



Joint Planning Commission + City Council Meeting

Oakridge-Westfir Housing Needs Analysis

April 5, 2023



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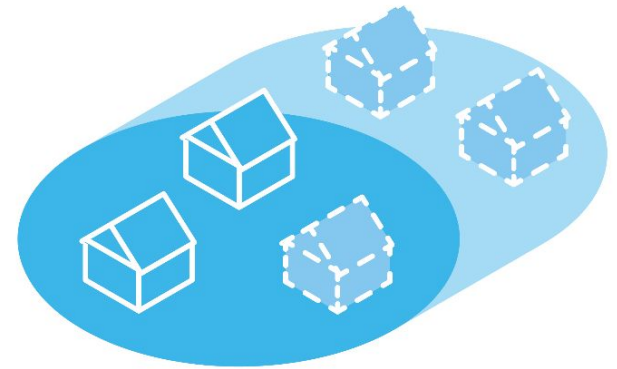
01 | Project Background

What is a Housing Needs Analysis (HNA)?

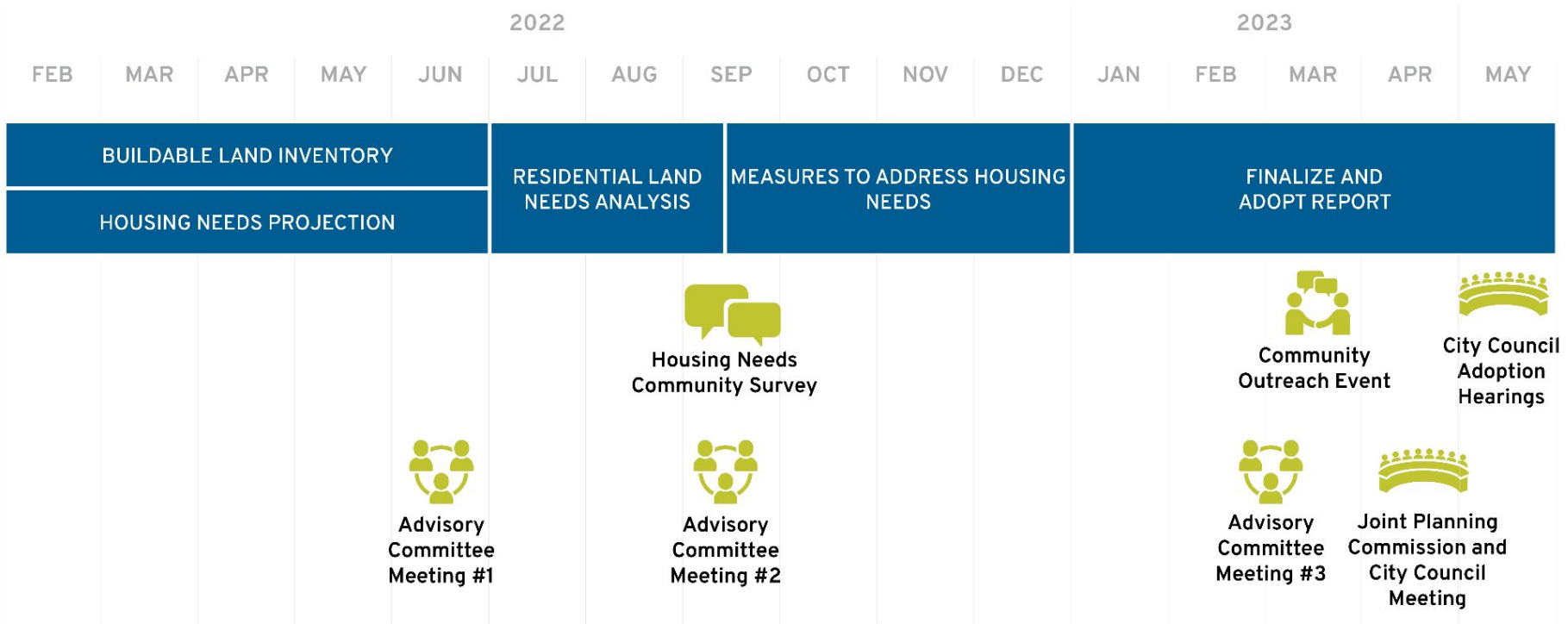
An HNA is a study of a city's **existing and future housing needs**. It is used to answer the following questions:

- How much and what type of housing is needed over the next 20 years?
- Does the city have enough land zoned for housing to meet projected needs over 20 years?
- Does the city need more land for specific types of housing?
- What housing strategies can help facilitate development of the housing that is needed?

Plan to accommodate needed housing on a regular schedule



Housing Needs/Capacity
Analysis (HNA)

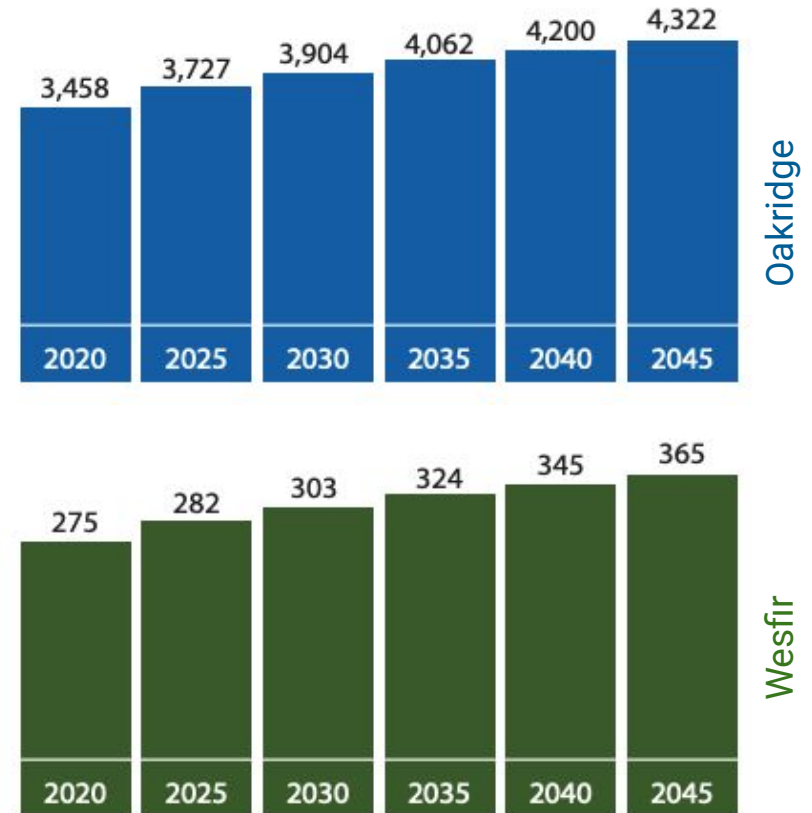


02 | HNA Findings

Population Projections and Housing Need

How much housing is needed over the next 20 years?

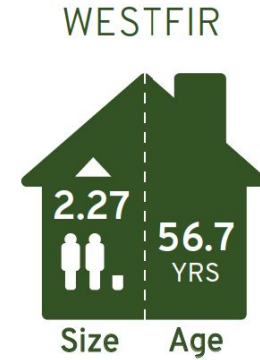
	Population Growth	Housing Units Needed
Oakridge	755	368
Westfir	73	35



Household Size and Median Age

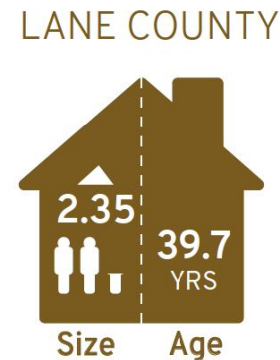
Oakridge has larger households and lower median age

- More families with children
- Supports a need for rental units, starter homes



Westfir has smaller households and much higher median age

- More older adults, less families with children
- Supports a need for downsizing options, smaller homes, and multi-generational housing



Household Income

Both communities have lower median household incomes than Lane County or the state as a whole.

- Nearly 3 of 4 households would qualify as “low income” under federal guidelines
- Supports a need for subsidized low income housing units, manufactured homes, and multifamily housing



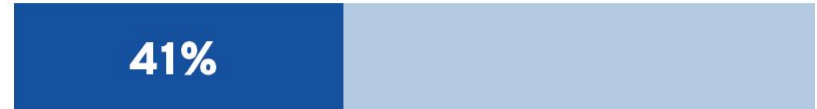
Housing Cost Burden

Both communities have a high share of households that are burdened by housing costs

- Cost burden = spending more than 30% of income on housing costs
- Owners and renters are equally cost burdened in Oakridge
- Very few renters in Westfir, but all are cost burdened
- Supports a need for subsidized low income housing units, manufactured homes, and multifamily housing

OAKRIDGE

OWNERS EXPERIENCING HOUSING BURDEN



RENTERS EXPERIENCING HOUSING BURDEN



WESTFIR

OWNERS EXPERIENCING HOUSING BURDEN



RENTERS EXPERIENCING HOUSING BURDEN



Home Values

Median home values are increasing and sales prices are out of reach for many middle and lower income households.

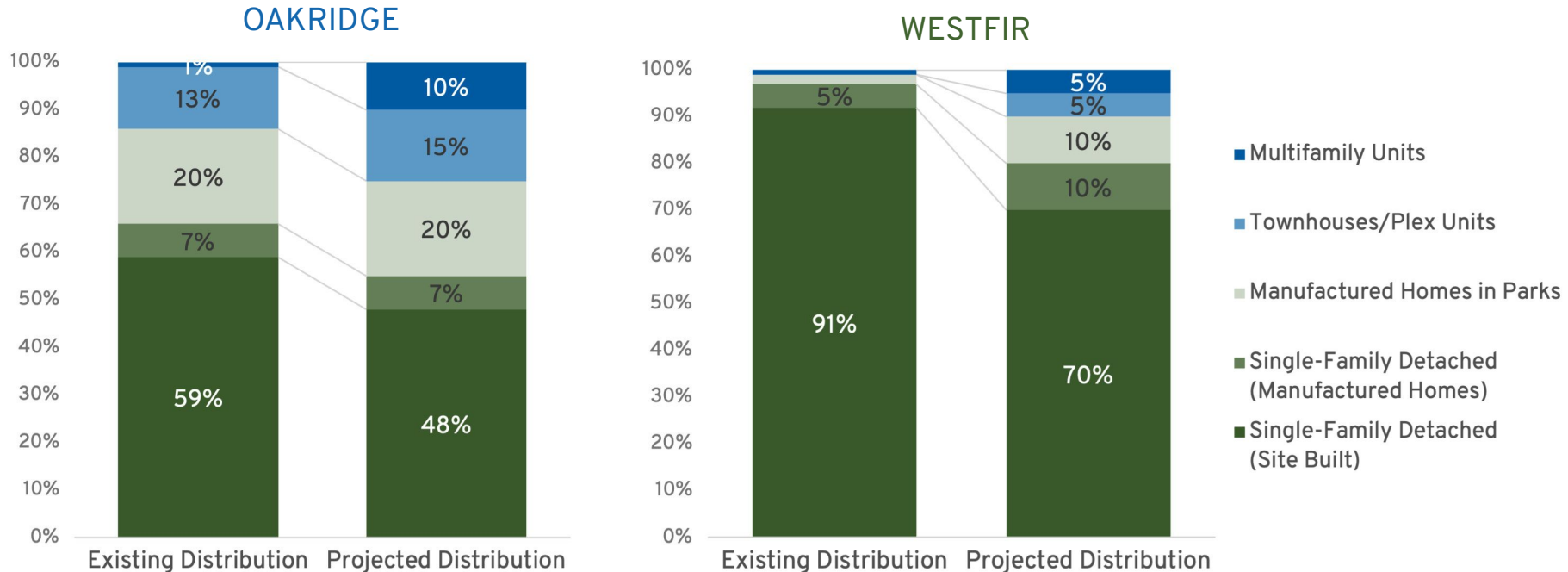
	2020	2021	2022	Annual % Change
Oakridge	\$191,000	\$217,000	\$264,000	17.6%
Westfir	\$218,000	\$245,000	\$300,000	17.3%
Lane County	\$372,700	\$407,000	\$487,000	14.4%
Oregon	\$319,000	\$354,000	\$430,700	16.3%

2023 ranges from \$235k-\$265k based on data source

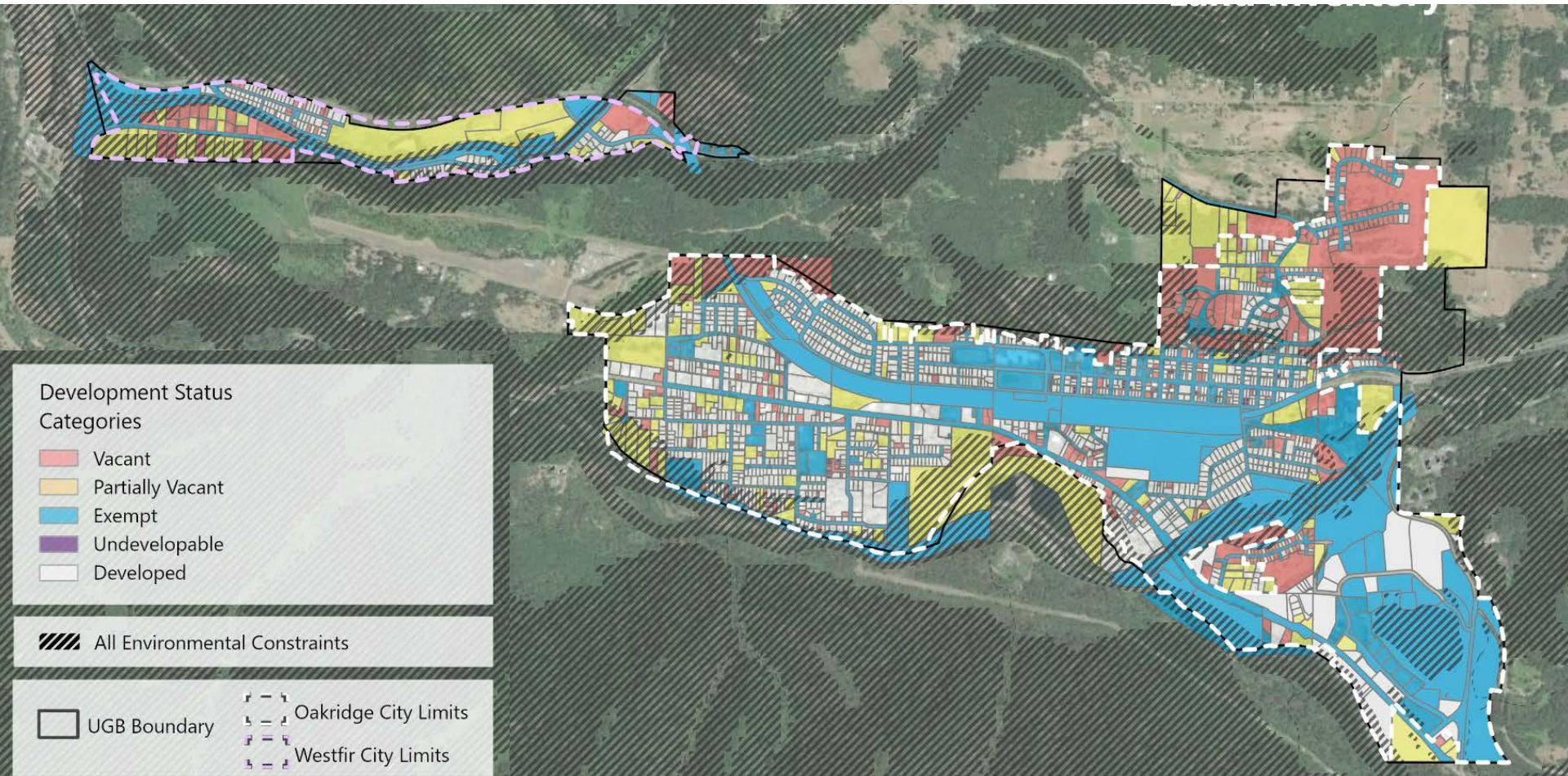
Middle income affordable home price: \$110k - \$189k

Projected Housing Need by Type

Both cities must plan for development of wider variety of housing types in order to meet current and future housing needs.



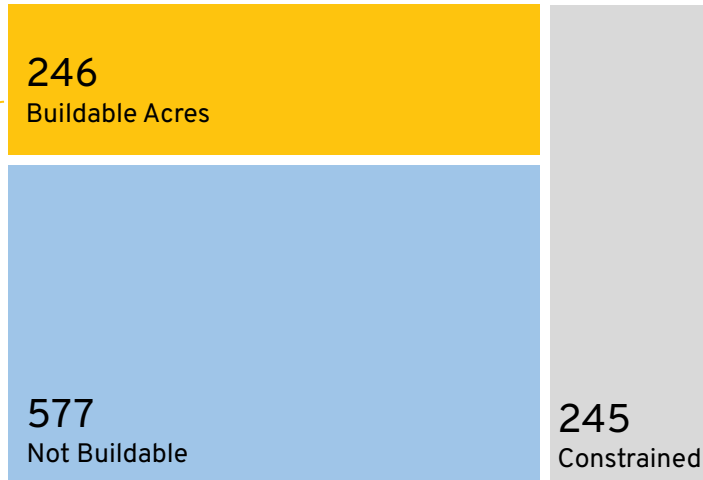
Buildable Land Inventory Map



Buildable Acres to Meet Projected Housing Needs

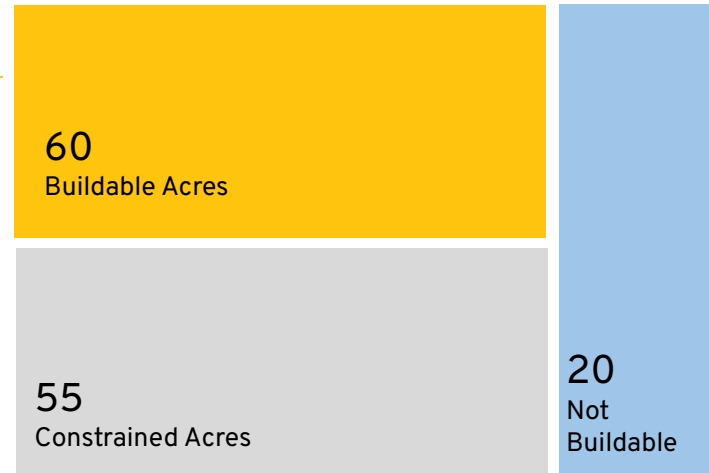
Both cities have enough land in the current Urban Growth Boundary to meet overall projected housing needs.

OAKRIDGE: 1,068 Gross Acres



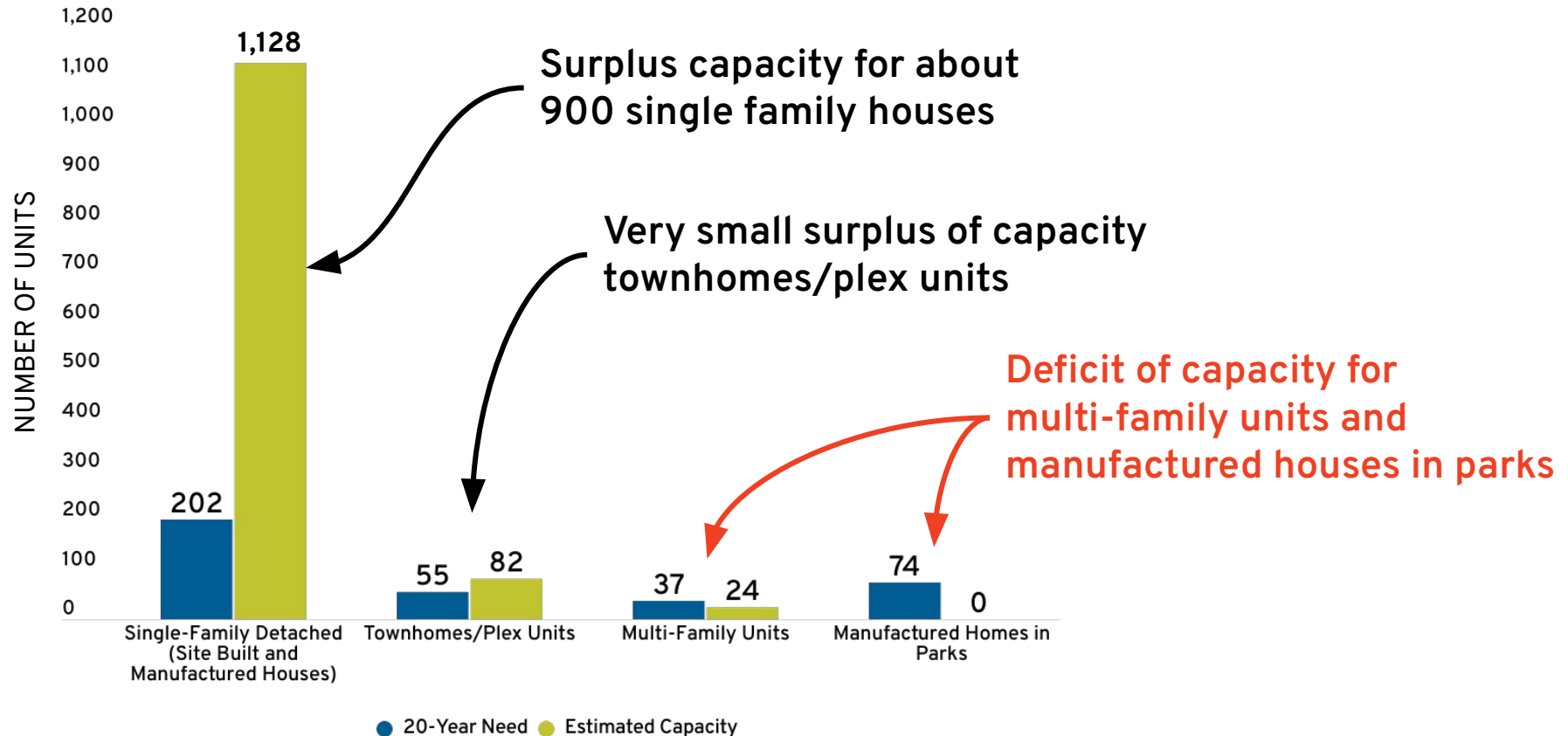
1,230 Housing Unit Capacity | **368 Needed**

WESTFIR: 135 Gross Acres

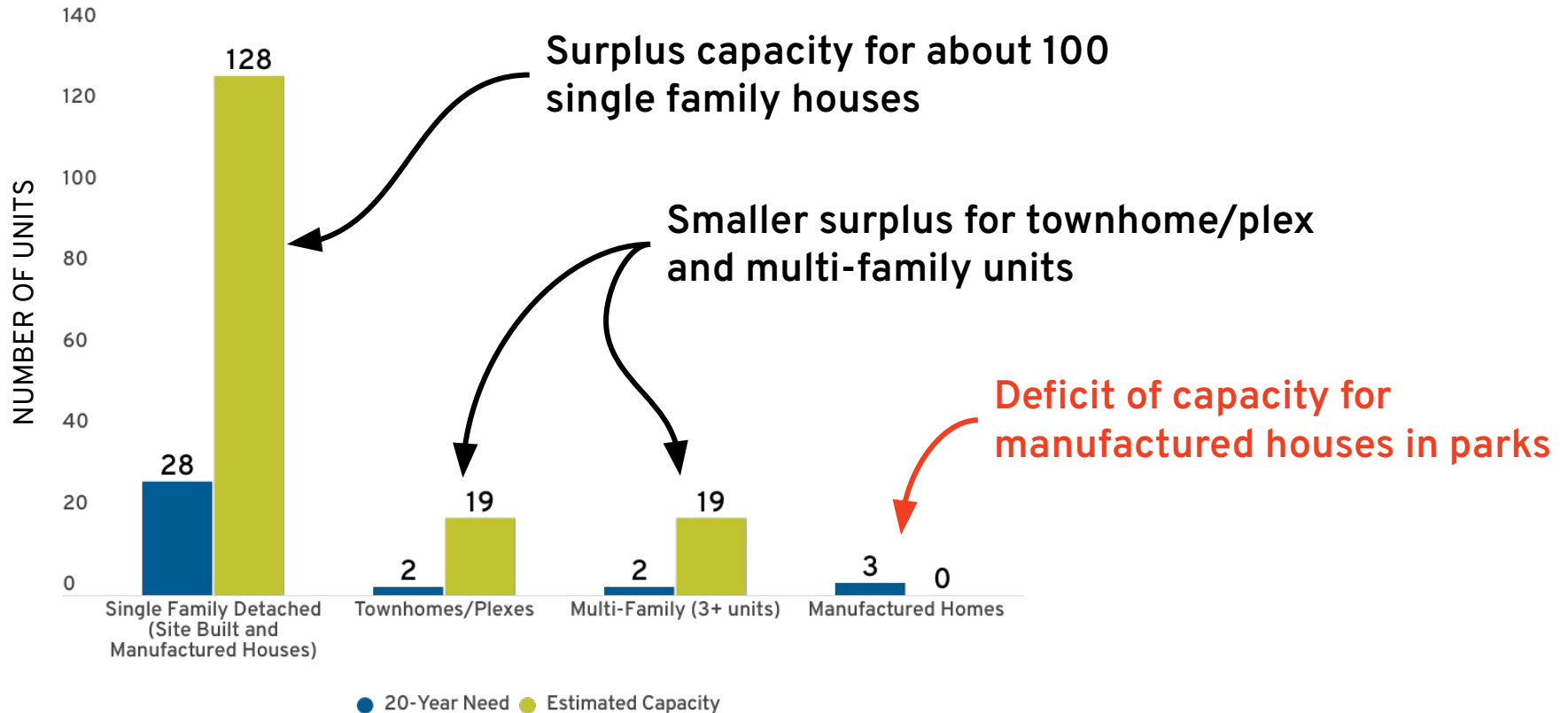


198 Housing Unit Capacity | **35 Needed**

Oakridge Projected Need vs. Housing Capacity



Westfir Projected Need vs. Housing Capacity



03 | Community Engagement Highlights

Fall 2022 Community Survey - **What did we hear?**

3 Most Important Housing Related Issues

Lack of Housing that is Affordable

Lack of Choices in Housing Types and Sizes

Competing Pressures of Short Term Rentals

Create additional opportunities for middle housing types

Dedicate resources to help subsidize the development of income restricted housing.

Provide infrastructure to create new planned unit development or SF subdivisions.

3 Ways to Meet Needs

Spring Open House Community Meeting - **What did we hear?**

- Questions about the source of data on home values, recognizing fluctuation month to month
- Interest in different kinds of multi-family housing, such as cooperatives and mixed use buildings
- Questions about role of state and state requirements
- Interest in direct financial support from the City or state to offset the high cost of housing development
- Question about whether property tax policies could incentivize development of vacant lots

04 | Strategies

Overview of Strategies

	Oakridge	Westfir
Identify targeted areas to rezone for higher density housing	✓	
Reduce minimum lot size standards	✓	✓
Establish minimum density standards	✓	✓
Identify and remove unnecessary regulatory barriers	✓	✓
Define and allow cottage cluster housing	✓	✓
Reduce barriers to building new manufactured dwelling parks	✓	✓
Evaluate the need to limit short-term rentals	✓	✓

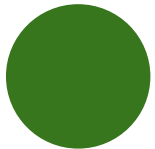
Open House Dot Voting Exercise



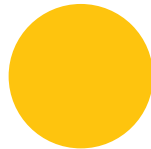
Please feel free to view the posters around the room and:

1. **Vote for the strategies** you are most interested in
2. **Post your comments**, questions, concerns with post-its
3. Bring your questions and **chat with city and project staff**

DOT VOTING - WHAT DO THE COLORS MEAN?



I support this strategy



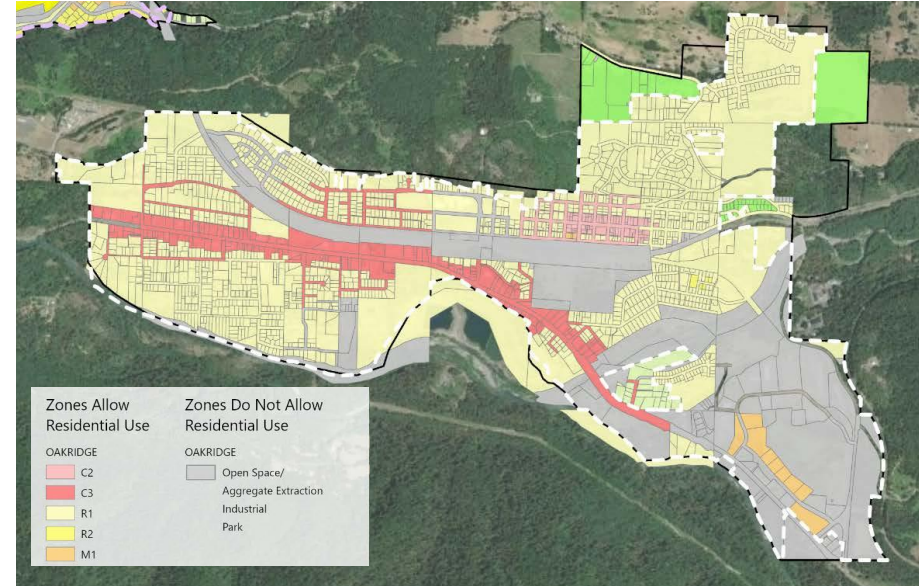
I need more information



I have concerns about this strategy

Identify targeted areas to rezone for higher density housing

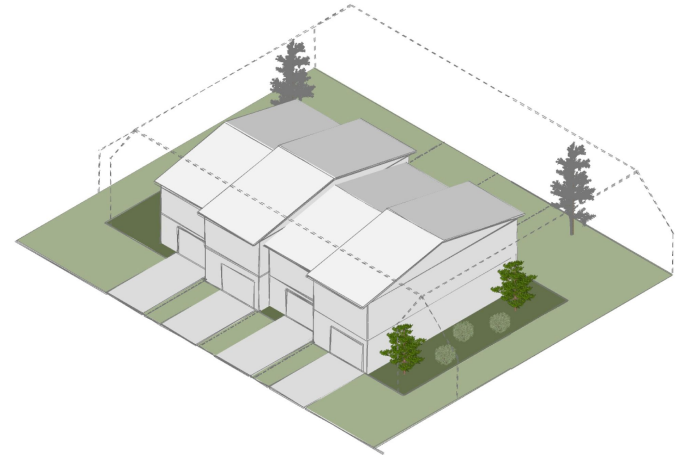
- Significant surplus of land available for single-family detached houses.
- Deficit of land for multi-family and manufactured homes in parks.
- Rezone land from R1 to R2 or a new R3 zone.
- There is a need for a zone that has higher densities than R2 zone (17 units per acre).



Open House: Most Support

Reduce minimum lot size standards

- Significant barrier to infill development.
- Encourages inefficient use of land.
- Allowing more units per acre encourages smaller, lower cost housing.
- May need to adjust other development standards like setbacks and lot coverage.
- If concerned about intensity/size of buildings, regulate directly through Floor Area Ratio or other standards.



Open House: Mixed Support and Need More Info

Establish minimum density standards in R2 and Commercial zones

- Single-family houses are permitted in same zones as higher density housing.
- Preserves buildable land in higher density zones for higher density uses.
- Can still allow for mix of housing types.
- Not required in all zones, just highest density zones that are needed for those uses.
- Many cities across Oregon use minimum density standards.

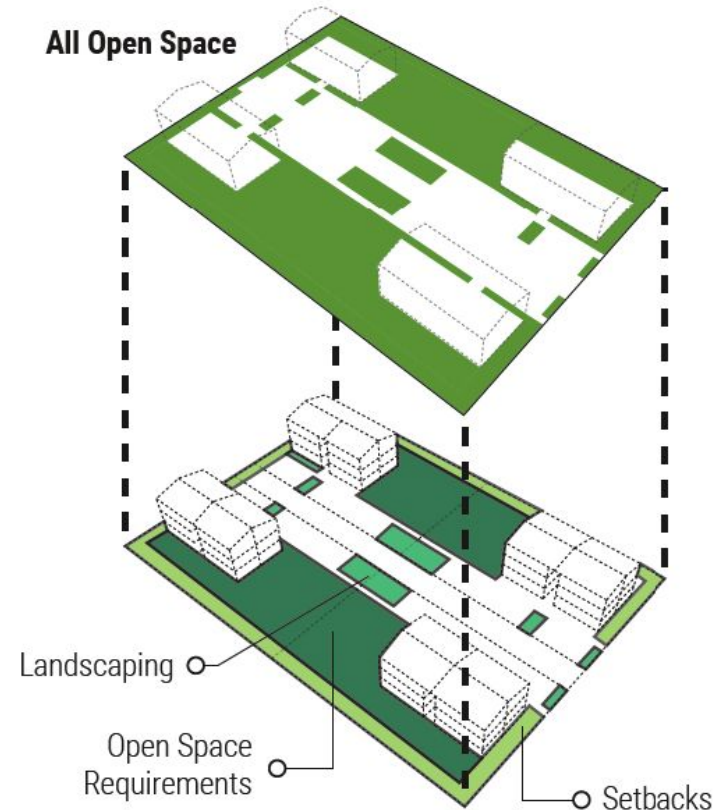


Open House: Mixed Need More Info and Concerns

Identify and remove unnecessary regulatory barriers

- Audit the zoning code to identify unnecessary barriers to housing development.
- Alternative standards can achieve a similar intent in many cases.
- Minimum parking requirements may impede multi-family housing.
- Examples: housing in commercial zones, “Owner occupancy” for ADUs in Oakridge, ADUs and Townhomes in Westfir not permitted.

Open House: **Most Support**



Define and allow cottage cluster housing

- Multiple, small detached units on the same site with a shared central open space.
- Not a defined type and would likely not be permitted in either city today.
- Proven model for providing smaller, lower cost for-sale housing.
- Compatible with single-family zones.
- DLCDC Model Code for Middle Housing has specific design and development standards.

Open House: **Most Support**



Reduce barriers to building new manufactured dwelling parks

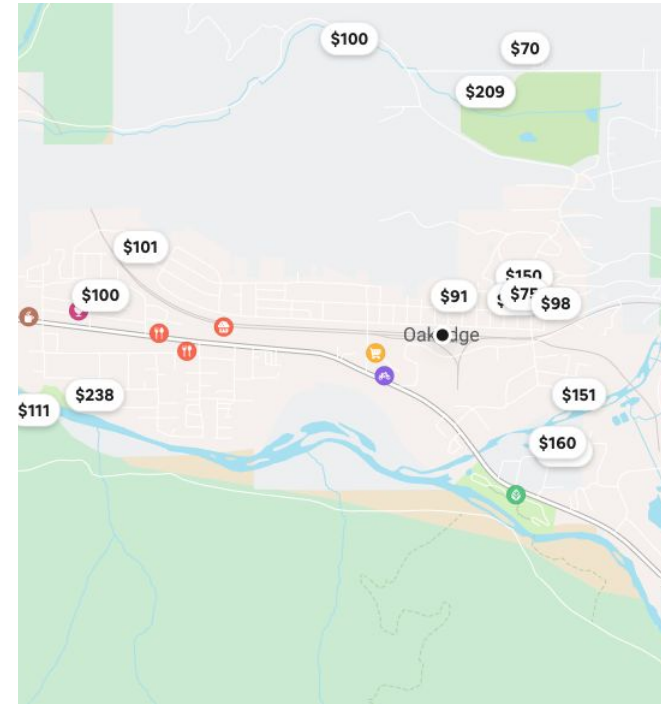
- Manufactured homes in parks are a critical source of lower cost housing.
- Both cities' code does not comply with state rules that stipulate where and how parks must be allowed.
- Must generally be allowed in any residential zone that has a density range of 6-12 units per acre.
- Must only be subject to clear and objective approval standards.



Open House: **Mixed Support and Concerns**

Evaluate the need to limit short-term rentals

- Common concern expressed in community survey.
- Study the impacts of the short-term rental market on the long-term housing stock.
- State agencies have been studying this issue and may provide further guidance on this topic.



Recommended Revisions

Strategy	Revisions
Identify targeted areas to rezone for higher density housing	None
Reduce minimum lot size standards	Limit to higher density zones
Establish minimum density standards	Limit to higher density zones
Identify and remove unnecessary regulatory barriers	None
Define and allow cottage cluster housing	None
Reduce barriers to building new manufactured dwelling parks	None, required by state law
Evaluate the need to limit short-term rentals	Emphasize study, not action

05 | Next Steps

Next Steps

- Make final revisions to HNA report based on PC/CC input
- Each City Council hold meetings to adopt the report by resolution
- Implementation of strategies be led by staff over 1-3 years