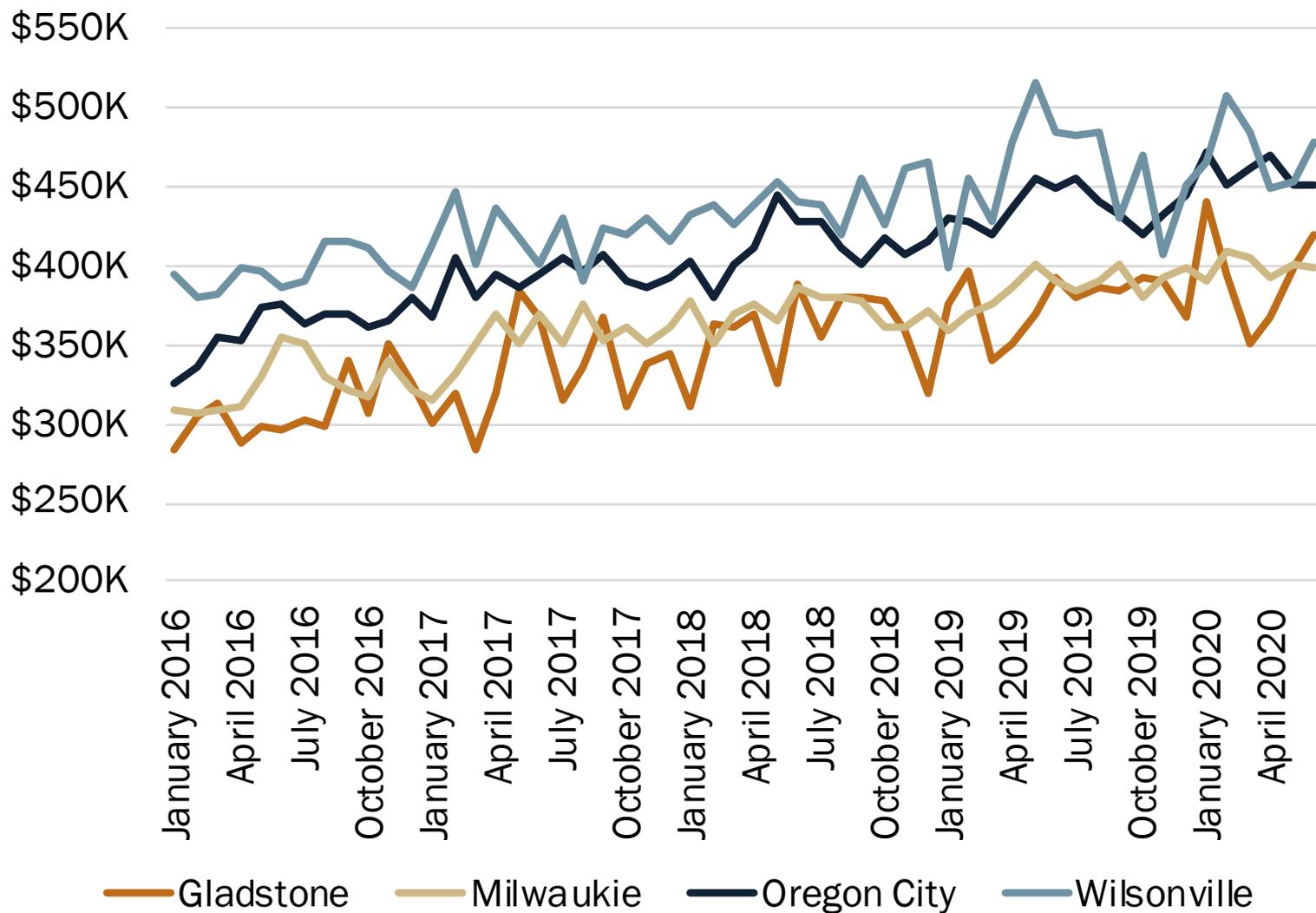
Median Household Incomes



Housing Costs (Median Rent, 2014-2018)

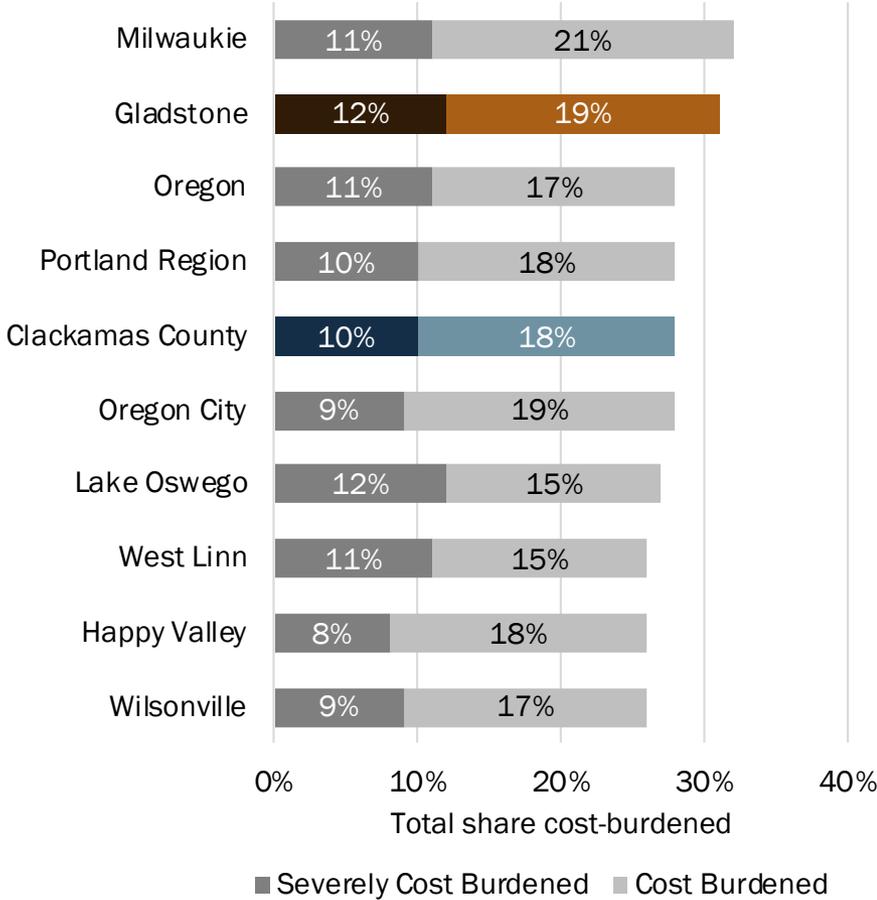


Housing Costs (Median Sale Price)

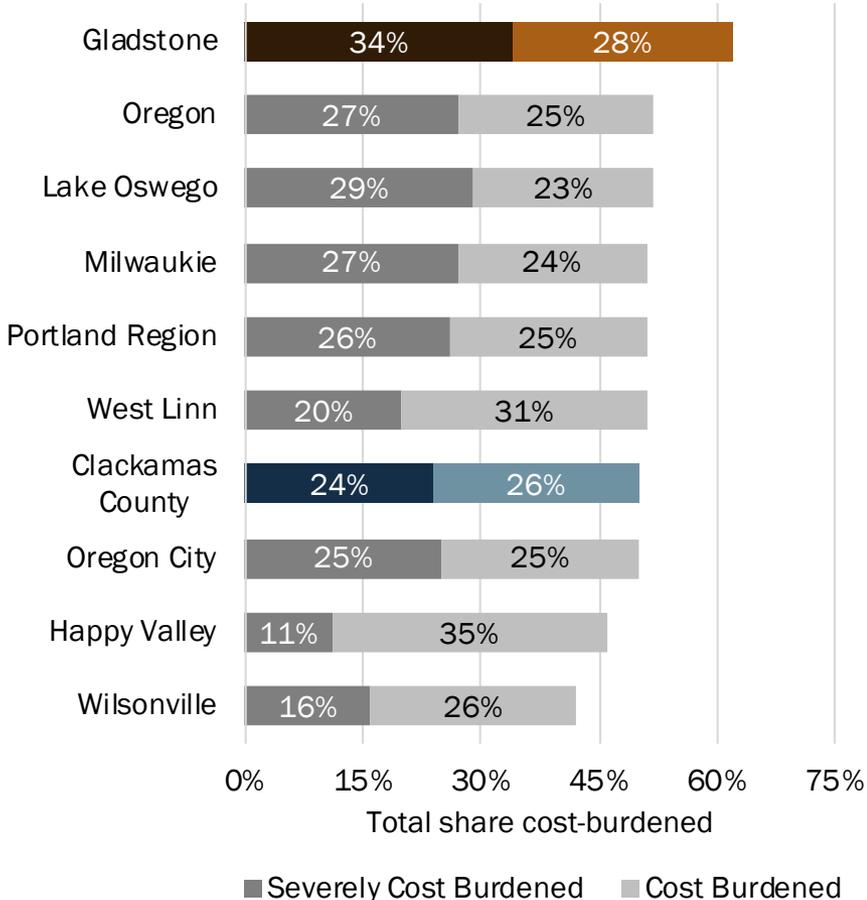


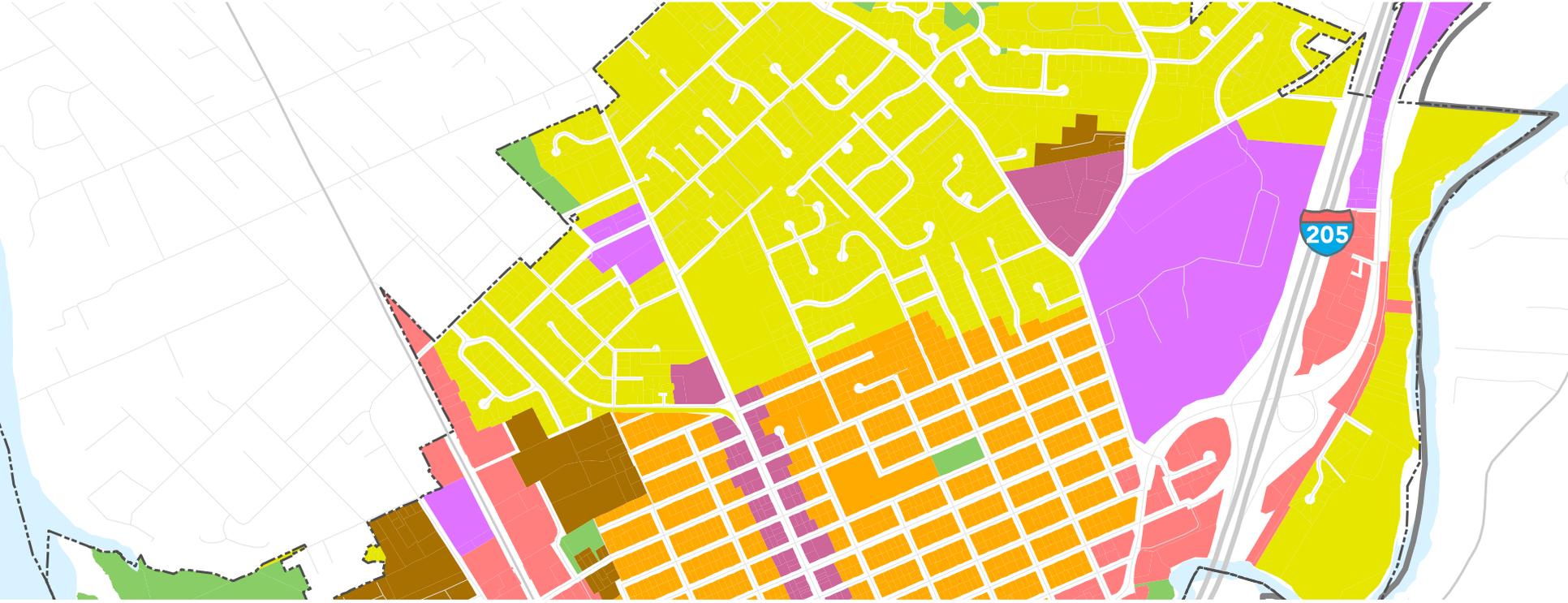
Housing Affordability Impacts

Cost Burdened Homeowners



Cost Burdened Renters





Residential Buildable Lands Inventory - 2020 Update

Methodology

1. Gather and Assemble Data
2. Classify Land
3. Identify Constraints
4. Identify Redevelopment Potential
5. Verification
6. Summarize Results

Comprehensive Plan Designations

 City Limits

 Metro UGB

Gladstone Plan Designations

 Low Density

 Medium Density

 High Density

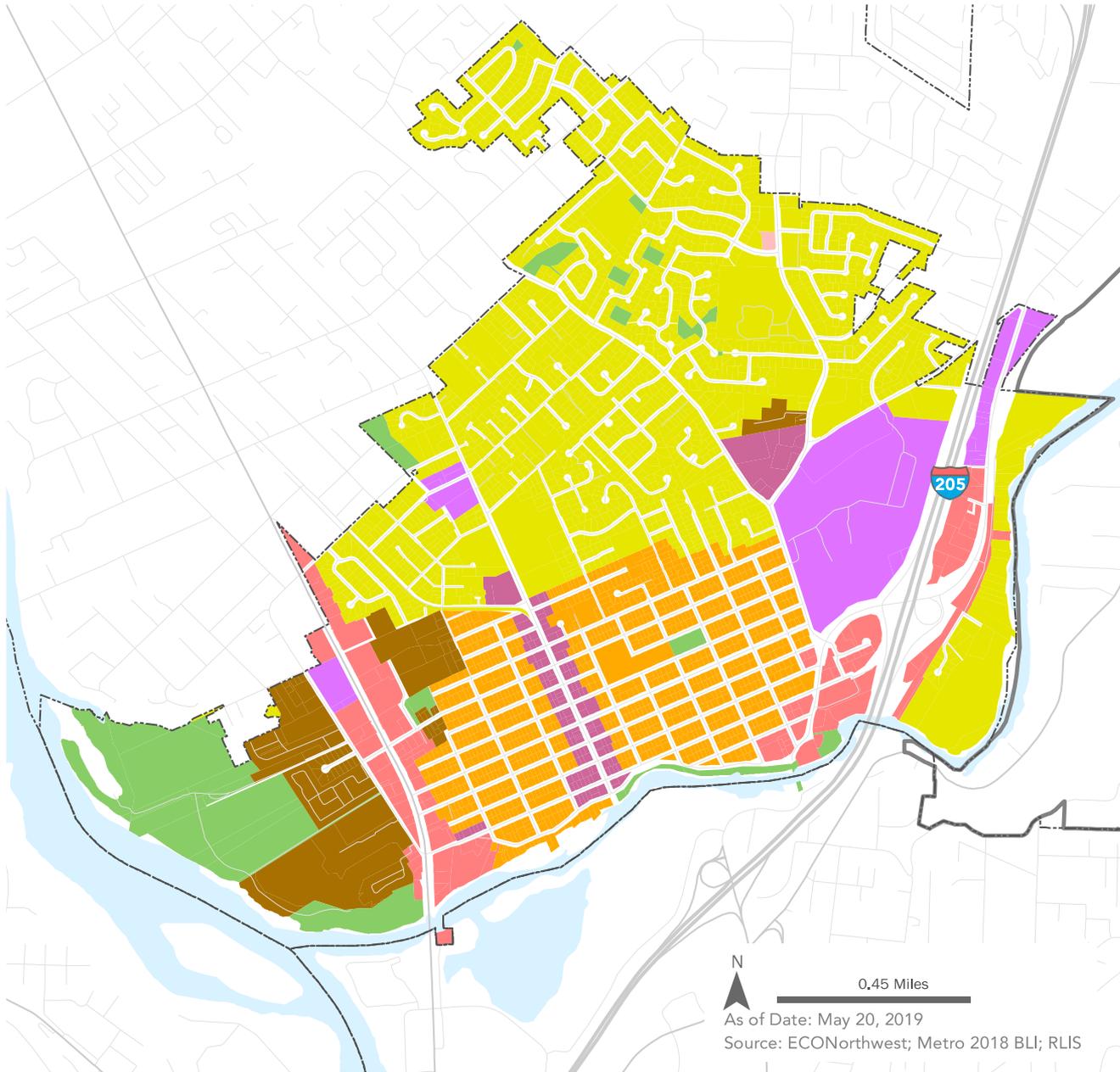
 Community Commercial

 General Commercial

 Local Commercial

 Industrial

 Open Space



Land Classifications

■ Developed

- Land that is not vacant, partially vacant, or public/exempt

■ Public or Exempt

- Land in public or semi-public (i.e. church) ownership or land with a conservation easement

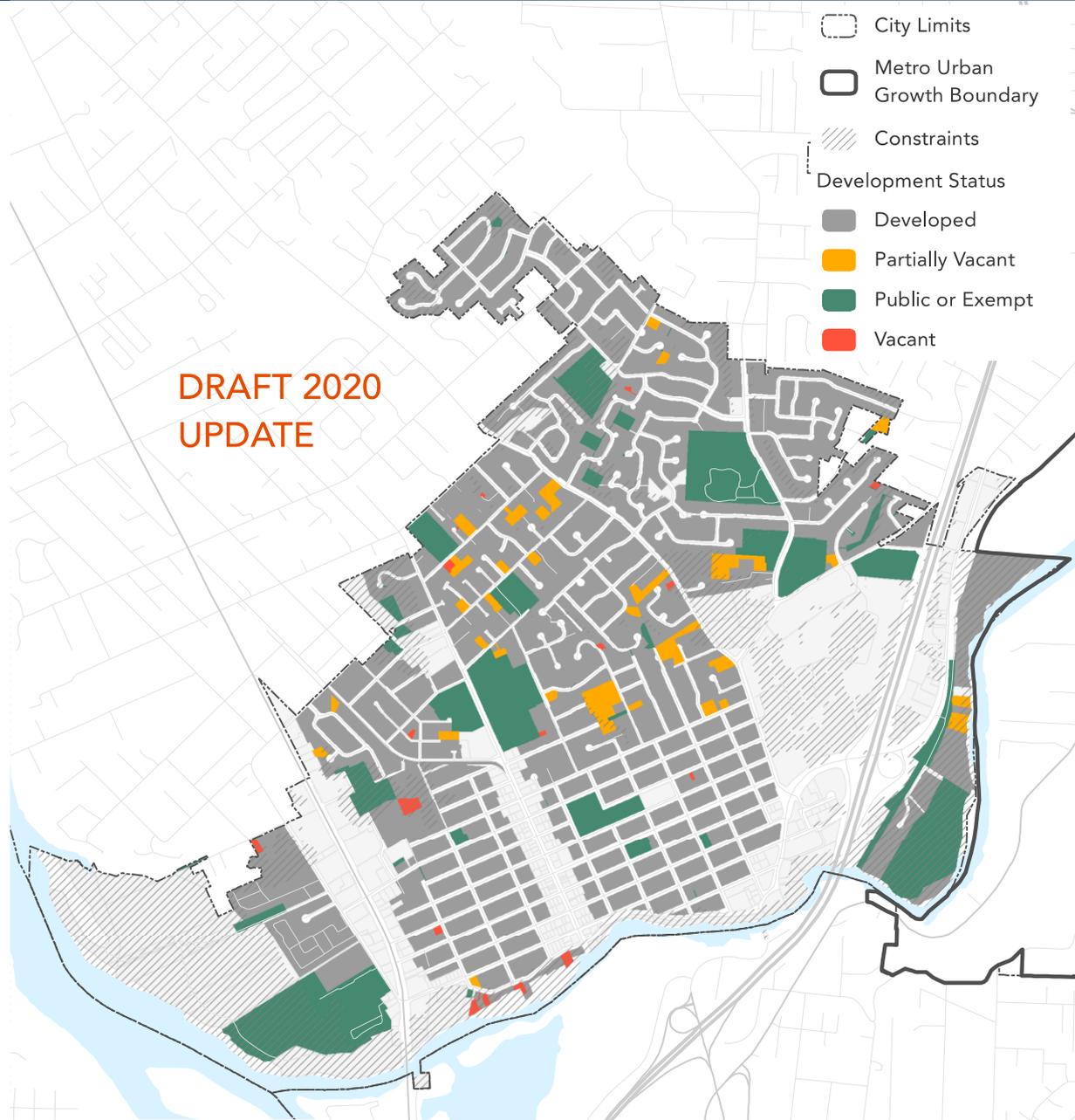
■ Vacant

- Fully vacant based on aerial
- Tax lots with < 2,000 sq. ft. developed & developed are less than 10% of lot
- Lots 95% or more vacant

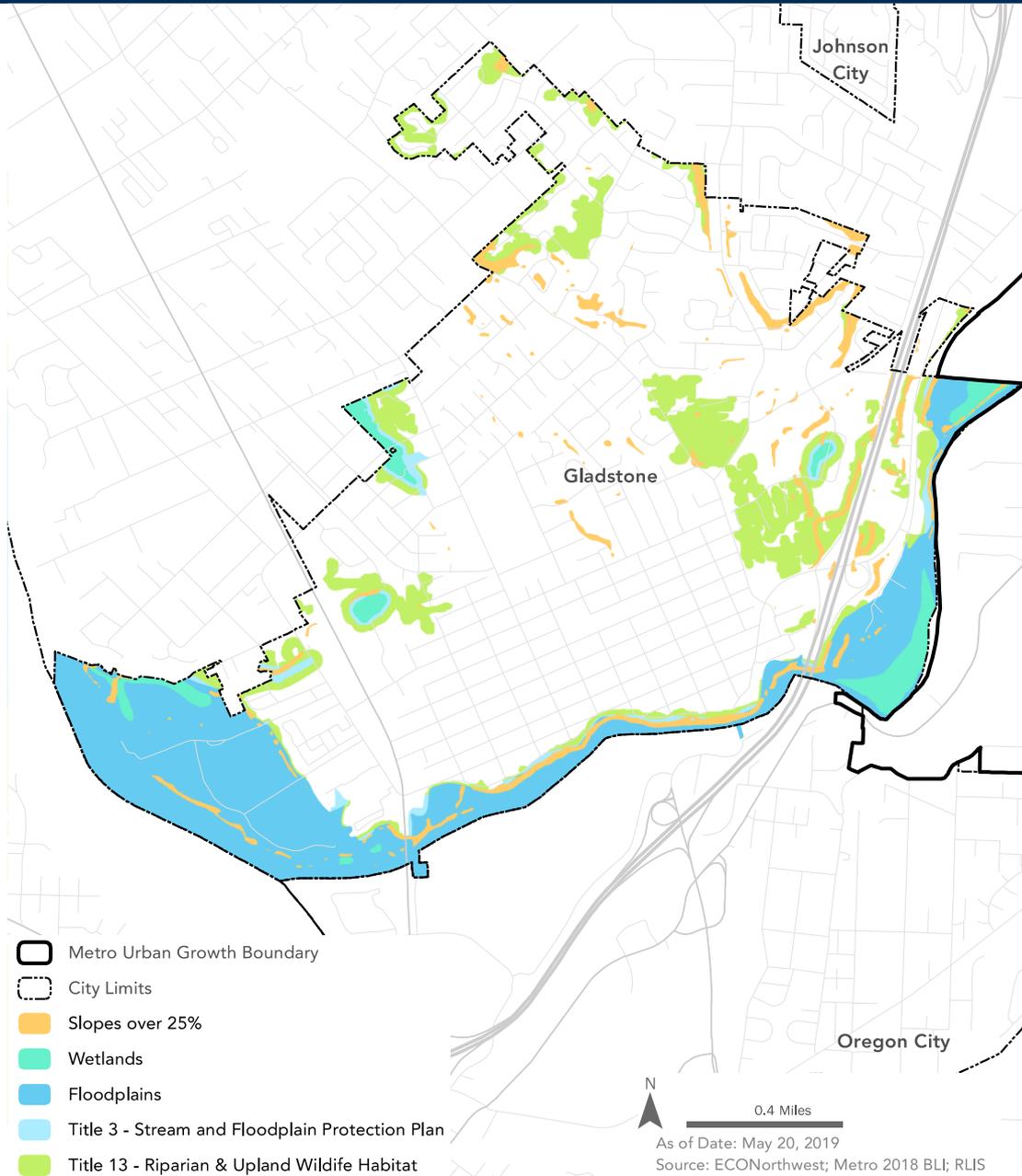
■ Partially Vacant

- SF tax lots with an existing dwelling, a lot size that is 2.5 times the minimum lot size, and building value is <\$300,000.
- Or SF tax lots with an existing dwelling and a lot size that is over 5 times the minimum lot size.
- Assumed 0.25 of lot is developed and remaining unconstrained area is vacant (one lot deviated from this assumption: vacant land was empirically estimated).

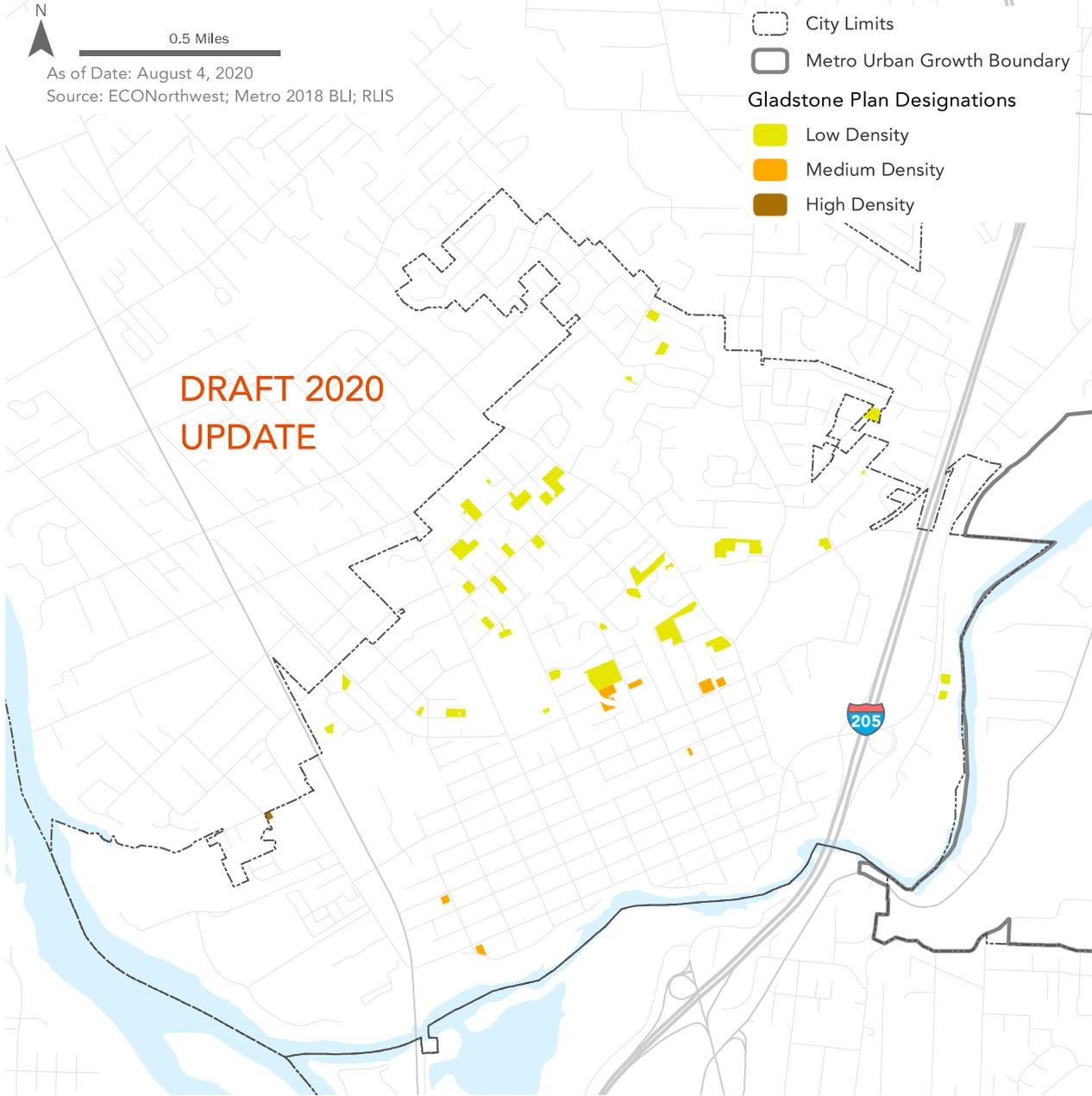
Residential Development Status



Residential Land Constraints



Unconstrained Vacant/Partially Vacant Buildable Lands



Unconstrained Vacant/Partially Vacant Buildable Lands

Gladstone has 16 unconstrained vacant and partially vacant acres of buildable residential land.

Plan Designation	Total buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
Residential			
Low Density Residential	14	1	13
Medium Density Residential	1	0	1
Total	16	1	14

Vacant Land Capacity for Housing

This analysis uses **historical** densities based on units developed in Gladstone between 2000 to 2020.

Average net densities:

Tax Lot Size:	Dwelling Unit per Acre
Low Density	5.2
Medium Density	8.9
High Density	24.9

Overall housing capacity: 76 dwelling units on 16 acres of vacant land:

- Low Density: 66 dwelling units
- Medium Density: 10 dwelling units
- High Density: 0 dwelling units (no vacant land)



Housing Forecast and Housing Needs

20-Year Housing Forecast, by Housing Type

Gladstone is forecast to grow by 321 households between 2021-2041

**Single-Family
Detached**

**Single-Family
Attached**

**Duplex, Triplex,
and Quadplex**

**Multifamily
(5+ units)**

Housing
Type:



Preliminary
Housing
Mix:

40%

10%

10%

40%

Total Units:

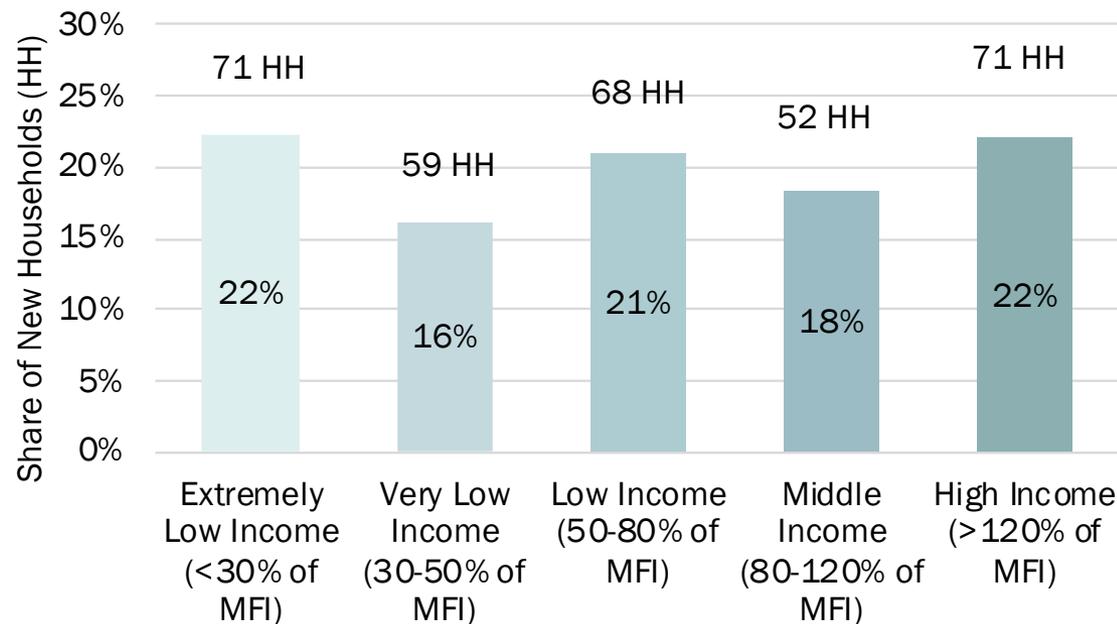
128

32

32

128

New Housing Units Needed by Income Level



LOWER COST ← Housing Affordability: Single-Family Detached → HIGHER COST

Gladstone Cannot Accommodate its Housing Forecast

At historical densities, Gladstone has a deficit of land to accommodate **244** dwelling units.

Residential Plan Designation	Capacity (Dwelling Units)	Demand (Dwelling Units)	Comparison (Capacity minus Demand)	Land Deficit (Gross Acres)
Low Density	66	96	(30)	(6)
Medium Density	10	100	(90)	(10)
High Density	-	124	(124)	(5)
Total	76	320	(244)	-



Next Steps: Policy Discussions and Public Engagement

How to address the deficit of land for housing

- Downtown Revitalization Plan (2017)
 - Developer Interest – Market Rate & Affordable
- Housing Code Audit (2019)
- HB 2001 (2019)

Next Steps/Upcoming Public Participation

- City to initiate Zoning Code changes related to housing choice in early 2021 (tentative)
- Changes to build on earlier policy initiatives
- Rigorous Community Engagement Strategy

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