

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ADOPTING AN) RESOLUTION NO 98-2715
UPDATED 1998 BUILDABLE LANDS)
AND CAPACITY ANALYSIS,)
REGIONAL FORECAST OF)
POPULATION, HOUSEHOLDS AND)
EMPLOYMENT, ACTUAL DENSITY) Introduced by Presiding Officer Kvistad
ANALYSIS, AND HOUSING NEEDS)
ANALYSIS)

WHEREAS, Periodic Review of Metro's acknowledged regional Urban Growth Boundary (UGB) was completed in December 1992 and the date for the next Periodic Review of the boundary has not been established; and

WHEREAS, Metro Code 3.01 "Urban Growth Boundary Amendment Procedures" were acknowledged for compliance with statewide planning goals in that 1992 Periodic Review; and

WHEREAS, ORS 197.296(3) and ORS 197.299 required Metro to complete (a) an inventory of the supply of buildable lands within the urban growth boundary, (b) a calculation of actual density and average housing mix during the past five years, and (c) an analysis of 20-year housing need by type and range by January 1, 1998; and

WHEREAS, preliminary 1997 Urban Growth Report tables, policy variables estimating trends and the estimated number of needed housing units were adopted in Resolution No. 97-2550A; and

WHEREAS, the Metro Council adopted a 1997 Buildable Lands and Capacity Analysis, Regional Forecast of Population, Households and Employment, Actual Density Analysis, and 1997 Housing Needs Analysis, pursuant to Resolution 97-2559B on December 17, 1997; and

WHEREAS, the December 1997 Urban Growth Report used the 1994 vacant land inventory data available at that time as its basis for computing buildable lands and the capacity analysis; and

WHEREAS, 1997 data is now available for the vacant lands analysis, 1995 and 1996 data is available to determine residential redevelopment and infill rates, and the inventory of unbuildable lands has been revised due to updated maps and tax lot information; and

WHEREAS, an Urban Growth Report Addendum has been drafted to include this updated information; and

WHEREAS, the Urban Growth Report Addendum produces two conclusions using different methods (Method 1 and Method 2) concerning whether certain lands around streams should be considered unbuildable; and

WHEREAS, Method 1, as used in the December 1997 Urban Growth Report, assumes environmental constraints that include a 200-foot buffer from the centerline of streams and steep slopes greater than 25%; and

WHEREAS, Method 2 assumes environmental constraints that include Title 3 of the Urban Growth Management Functional Plan and steep slopes greater than 25%; and

WHEREAS, the supply calculations resulting from Method 2 use Title 3 restrictions which address stream and floodplain protection, but which do not address the restrictions which have yet to be developed in the areas of fish and wildlife conservation, including the Endangered Species Act listing, stormwater management and watershed planning; and

WHEREAS, the supply calculations resulting from Method 1 retain the 200-foot stream buffer restriction used in the 1997 Urban Growth Report in anticipation of future regulations for

fish and wildlife conservation, including the Endangered Species Act listing, stormwater management and watershed planning in addition to Title 3 regulations; now, therefore

BE IT RESOLVED:

1. That the 1997 Buildable Lands and Capacity Analysis, and the Regional Forecast of Population, Households and Employment, contained in the 1997 Urban Growth Report, as modified by the Urban Growth Report Addendum Method 1, attached and incorporated herein as Exhibit A, are hereby adopted. The policy variables utilized in Resolution No. 97-2559B are hereby reaffirmed, including the continued need for a 200-foot buffer from the centerline of streams as a result of additional environmental constraints within the Urban Growth Boundary. The revised inventory of net developable land within the Urban Growth Boundary in Addendum Method 1 results in a revised deficit of dwelling units of 42,060, and a surplus of employment units of 1,930 for the regional Urban Growth Boundary.
2. That the determination of the actual density and the average mix of housing types of residential development within the regional UGB over the past 5 years, attached and incorporated as Exhibit B to Resolution 97-2559B, is hereby re-adopted as part of the analysis in Metro's 5 year review of the regional UGB.
3. That the 1997 Housing Needs Analysis, attached and incorporated as Exhibit C to Resolution 97-2559B, which contains an analysis of 20-year housing need by type and range, is hereby re-adopted as part of the analysis in Metro's 5 year review of the regional UGB.

ADOPTED by the Metro Council this _____ day of _____ 1998.

WITHDRAWN

Jon Kvistad, Presiding Officer

APPROVED AS TO FORM:

Daniel B. Cooper, General Counsel

EXHIBIT A
TO RESOLUTION NO. 98-2715

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Urban Growth Report Addendum

**A Data Refinement and Update
From 1994 to 1997**

August 26, 1998

Growth Management Services Department
Data Resource Center



METRO

Exhibit B

**Mix of Housing Types and Actual Density
1992-1996**

Mix of Housing Types				
Year¹	Single family Units²	Manufactured Homes	Multi-family Units	Total Units 1992-1996
1992	4,421	128	2,153	6,702
1993	4,361	413	1,415	6,189
1994	5,042	396	2,672	8,110
1995	5,687	589	5,200	11,476
1996	5,388	363	4,085	9,836
Total	24,899	1,889	15,525	42,313
Housing Mix % of Total³	58.8%	4.5%	36.7%	100%
Actual Density per Gross Acre⁴				
Gross Residential Land Developed 1992-1997⁵	Single-family residential units⁶ 8,215 acres		Multi-family units 1,386 acres	Total Residential Land Developed 9,601 acres
Average Gross Density by Housing Type⁷	Single family 3.3 units per gross acre		Multi-family 11.2 units per gross acre	
Average Gross Density of All Housing Types⁸	4.4 units per gross acre			
Actual Density per Net Acre⁹				
Net Residential Land Developed 1992-1997	Single-family residential units 4,246 acres		Multi-family units 768 acres	Total Residential Land Developed 5,015 acres
Average Net Density by Housing Type	Single family 6.6 units per net acre		Multi-family 17.3 units per net acre	
Average Net Density of All Housing Types	8.6 units per net acre			

Source: Residential Building Permit Data from *Baseline Urban Growth Data*, (Metro), April 1997, p. 16.; RLIS Database, Metro 12/2/97

¹Calendar year

²Includes detached and attached (rowhouses, townhouses, etc.) single-family units.

³Calculated by dividing units (by type) by the total number of units (41,339).

⁴Gross Acres do not include an allowance for environmentally constrained land, streets, parks, schools and other public facilities.

⁵Vacant land (9/92) minus vacant land (9/97). The building permit data leads land consumption data by 6 months, consistent with procedures that remove land from vacant land inventory only when building construction occurs.

⁶Includes land used for both attached & detached single-family units, and manufactured homes.

⁷Calculated by dividing total number of units in each category by total developed acres in each category.

⁸Calculated by dividing total number of units by total residential land developed.

⁹Net acres have environmentally constrained land removed and reduction for streets, parks, schools, churches and other public facilities (using assumption from the Urban Growth Report, Dec. 1997, p.15).

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Housing Needs Analysis

Final Draft

December 18, 1997

Growth Management Services Department



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