

West Linn HB 2001/2003 Project Housing Capacity Analysis and Middle Housing Code Update

Project Advisory Committee Meeting #1

December 8, 2020, 3:00-5:00 pm



Agenda



1. Introductions
2. HB 2001 and 2003 Background and Project Overview
3. Buildable Lands Inventory
4. Housing Needs Projection
5. Online Survey (HCA)
6. Development Code Update
7. Next Steps and Adjourn

House Bill 2001 (HB 2001) Background



- Passed during the Oregon 2019 State Legislative Session
- Expands housing options in Oregon cities by permitting middle housing in most residential areas
- Metro cities with population over 1,000 and large cities (> 25,000) required to allow middle housing types in all residential zones
- Metro and large cities have two tracks to comply by **June 30, 2022**:
 1. Adopt Housing Options Model Code for Large Cities
 2. Adopt minimum compliance standards consistent with OAR 660-046

House Bill 2003 (HB 2003) Background



- Passed during the Oregon 2019 State Legislative Session
- Requires cities over 10,000 people to conduct a housing capacity analysis (HCA) for future residents every 6 to 8 years
- Directs Oregon Housing and Community Services (OHCS) to conduct a Regional Housing Needs Analysis – forecast of housing need for every income level in each Oregon region for next 20 years
- HB 2003 provided funding for technical assistance grants to DLCD to distribute to cities working to complete their HCA
- Technical assistance schedule runs through June 30, 2021

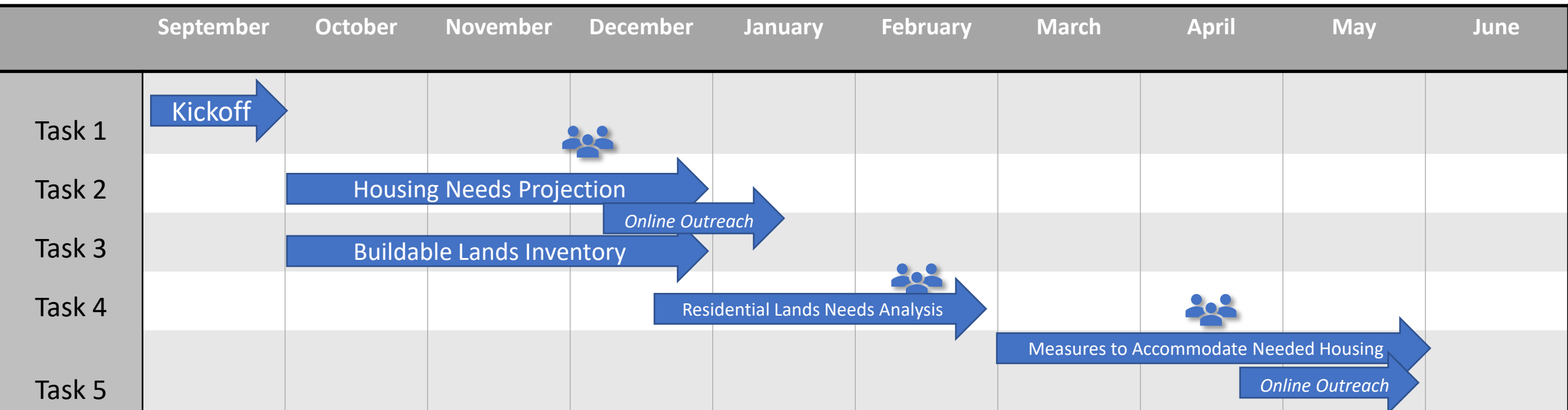
Project Overview



- City of West Linn received grant funding from the Department of Land Conservation and Development (DLCD) for technical assistance with completing a Housing Capacity Analysis (HCA)
- City also received a grant for a Middle Housing Development Code Update
- Consulting team for HCA includes Angelo Planning Group (APG) and Johnson Economics
- MIG is the consultant for the Code Update
- Projects must be complete by June of 2021



Schedule - HCA

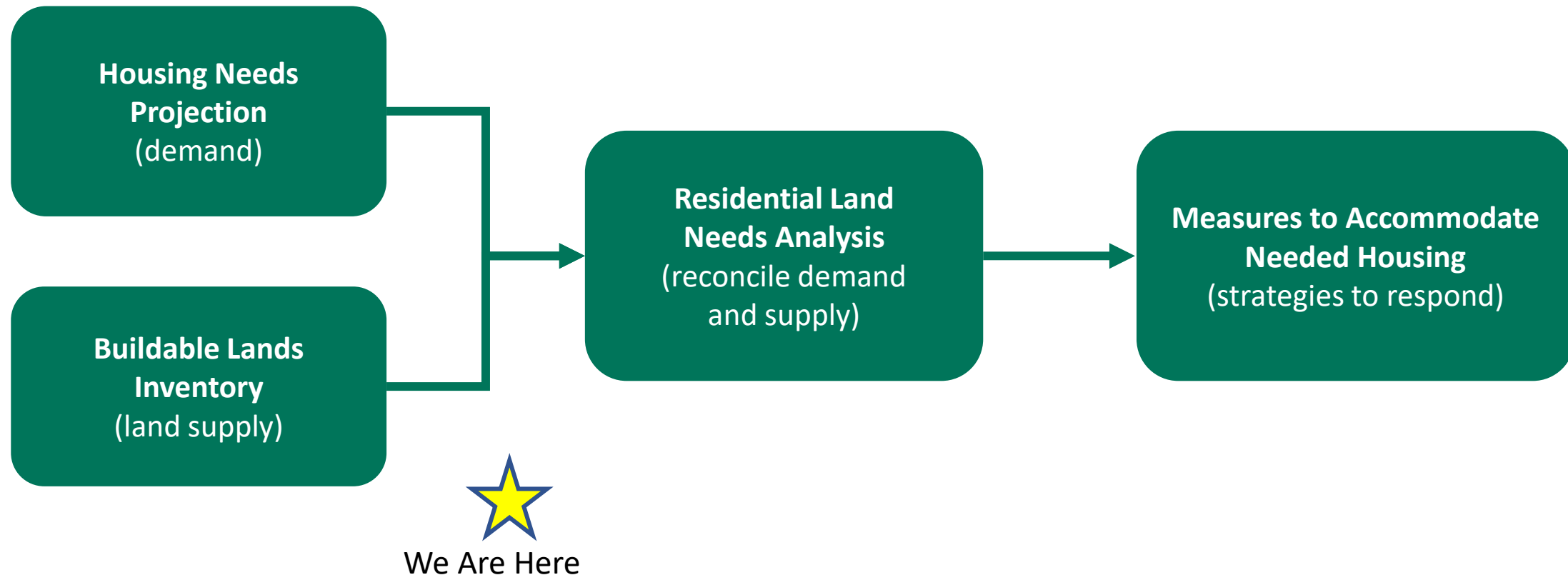


Schedule – Code Update

		2020												2021																																	
		October				November					December			January					February				March				April				May					June				July							
		4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	31	7	14	21	28	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	4	11	18	25			
1	Kickoff Meeting with Project Management Team																																														
1.1	Project Management and Team Coordination																																														
1.2	Develop and Update Project Schedule																																														
1.3	Kickoff Meeting with Project Management Team																																														
2	Code Audit																																														
2.1	Draft and Final Code Audit																																														
2.2	Community Advisory Committee #1																																														
2.3	Planning Commission Work Session																																														
3	Code Concepts																																														
3.1	Draft Code Concepts																																														
3.2	Community Advisory Committee #2																																														
3.3	Public Open House																																														
3.4	Planning Commission Work Session																																														
3.5	Final Code Concepts																																														
4	Draft Code Update																																														
4.1	Preliminary Draft Comprehensive Plan and Development Code Updates																																														
4.2	Draft Comprehensive Plan and Development Code Updates																																														
4.3	Community Advisory Committee #3																																														
4.4	Planning Commission Meetings																																														
4.5	City Council Meetings																																														
5	Final Code Update																																														
5.1	Final Comprehensive Plan and Development Code Update																																														
6	Adoption																																														
6.1	Presentation Materials																																														
	Consultant Work Period																																														
	Client Review																																														
	★ Project Management Team (PMT) Meetings																																														
	★ Key MIG Team Project Deliverable																																														
	★ Advisory Committee Meeting																																														
	★ Planning Commission/City Council Meetings																																														

Housing Capacity Analysis Process

Overview of Process



Housing Needs Projection



- Supports future housing-related planning efforts
- Provides info about housing market and factors that will affect future housing demand
- Oregon Statewide Planning Goal 10, Housing requires jurisdictions to plan for a range of housing types at a range of price levels, including:
 - Estimate needed housing for next 20 years and provide land to accommodate
 - Potential policy and zoning changes and other strategies to meet housing needs

Housing Needs Projection

Methodology

- Assess current housing and demographic conditions
- Assess current and future (20-year) housing needs
- Demographically driven projections
- Population growth forecast (Metro), and local trends forecast
- Identify needs by tenure, price/rent, and unit type



Housing Needs Projection



Demographic Trends and Projections (2000 - 2040)

	2000	2020	Change	2040	Change
Population	22,261	25,995	+3,735 (17%)	27,861	+1,865 (7%)
Households	7,745	9,948	+2,205 (28%)	10,907	+960 (10%)
Housing Units	8,697	10,476	+1,780 (20%)	11,481	+1,005 (10%)

- Metro Forecasted Growth Rate: 0.35%
- Average household size: 2.6 people
- High share of family households (76%)
- Housing vacancy = 5%

Housing Needs Projection



Income Trends

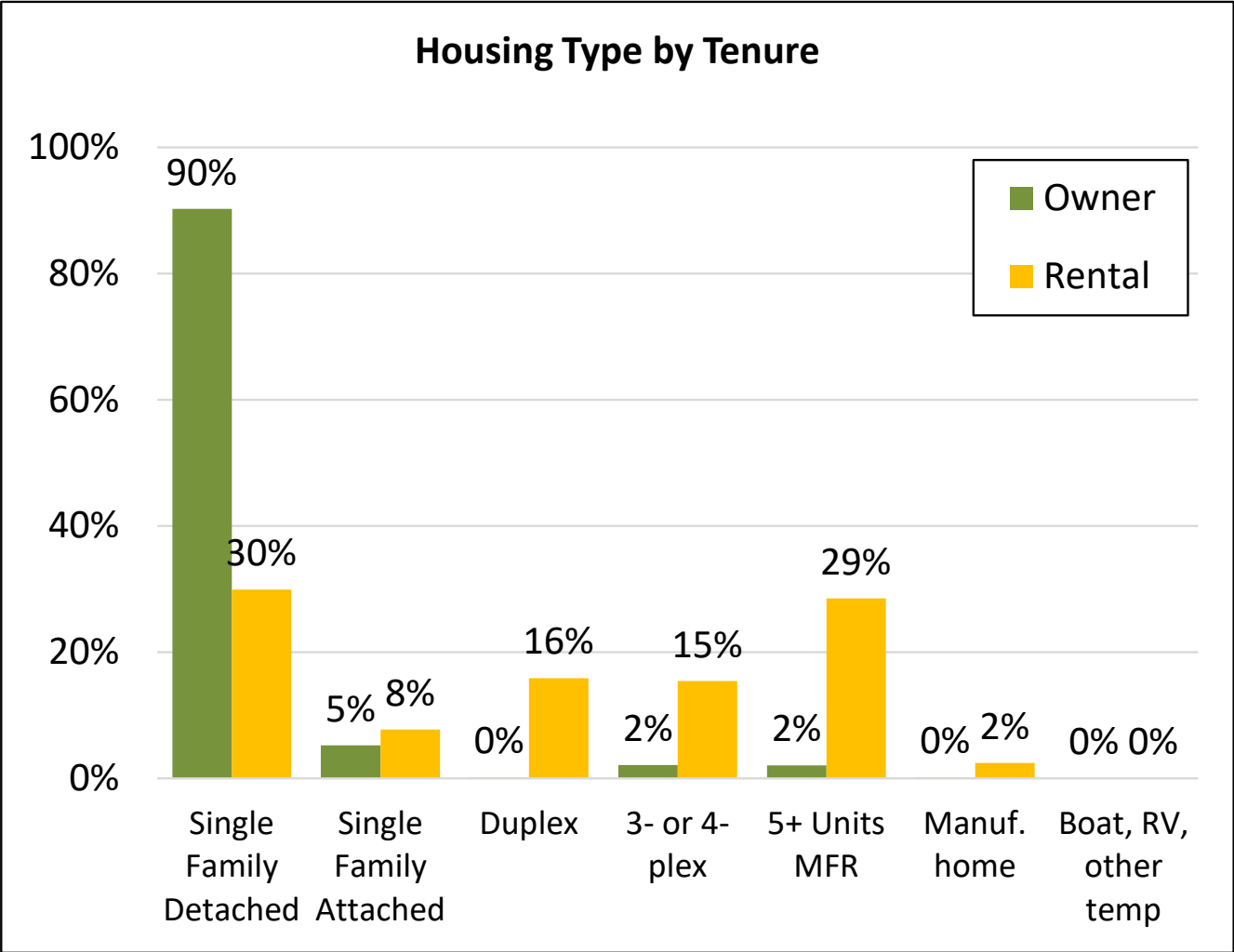
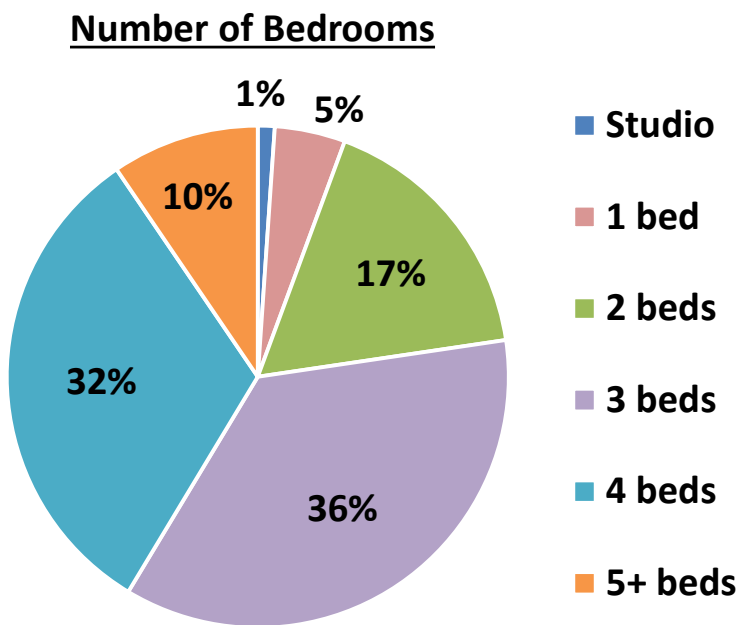
	2010 (Census)	2020 (Projected)	Change
Median Household Income	\$86,600	\$104,000	20%
Per Capita Income	\$41,300	\$52,000	26%

- Median 30% higher than Clackamas County (\$88,500)
- Nearly double the state median (\$56k)
- Income growth has outpaced inflation

Housing Needs Projection

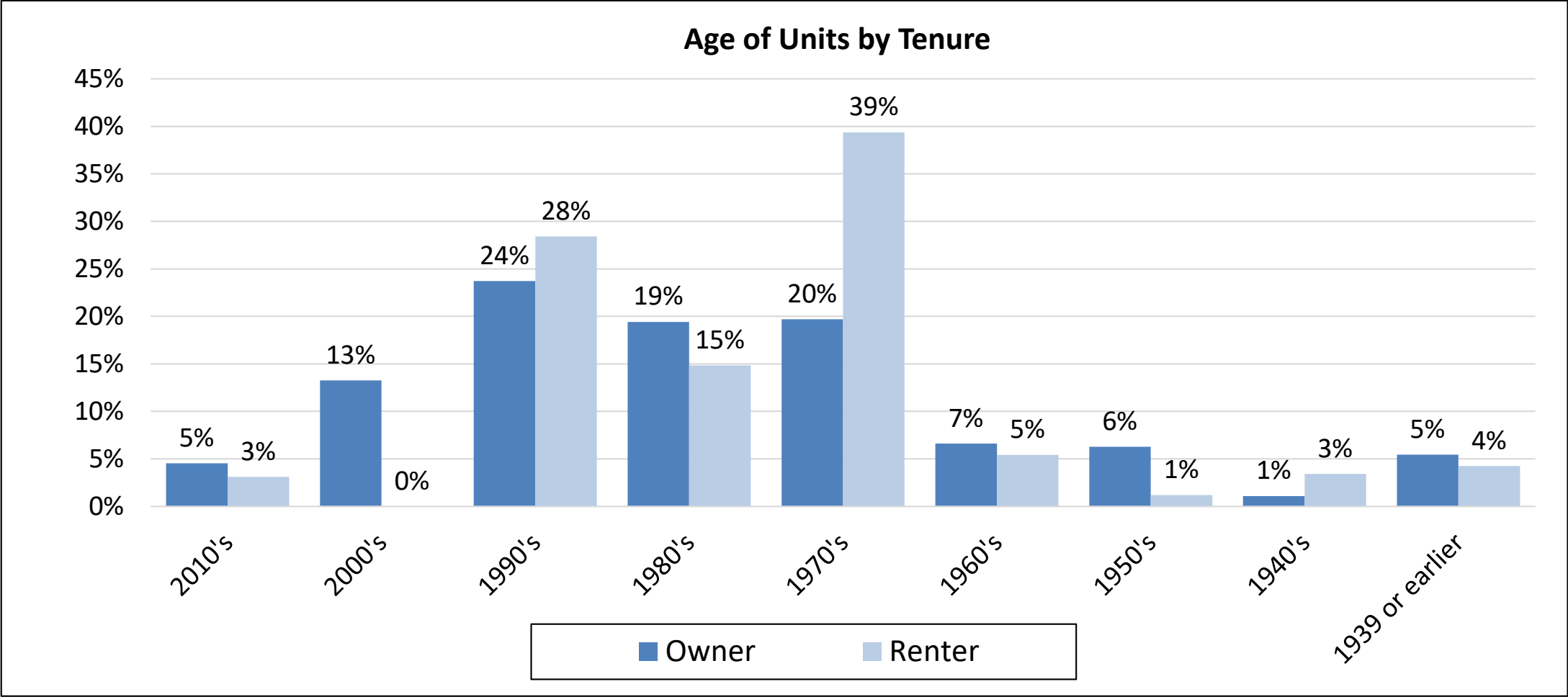
Current Housing Conditions

- 79% owners; 21% renters
- 90% of owned units = 3+ bedrooms
- 65% of rented units = 2 or fewer



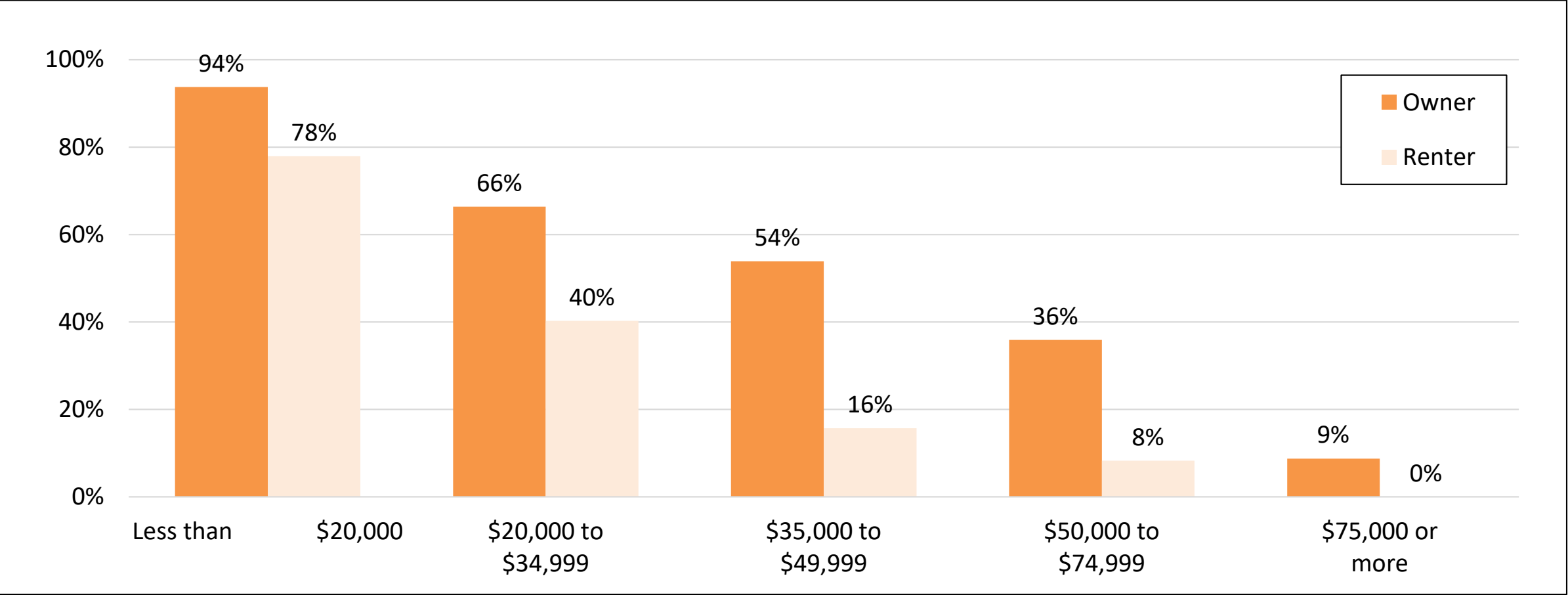
Housing Needs Projection

Age of Housing Inventory



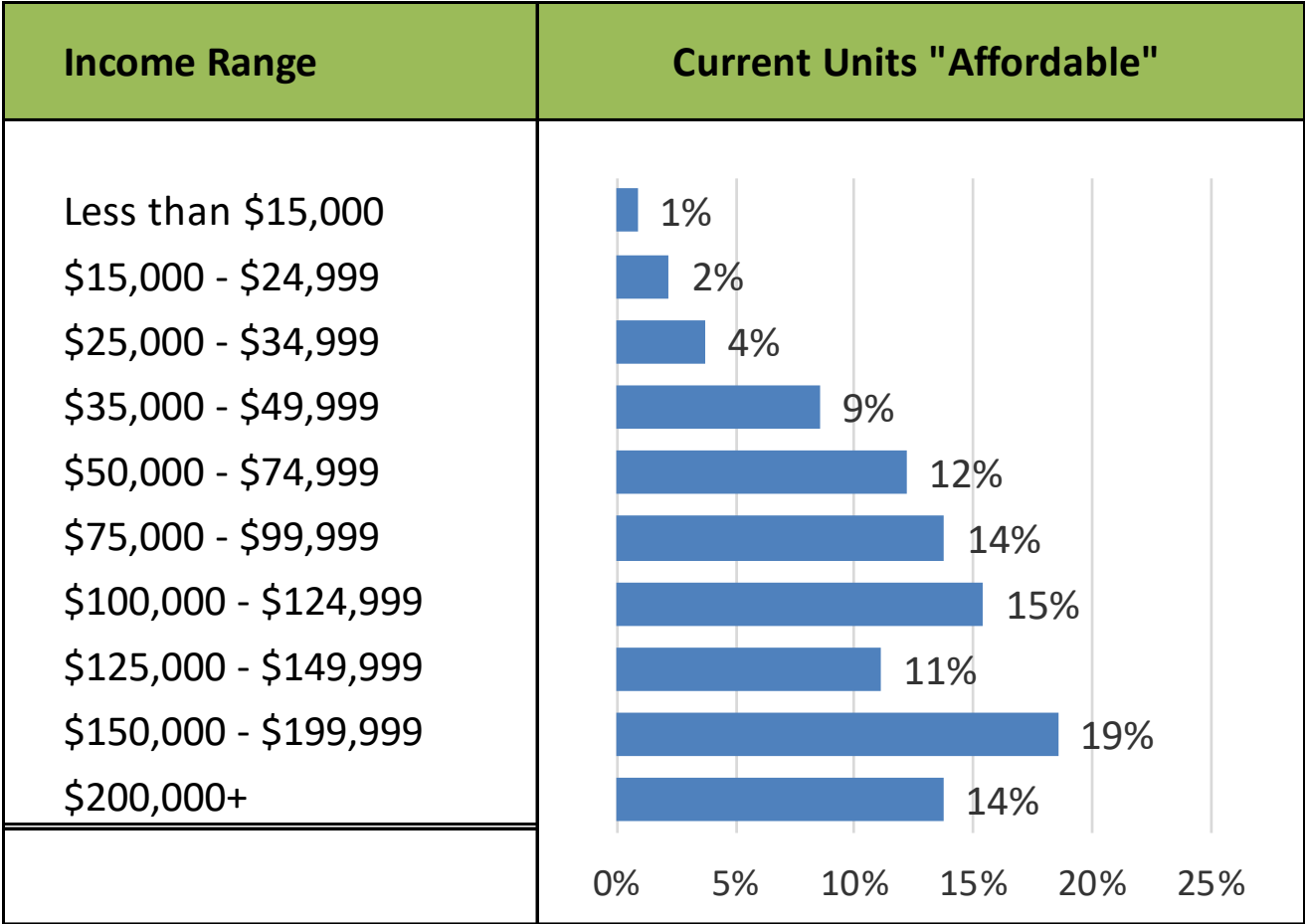
Housing Needs Projection

Households Spending More than 30% on Housing



Housing Needs Projection

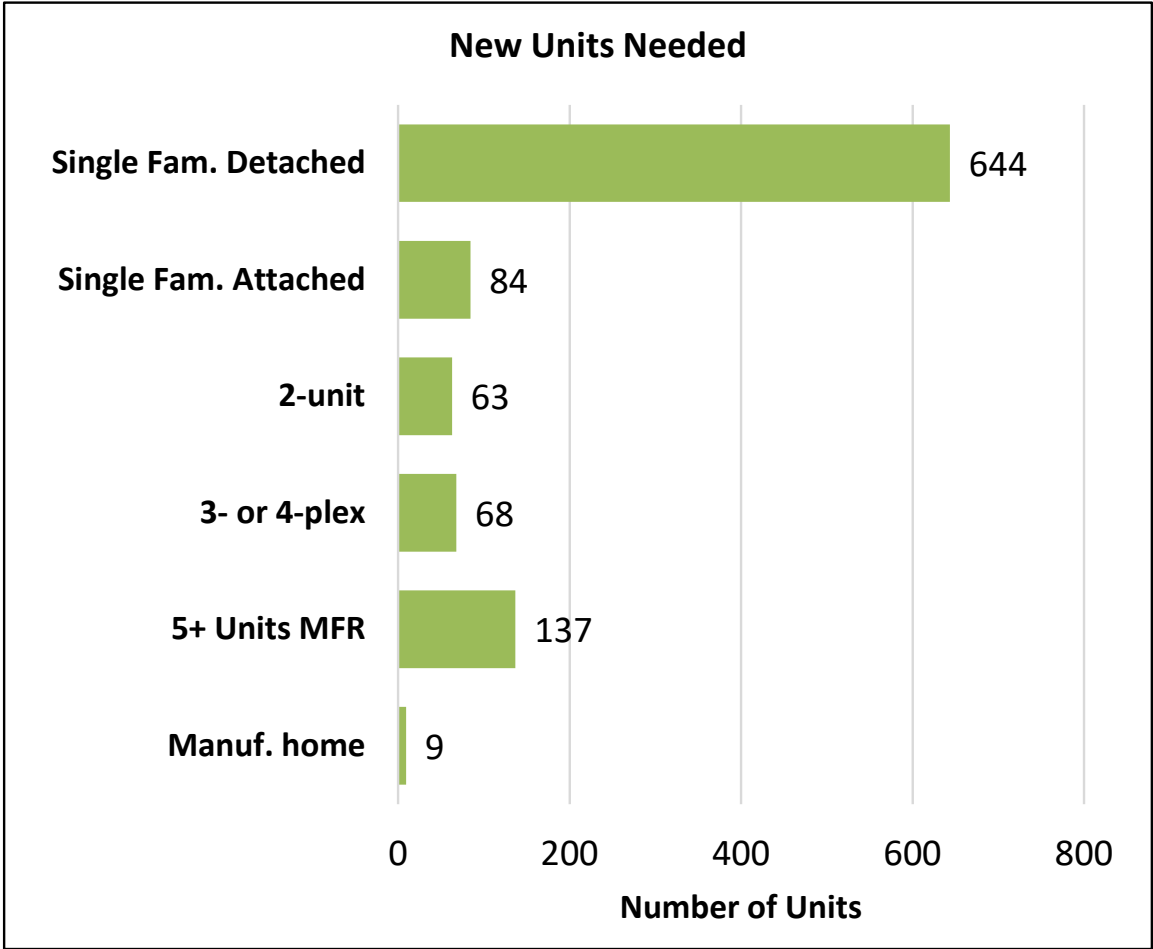
Housing “Affordability”



- Median sale price: \$585k
- 46% of sales > \$600k
- 10% of sales < \$300k

Housing Needs Projection

Forecasted Housing Need (2040)



BLI: Land Supply Funnel



Buildable Lands Inventory (BLI): Legal Framework & Methods



State requirement for a Housing Needs/Capacity Analysis per:

- OAR 660-007: Metropolitan Housing
- OAR 660-024-0050: Land Inventory and Response to Deficiency

Methodology and precedent:

- Follows the BLI methods established by the Metro Urban Growth Report (2018)
- Informed by Clackamas County HNA (ECONW, 2019) methods and results

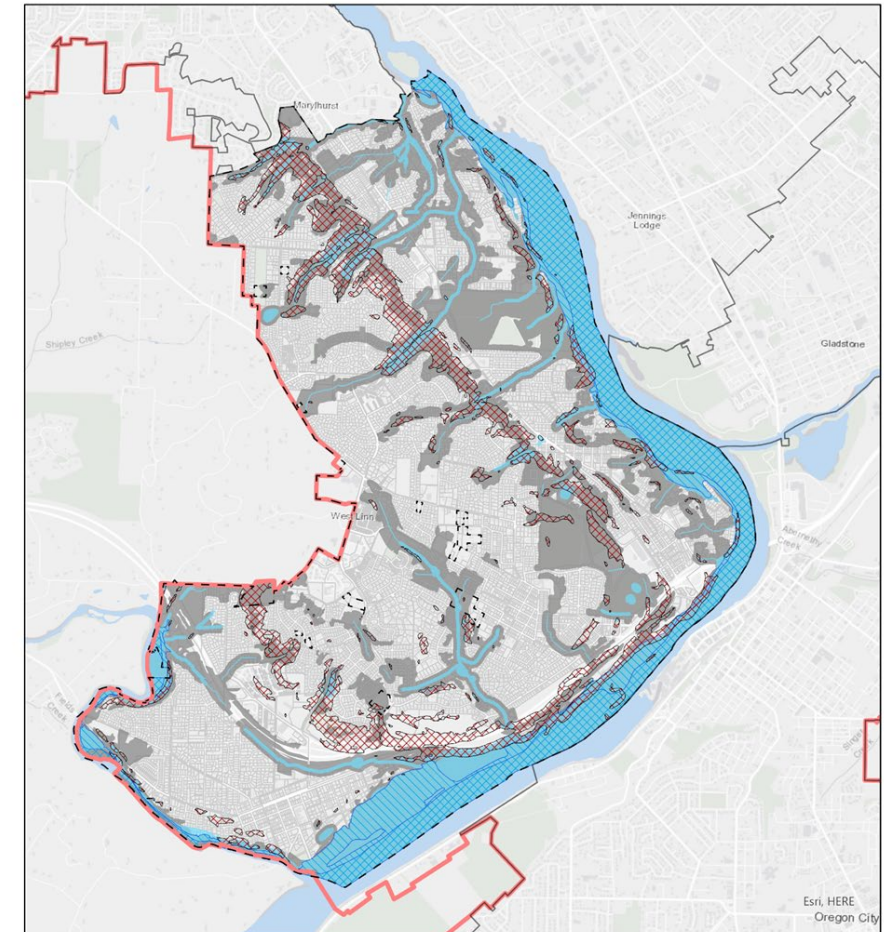
BLI Step 1: Identify Constraints

Identified and removed the following constraints
(data retrieved from Metro RLIS):

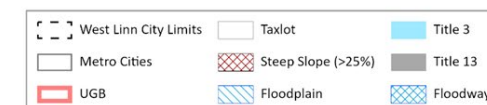
- Steep slopes (>25%)
- Floodplain and floodway
- Title 3 and 13

Environmental Constraint Summary

Constraint	Total (acres)
<i>Total</i>	<i>4,811.4</i>
Steep Slopes	586.4
Floodway	511.9
Floodplain	216.6
Title 3	1,013.6
Title 13	2,482.9



West Linn BLI: Constraints



Date: 11/10/2020
Source: Angelo Planning Group
For Planning Purposes Only

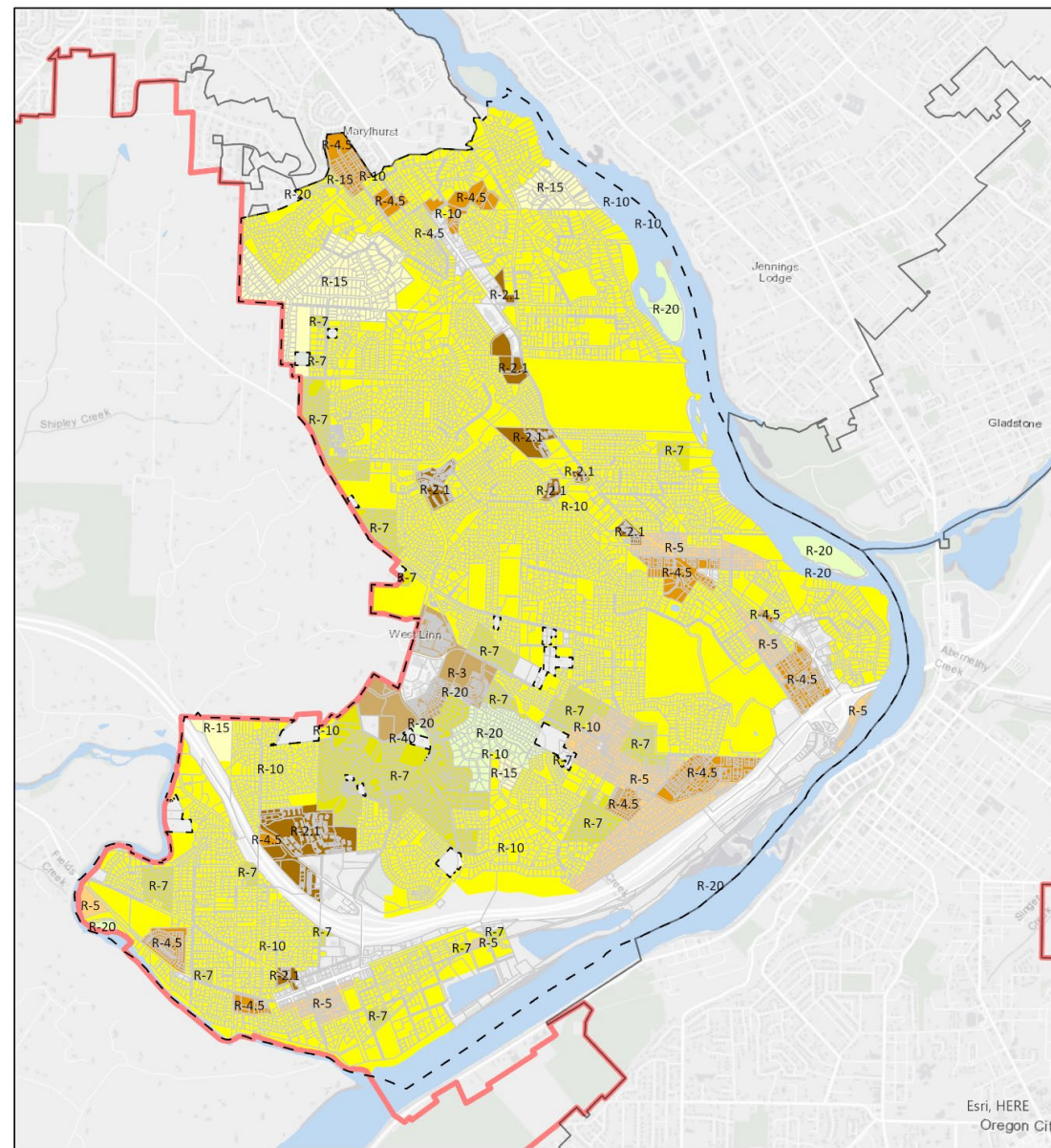
BLI Step 2: Classification of Land



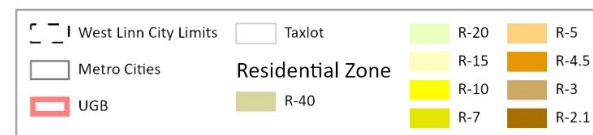
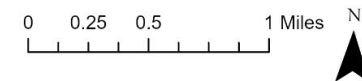
Residential zoning designations:

- Single-Family Detached (R-40, R-20, R-15, R-10)
- Single-Family Detached and Attached/Duplex (R-7, R-5, R-4.5)
- Single-Family and Multiple-Family (R-3, R-2.1)

Zone/Comp Plan	Constrained (acres)	Unconstrained (acres)	Total (acres)
R-40	0.0	0.9	0.9
R-20	60.0	43.0	103.0
R-15	80.2	86.4	166.6
R-10	1,344.2	1,184.0	2,528.2
R-7	72.0	193.4	265.4
R-5	33.5	101.9	135.5
R-4.5	56.9	70.5	127.4
R-3	14.7	55.0	69.7
R-2.1	39.7	62.9	102.6
Total	1,701.2	1,798.0	3,499.2



West Linn BLI: Residential Zones



Date: 11/10/2020
Source: Angelo Planning Group
 For Planning Purposes Only

BLI Step 3: Development Status



Development Status Criteria for Residential Tax Lots:

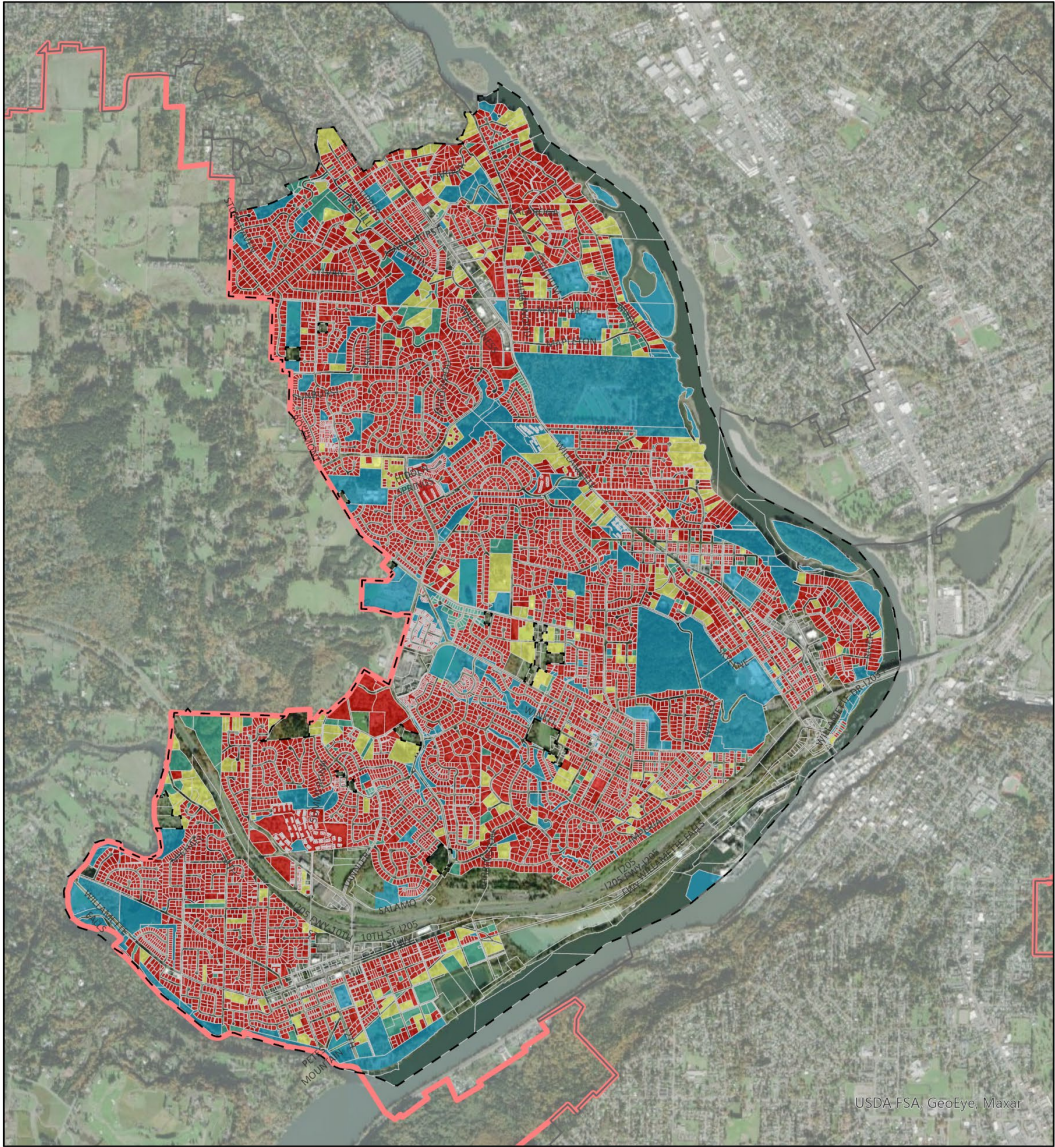
- **Vacant:** No existing development
 - Fully vacant, based on Metro aerial photo
 - > 2,000 square feet AND < 10% developed
- **Infill:** Large lot that can accommodate more development
 - Has an existing single-family detached home
 - > 5 times minimum lot size AND < \$300k building value
- **Committed:** Properties that cannot accommodate residential development:
 - Common or public ownership
 - In public or private right-of-way
- **Developed:** Tax lots assumed to be fully developed. All remaining lots that have not already been assigned a development status.

Tax Lot Development Status

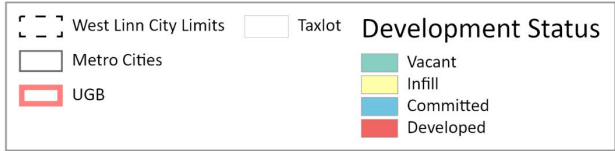
- Most vacant and infill lots are in R-10 zone (492). Total vacant and infill: **706**
- Approximately 7% of residential lots have development capacity (i.e. vacant or infill)

Zoning/ Comp Plan	Vacant	Infill	Committed	Developed	Grand Total
R-40				1	1
R-20	1		15	139	155
R-15	13	5	5	292	315
R-10	280	212	225	5,302	6,019
R-7	37	11	40	1,076	1,164
R-5	37	30	47	612	726
R-4.5	35	33	34	440	542
R-3	2	1	21	310	334
R-2.1	4	5	686	241	936
Grand Total	409	297	1,073	8,413	10,192

West Linn Development
Status Web Map [here](#).



West Linn BLI: Development Status



Date: 12/01/2020
Source: Angelo Planning Group
For Planning Purposes Only

BLI Step 4: Development Capacity (Area)

Buildable land: Unconstrained acreage with future right-of-way/streets removed:

- < 3/8 acre, 0% set aside for future streets.
- Between 3/8 acre and 1 acre, 10% set aside for future streets.
- > 1 acre, 18.5% set aside for future streets.

Residential Area	Vacant	Infill	Grand Total
R-40	--	--	--
R-20	0.0	--	0.0
R-15	6.1	1.2	7.3
R-10	38.6	106.2	144.7
R-7	5.6	10.3	15.9
R-5	3.3	9.9	13.2
R-4.5	3.1	11.3	14.5
R-3	0.1	0.2	0.4
R-2.1	0.4	1.9	2.3
Grand Total	57.3	141.0	198.3

BLI Step 4: Development Capacity (Housing Units)



Housing Unit Capacity: Buildable acreage multiplied by assumed density for each zone

Residential Area	Assumed Density	Vacant	Infill	Grand Total
R-40	1.2 DU/acre	--	--	--
R-20	2.5 DU/acre	1		1
R-15	3.5 DU/acre	29	5	34
R-10	5 DU/acre	318	489	807
R-7	6.5 DU/acre	46	63	109
R-5	9 DU/acre	40	76	116
R-4.5	10 DU/acre	40	105	145
R-3	14 DU/acre	2	2	4
R-2.1	20 DU/acre	7	36	43
Grand Total	N/A	483	776	1,259

Next Steps: HCA



- Online outreach
- Draft Residential Land Needs Analysis (RLNA)
- Advisory Committee meeting #2 (date TBD)
- Draft Measures to Accommodate Needed Housing
- City staff and Advisory Committee drafts for Options for Changes to Comp Plan and Code
- Advisory Committee meeting #3 (date TBD)
- Online outreach #2
- Adoption-ready HCA