

Residential Buildable Lands Inventory, Housing Needs Analysis, & Housing Strategy

Reference Materials

Official Population Forecast

State law specifies that the housing needs analysis must be based on the city's official population forecast developed by the Population Research Center at Portland State University. McMinnville's population forecast is contained in the coordinated forecast for Yamhill County.

https://www.pdx.edu/prc/sites/www.pdx.edu.prc/files/Yamhill_Report_2017_Final.pdf

State Law

Oregon Statewide Planning Goals

Goal 10: Housing

<https://www.oregon.gov/lcd/OP/Documents/goal10.pdf>

Oregon Revised Statutes (ORS)

ORS 197.295. Definitions for ORS 197.295 to 197.314 and 197.475 to 197.490.

https://www.oregonlegislature.gov/bills_laws/ors/ors197.html

ORS 197.296. Factors to establish sufficiency of buildable lands within urban growth boundary; analysis and determination of residential housing patterns

https://www.oregonlegislature.gov/bills_laws/ors/ors197.html

(A city outside of Metro with population of 25,000 or more is subject to Subsections 2 to 9).

Oregon Administrative Rules (OAR)

OAR Chapter 660 Division 8. Interpretation of Goal 10 Housing.

<https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=3058>

(Includes relevant definitions, provisions governing allocation of buildable land, etc.)

OAR Chapter 660 Division 24. Urban Growth Boundaries (UGBs)

<https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=3074>

(In addition to broader issues related to UGBs, includes provisions relevant to Buildable Lands Inventory and Housing Needs Analysis, including definitions, provisions governing land need, "safe harbors" some of which are authorized for cities over 25,000 and some of which are not, and specifies when the 20-year planning period to be used for the needs analysis commences).

Terms and Definitions

Provisions of state law listed above include some definitions applicable to this work. However, some terms used in the applicable state law have more than one definition or meaning, and other terms used in the applicable law are undefined in state law. Key terms which have multiple definitions or meanings, and those which are undefined, are referenced below. Working definitions are necessary to conduct some of this work, such as the Buildable Lands Inventory.

- **"Buildable land"** is defined in OAR 660-008-0005(2), OAR 660-024-0010(1), and ORS 197.296(1). In addition, for cities subject to ORS 197.296(2)-(9), **"buildable lands"** includes

lands described in ORS 197.296(4)(a). It is also referenced in the safe harbor in OAR 660-024-0050(2)(a).

- **“Developed land”** and **“fully developed”** are undefined, but OAR 660-024-0050(2)(b) provides a safe harbor for **“fully developed”** lots. The safe harbor is not available to cities with >25,000 population.
- **“Vacant land”** is undefined.
- **“Partially vacant land”** is undefined.
- **“Infill”** and **“infill potential”** are undefined, but OAR 660-024-0050(2)(a) provides a safe harbor for **“infill potential”** of developed residential lots or parcels of one-half acre or more. The safe harbor is not available to cities with >25,000 population.
- **“Redevelopment”** is undefined
- **“Redevelopable land”** is defined in OAR 660-008-0005(7).

Acronyms

BLI: Buildable Lands Inventory

HNA: Housing Needs Analysis

Sample Documents from Other Communities

Hood River Housing Needs Analysis

Hood River Housing Strategy

Additional Reference Materials and Links

“Planning for Residential Growth: A Workbook for Oregon’s Urban Areas,” DLCD and ODOT, June 1997
https://www.oregon.gov/lcd/UP/Documents/planning_for_residential_growth.pdf