

Gladstone Housing Needs Analysis

Joint City Council, Planning Commission,
and Technical Advisory Committee Meeting
August 25, 2020

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- Project overview
- Preliminary findings
 - Residential buildable lands analysis
 - 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?

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
- Housing for farmworkers

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

Revised Comprehensive Plan

- Updated information (*HNA*)

Changes to Zoning Code

Housing Policies and Programs

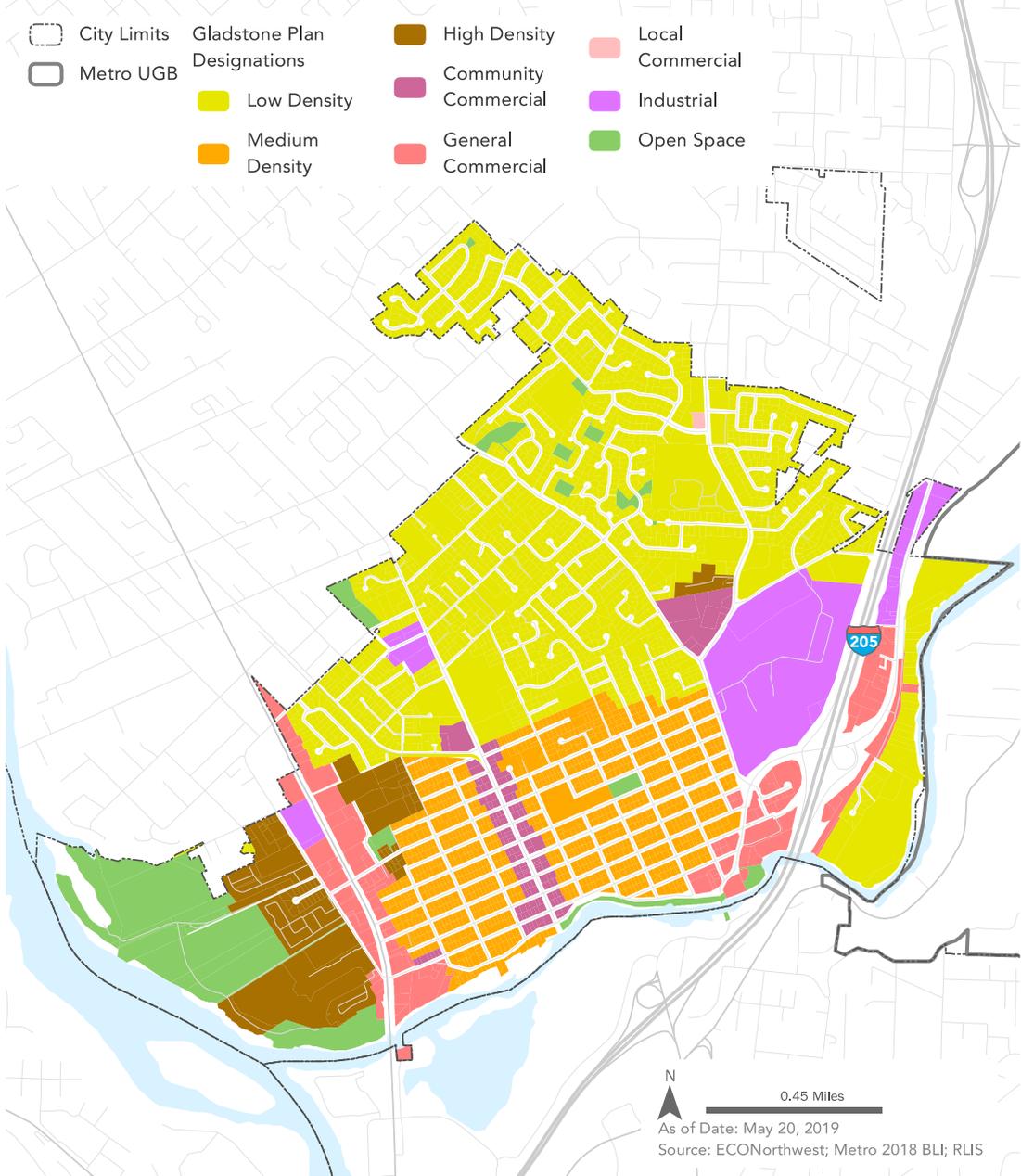
Housing policies not addressed through Comprehensive Plan updates

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



As of Date: May 20, 2019
Source: ECONorthwest; Metro 2018 BLI; RLIS

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

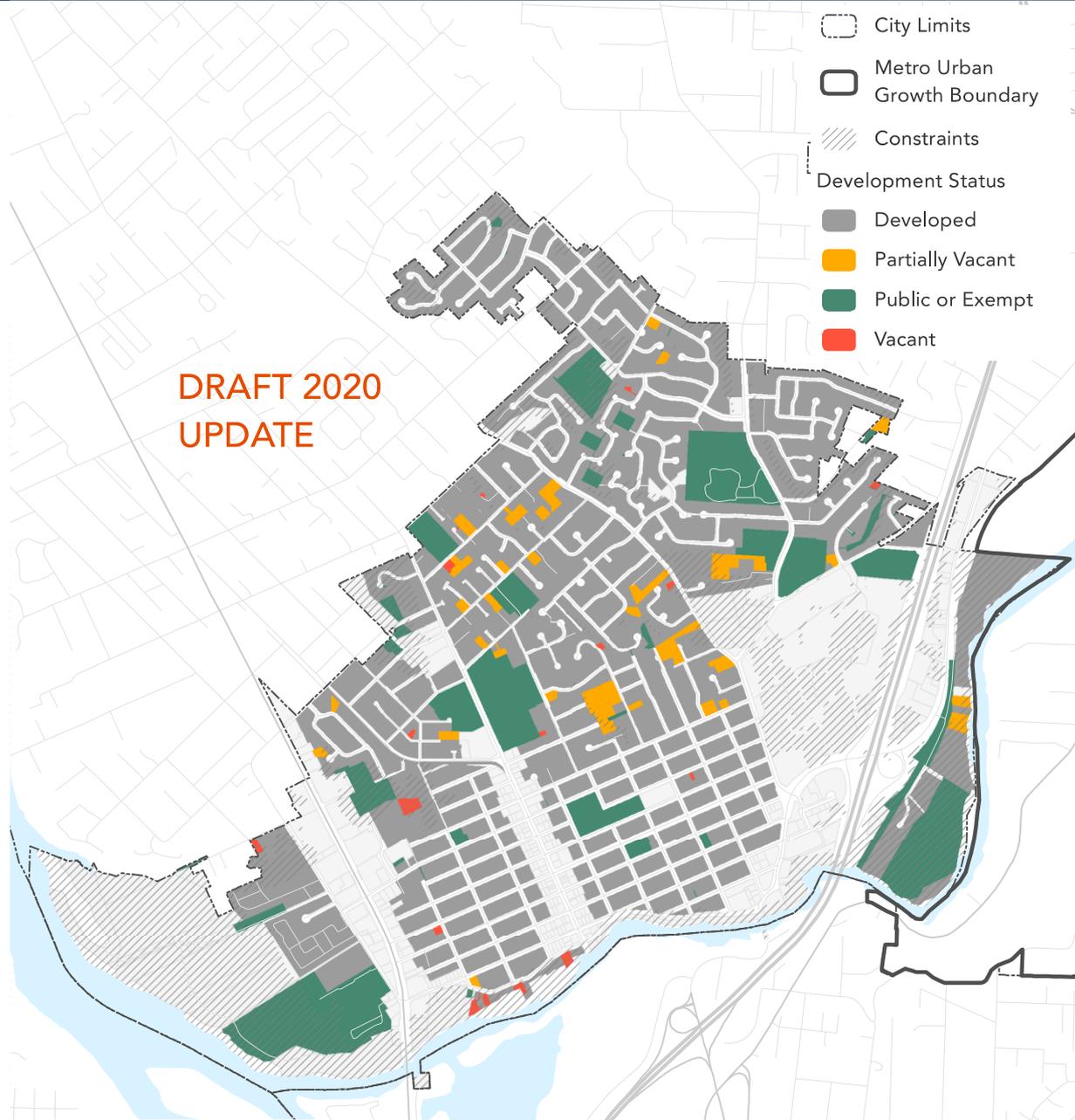
■ Vacant

- 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

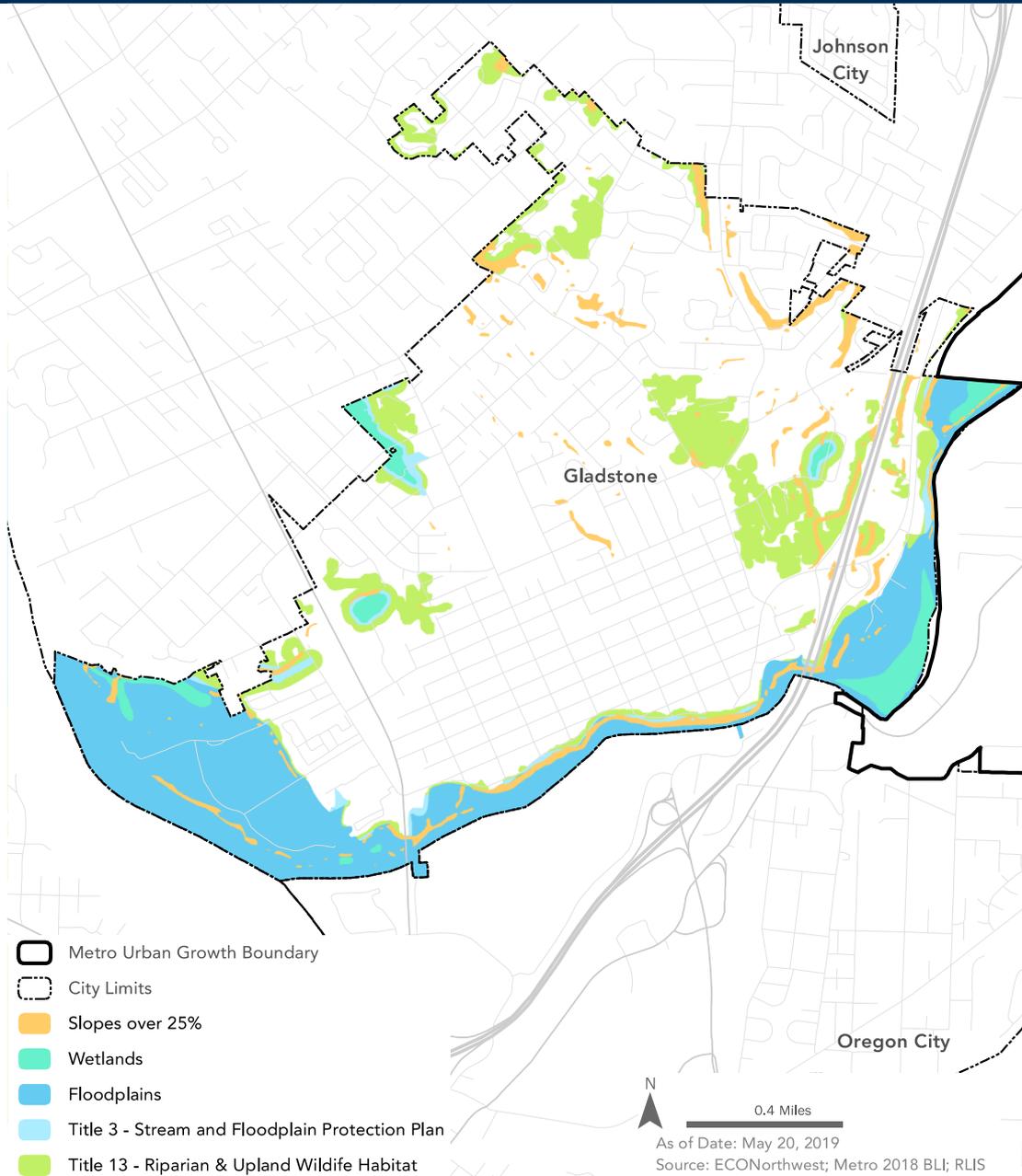
■ Partially Vacant

- 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).

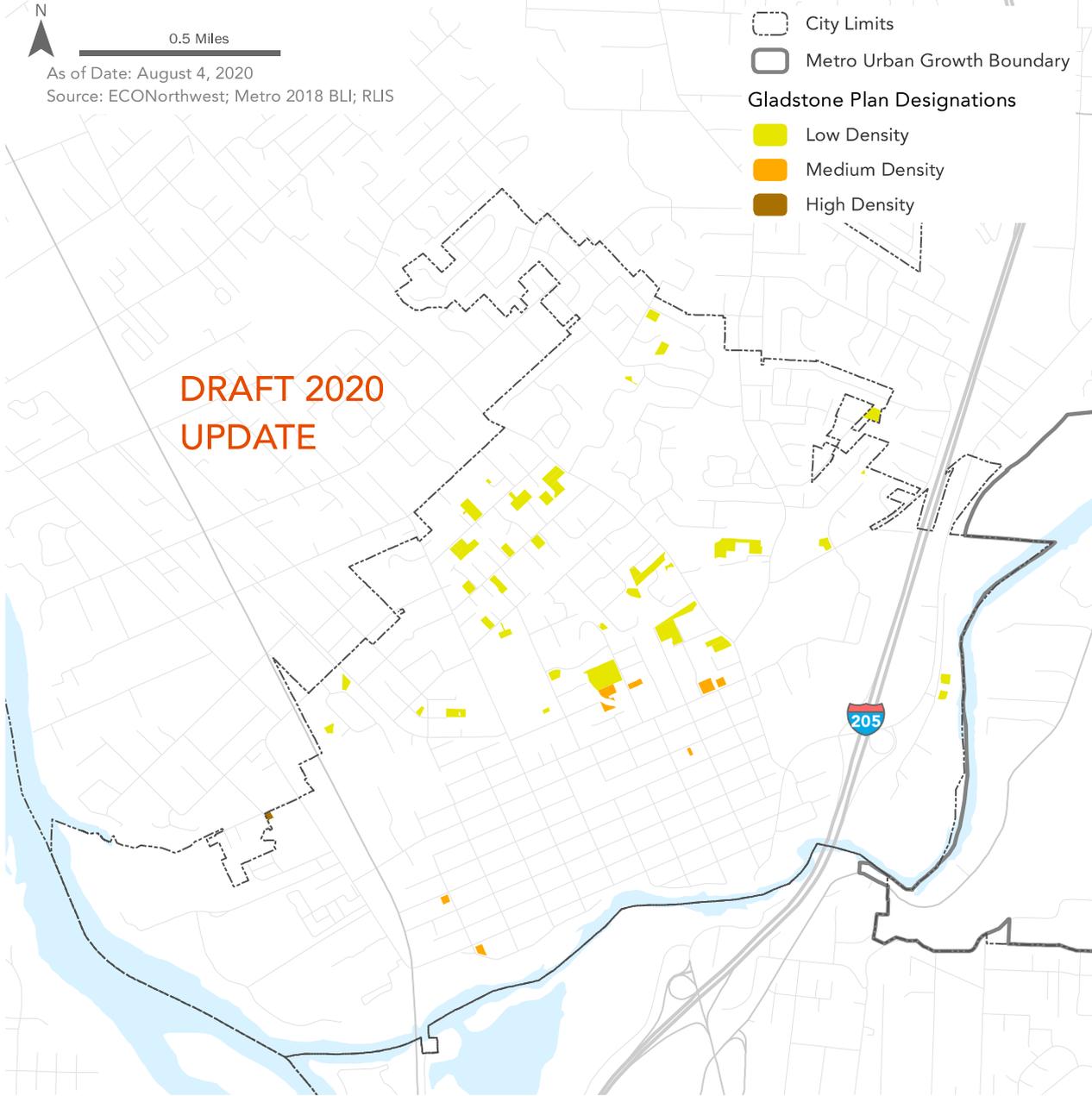
Residential Development Status



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

Housing Forecast and Housing Needs

20-Year Housing Forecast

Gladstone's housing forecast is based on Metro's 2016 housing and population forecast.

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

Variable	New Dwelling Units (2021-2041)
Household Forecast 2021	4,573
Household Forecast 2041	4,894
Total New Dwelling Units (2021-2041)	321
Annual Average of New Dwelling Units	16

Gladstone's forecast for needed housing is based on the requirements of OAR 660-007:

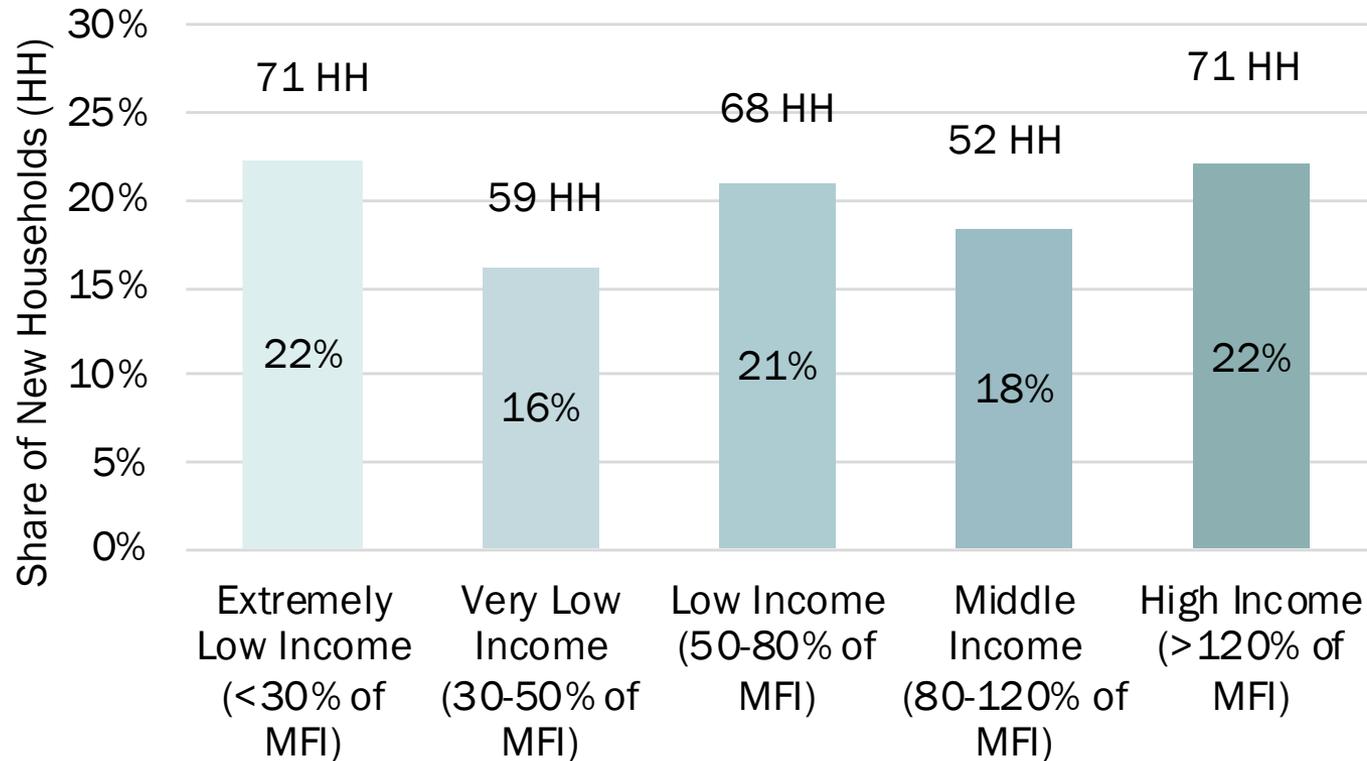
“...designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing...”

20-Year Housing Forecast, by Housing Type

	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

Total units needed (2021-2041) = 321

New Units Need by Income Level



Land Sufficiency

Housing Allocated to Plan Designations

The HNA assumes that Gladstone will comply with HB 2001 regulations to allow single-family attached, duplex, tri-plex, quadplex, and cottage housing in zones where single-family detached housing is permitted.

Housing Type	Residential Plan Designations			Total
	Low Density	Medium Density	High Density	
Dwelling Units				
Single-family detached	80	48	-	128
Single-family attached	6	13	13	32
Duplex, Triplex, Quadplex	10	13	9	32
Multifamily (5+ units)	-	26	102	128
Total	96	100	124	320
Percent of Units				
Single-family detached	25%	15%	0%	40%
Single-family attached	2%	4%	4%	10%
Duplex, Triplex, Quadplex	3%	4%	3%	10%
Multifamily (5+ units)	0%	8%	32%	40%
Total	30%	31%	39%	100%

Housing Capacity Results

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

Average net densities:

Tax Lot Size:	< 0.38 ac	0.38 -1 acre	> 1 acre
Low Density	5.2	5.2	5.2
Medium Density	8.9	8.9	8.9
High Density	24.9	23.1	29.4

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)

Land Sufficiency Results

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

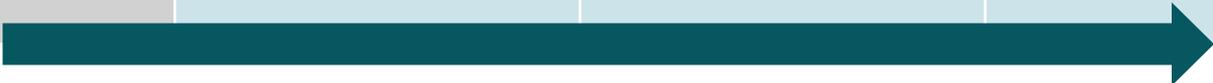
Gladstone may be able to accommodate this housing need with zoning code changes under discussion. For example:

- Reduce minimum parking requirements
- Codify cottage cluster housing standards
- Allow conversions of single-family homes to homes with multiple units
- Implementation of the Downtown Revitalization Plan

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

Activity:	Finalize the Housing Needs Analysis (HNA)	Community Workshop	City Council Hearing to Adopt HNA
Anticipated timeline:	August - December 2020	September 17, 2020	January 2021



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