



Housing Strategy and Housing Needs Report

HOUSING PAC 6.13.2019



		Staff Recommendation		
		No change to report	Change report	Assign to subcommittee for further review
		If applicable, add clarifying language only,	Address issues identified in review of input & feedback	
Housing Needs Report				
Changes Not Affecting Outcomes				
1. Exhibit 25. Subsidized Housing Data	Change description of Village Quarter from "Family" housing to "Senior" housing, Change terminology from "Persons with Disabilities" to "Special Needs"		X	
2. Exhibit 38. Ethnicity Data	Change sidebar text to clarify this addresses <i>ethnic</i> diversity vs. Exhibit 39 which addresses racial diversity.		X	
Changes Related to Outcomes				
3. Allocation of Housing Among Zones			X	
4. Accounting for Higher Density Residential in C-3			X	
5. Group Quarters Assumptions		X		
6. 2018-2021 calculations			X	
7. Classification of ADU's as multi-family		X		
8. Right-of-way assumptions		X		
Housing Strategy				
9. Land Use			X	
10. Non Land Use			X	

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HOUSING NEEDS REPORT

- R 1. Change text in Exhibit 25 re: description of type of subsidized housing
- R 2. Add text to clarify Exhibit 38 is ethnic diversity whereas Exhibit 39 is racial diversity.

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R 3. Allocation of Housing Among Zones

Item/Issue	Comment/Request	Current Report	Recommendation	Reason	Outcome
3. Allocation of Housing Among Zones	Doesn't follow historic allocation of housing by zone; Allocation together with assigning density by zone may not equate to overall needed density	Allocation is distributed to reflect needed mix	<ul style="list-style-type: none"> Use average needed density for all housing types to calculate total land need; address allocation to zones or new zones as part of strategy that must achieve need (later) 	<ul style="list-style-type: none"> Allocation is to meet need, not happenstance of past land constraints that may have affect housing development by zone Example: historic unbalanced land supply 	<ul style="list-style-type: none"> Allocation of housing by zone isn't required at this time Density calculations met Strategy provides more than one way to achieve density



- No change?
- Change as recommended?
- Refer to subcommittee?

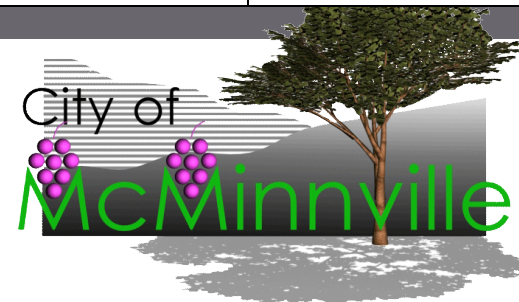
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R 4. Accounting for Higher-Density Residential in C-3 Commercial Zone

Item/Issue	Comment/Request	Current Report	Recommendation	Reason	Outcome
<p>3. Accounting for Higher Density Residential in C-3 Zone</p> <p>→</p> <ul style="list-style-type: none"> No change? Change as recommended? Refer to subcommittee? 	<p>Report doesn't account for higher density in C-3 zone, discounts future density</p>	<p>Concur for post-2021 calculations.</p>	<p>Revise Calculations.</p> <ul style="list-style-type: none"> Don't allocate/assign density by zone for future land needs. Calculate capacity of existing city zoned lands based on historic density, but don't assign residential use to C-3 lands. Calculate <u>future land needs</u> by deducting existing capacity as above, then calculate remaining need based on overall average needed density, which also reflects housing in C-3 or equivalent residential zone. Determine <u>distribution</u> through housing strategy. 	<ul style="list-style-type: none"> Intent was only to assume <u>current</u> C-3 supply would develop with commercial use, and ensure future land needs reflected density and land needs based on overall average density for all housing types inclusive of housing achieved in C-3. 	<ul style="list-style-type: none"> Compared to current report, Reduces land need for planning periods with an identified deficit. (Current report doesn't reflect overall average needed density due to calculating density based only on historic density in R-1, R-2, R-3, R-4 zones.

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R 4. Accounting for Higher-Density Residential in C-3 Commercial Zone

Rough Estimate, 10-year, 2021-2031

325 DU deficit

Current, 4.1: 100 ac deficit

4.9 du/ac (historic): 66 ac deficit

5.3 du/ac "needed": 61 ac deficit

Rough Estimate, 20-year, 2021-2041

1,926 DU deficit

Current, 4.1: 473 ac deficit

4.9 du/ac (historic): 393 ac deficit

5.3 du/ac "needed": 363 ac deficit

Rough Estimate, 46-year, 2021-2067

7,748 DU deficit

Current, 4.2: 1,835 ac deficit

4.9 du/ac (historic): 1,581 ac deficit

5.3 du/ac "needed": 1,461 ac deficit



- No change?
- Change as recommended?
- Refer to subcommittee?

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✓ 5. Group Quarters Assumptions

Item/Issue	Comment/Request	Current Report	Recommendation	Reason	Outcome
3. Group Quarters Assumptions	Change method – assign half of group quarters to Linfield (no discussion of total number or share of population)	Current report reflects assumptions in PSU forecast.	Keep report as is	<ul style="list-style-type: none"> Avoids assigning housing to populations not forecast to grow in PSU forecast. 	No change (possible clarifying language)



- No change?
- Change per comment?
- Refer to subcommittee?

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R 6. 2018-2021 Calculations

Item/Issue	Comment/Request	Current Report	Recommendation	Reason	Outcome
3. 2018-2021 Calculations	Possible math error?	Conflicting description/method	Reconcile description of method vs. actual calculations to determine 2018-2021 land needs.	<ul style="list-style-type: none"> Corrects conflict, corrects acreage 	<p>Potential difference of ~15 acres in assumptions.</p> <p>City could update actual in ~2021</p>



- No change?
- Change as recommended?
- Refer to subcommittee?

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✓ 7. Classification of ADU's as Multi-Family

Item/Issue	Comment/Request	Current Report	Recommendation	Reason	Outcome
3. Classification of ADU's as Meeting Multi-Family Needs for Infill Assumptions	Change assumption – no suggestion presented (treat like SFD?)	Infill through ADUs meets needs equivalent to multi-family	Keep report as is	<ul style="list-style-type: none"> • Exempt from Density • One Site • No Separate Ownership • Attached/Detached • Size Limited 	No change (possible clarifying language)



- No change?
- Change per comment?
- Refer to subcommittee?

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✓ 8. Right-of-Way Assumptions

Item/Issue	Comment/Request	Current Report	Recommendation	Reason	Outcome
3. Right-of-way assumptions for gross to net acre conversion	Use safe harbor conversion instead (street right-of-ways, parks, schools)	Uses local data for street right-of-way, will determine supply demand for parks, schools as part of non-residential need analysis	Keep report as is	<ul style="list-style-type: none"> Can specifically address lands needed for non-residential uses per specific plans 	No change (possible clarifying language)



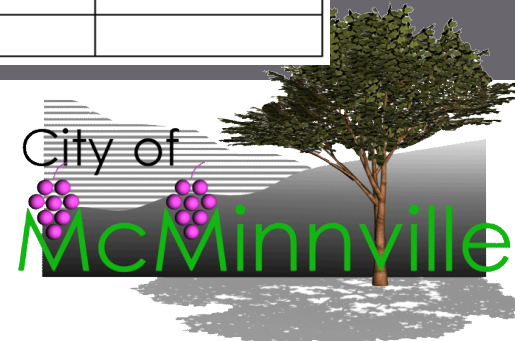
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THANK YOU

- Questions for staff?

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