

To: Don Hardy and Jamie Stickel, City of Canby
Date: May 11, 2022
From: Todd Chase & Tim Wood; FCS GROUP
CC: Steve Faust, 3J Consulting
RE Canby **Draft Housing Land Needs Reconciliation**

INTRODUCTION

This Memorandum summarizes the housing-related land needs forecast for long-range planning purposes. The housing land needs forecast represents a 20-year forecast from 2022 through year 2042. These technical findings are consistent with State of Oregon requirements for determining housing needs per Oregon land use planning Goals 10 and 14, OAR Chapter 660, Division 8, and applicable provision of ORS 197.296 to 197.314 and 197.475 to 197.490.

METHODOLOGY

The methodology for projecting housing land needs within the Canby UGB builds upon the residential housing needs forecast that was described in our prior Memorandum dated May 10, 2022. **Exhibit 1** identifies the housing types that are most consistent with the projected housing need for Canby.

Exhibit 1: Projected 20-year Housing Needs Forecast, Canby UGB

Dwelling Unit Type	20-Year Dwelling Unit Demand
Single Family Detached	1,384
Mfd. Homes & Cottages	155
Townhomes / Plexes	319
Multifamily (5+ units)*	378
Total	2,235

Source: Canby Residential Needs Analysis Memorandum, May 10, 2022.

* Category also includes group quarters housing demand.

This Memorandum compares the 20-year residential land needs (demand) relative to the residential buildable land inventory (BLI) that was developed by 3J Consulting. This provides a means of reconciling housing land demand with buildable land supply within the Canby UGB. The evaluation of UGB land requirements to accommodate the planned housing need included three steps.

Step 1 takes into account the forecasted number of dwelling units by housing type, including single family detached, townhomes and plexes, multifamily, and manufactured homes as well as group quarters population (see Exhibit 1).

Step 2 considers the amount of land required to accommodate the future housing demand based on the expected average development density for each general housing type (see **Exhibit 2**).

Step 3 includes a comparison (reconciliation) between the land need determined in Step 2 and the residential buildable land inventory presented in Section 3 of the HNA.

Housing Need Forecast

As discussed above, the forecasted housing mix for Canby includes 2,235 housing. This results in net new housing development as follows:

- » Single Family Detached: 1,384 dwellings (including standard and small lot single family detached housing)
- » Manufactured homes and Cottage housing clusters: 155 dwellings
- » Townhomes and Plexes: 319 dwelling units
- » Multifamily: 378 dwelling units (includes apartments and condominiums with 5+ units per structure as well as group quarters units).

Residential Land Need

The second step in the reconciliation of land needs estimates the amount of net buildable land area required to address the housing growth forecast. This step applies average density assumptions based on Canby local experience (dwellings per acre) to each of the general residential development categories listed in Step 1 to arrive at a total residential land need forecast.

As shown in **Exhibit 2**, the forecasted housing need of 2,355 total dwelling units is expected to require at least 416 net acres of buildable land area. The next step in the analysis includes adjusting the gross land area to net land area to account for future public facilities (25% factor used to account for roads, utilities and easements). This results in a total buildable land need of 520 acres for planned residential growth.

Exhibit 2: Canby Residential Classifications and Density Assumptions

Projected 20-year Land Need for Housing, City of Canby UGB								
Dwelling Unit Type	20-Year Dwelling Unit Demand	Applicable Plan Designation	Applicable Local Zones	Allowable Density (gross DU per Ac)	Avg. Development Density (net DU per Ac)	Net Buildable Land Requirement (net acres)	Gross Buildable Land Need (s acres)**	%
Single Family Detached	1,384	LDR	R-1, RRFF-5	3 to 10	4.0	346	433	62%
Mfd. Homes & Cottages	155	LDR	R-1, RRFF-5	3 to 10	9.0	17	21	7%
Townhomes / Plexes	319	MDR	R-1.5	6 to 12	10.0	32	40	14%
Multifamily (5+ units)*	378	HDR, RC	R-2, DC	12 to 36	18.0	21	26	17%
Total	2,235					416	520	100%

Source: prior tables; and interpretation of current zoning code and housing development/market conditions.

* Category also includes group quarters housing demand @1.5 persons per dwelling unit.

** Assumes 25% of site area required for future public facilities, roads, easements, etc.

UGB Sufficiency Analysis

As indicated in **Exhibit 3**, the Canby UGB buildable land inventory (BLI) includes 549 acres of gross buildable land area (after deducting constraints and exempt uses). Areas within the UGB that are designated as Low, Medium and High Density Residential, Residential Commercial and Downtown Commercial include approximately 374 gross buildable acres of residential and mixed-use land area.

Exhibit 3: Vacant Buildable Land Inventory by Land Use Designation, Canby UGB

Sum of Gross Vacant Land Area by Plan Designation (Acres)				
Plan Designation	Vacant	Part Vacant	Redevelopable	Total
HDR - High Density Residential	1	8	4	13
MDR - Medium Density Residential	5	58	0	63
LDR - Low Density Residential	51	243	2	296
RC - Residential Commercial	0	1	0	2
DC - Downtown Commercial	1	0	-	1
CM - Commercial/Manufacturing	4	3	2	9
HC - Highway Commercial	10	0	2	12
HI - Heavy Industrial	16	9	7	33
LI - Light Industrial	43	26	52	121
PR - Private Recreation	-	-	-	-
P - Public	-	-	-	-
FL - Flood Prone/Steep Slopes	-	-	-	-
Grand Total	131	348	70	549

Source: City of Canby Buildable Land Inventory; 3J Consulting

Since the current UGB includes 374 gross buildable acres of land supply and the future residential land need forecast is for 520 acres, there is a land area deficit for certain types of housing categories (see Exhibit 4). Key findings include:

- The most significant difference is in the single family land use designation (LDR) where the BLI inventory is projected to fall short by 158 acres.
- The multifamily land use designation (HDR) is also projected to fall short of demand by approximately 11.6 acres. Note, this finding assumes that 100% of the vacant downtown commercial land area (1 acre) is available for residential development.
- The medium density designation (MDR) will likely yield a surplus of land area of 23.1 acres. The city may wish to consider rezoning a portion of MDR to address the land shortages for the other lower and higher land use types.

The BLI findings indicate that the City will need to consider these and various other strategies to accommodate planned 20-year housing needs.

Exhibit 4: Reconciliation of Land Inventory by Land Use Designation, Canby UGB

Projected 20-year Land Sufficiency for Housing, Canby UGB				
Dwelling Unit Type	Applicable Plan Designation	Gross Buildable Land Requirement (gross acres)	Current Buildable Land Inventory (gross acres)	Net Buildable Land Surplus or Deficit (acres)
Single Family Detached	LDR	432.5	296.0	(158.0)
Mfd. Homes & Cottages	LDR	21.5		
Townhomes / Plexes	MDR	39.9	63.0	23.1
Multifamily (5+ units)*	HDR, RC	26.2	14.6	(11.6)
Total		520.1	373.6	(146.5)

Source: prior tables; and interpretation of current zoning code and housing development/market conditions.

* Category also includes group quarters housing demand.