



CITY OF MONMOUTH: GOAL 10: HOUSING NEEDS ANALYSIS

March 6, 2019

Goal 10: Housing

Recent Demographic Trends

	2000	2018	Change
Population	7,811	9,979	+2,168 (28%)
Households	2,781	3,504	+723 (26%)

- Stable household size
- Smaller share of family households
- Assume 2010 vacancy rate (5.9%)

Goal 10: Housing

Housing Conditions

- Tenure split is 45% owner, 55% renter
- Statewide (62%); County (66%)
- Owners: 93% detached homes, 6% mobile homes
- Renters: 19% detached, 77% attached
- 89% of owned units have 3 or more bedrooms
- 67% of rented units have 2 beds or less

Goal 10: Housing

Projected Future Household Growth (2039)

- 20-year growth rate: 1.47% (PSU)
- 3,400 new residents (13,375 total)
- 1,192 new households (4,700 total)
- Households do not include group housing
- 1,221 new units needed (revised from 995)
- Increased homeownership rate

PRELIMINARY Projected New Housing Units (2039)

OWNERSHIP HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4- plex	5+ Units MFR				
Totals:	834	25	20	20	20	59	0	977	80.0%
Percentage:	85.4%	2.6%	2.0%	2.0%	2.0%	6.0%	0.0%	100%	

RENTAL HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4- plex	5+ Units MFR				
Totals:	28	6	31	28	142	8	0	244	20.0%
Percentage:	11.4%	2.6%	12.7%	11.6%	58.2%	3.3%	0.0%	100%	

TOTAL HOUSING UNITS									
Unit Type:	Single Family Detached	Single Family Attached*	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4- plex	5+ Units MFR				
Totals:	862	32	51	48	162	67	0	1,221	100%
Percentage:	70.6%	2.6%	4.2%	3.9%	13.3%	5.5%	0.0%	100%	

Summary of Buildable Land Inventory Land

ZONE		Total Acres	Developed Acres	Buildable Acres	Density	Units
Vacant Buildable LDR	City Limits	37.67	0	37.67		
Partially Vacant LDR	City Limits	12.57	2	10.57		
Vacant Buildable LDR	Inside UGB	152.53	0	152.53		
Partially Vacant LDR	Inside UGB	89.6	5.5	84.1		
TOTAL BUILDABLE LDR				284.87	5	1,424.4 units
Vacant Buildable MDR	City Limits	51.34	0	51.34		
Partially Vacant MDR	City Limits	27.01	1.75	25.26		
Partially Vacant MDR	Inside UGB	0.87	0.25	0.62		
TOTAL BUILDABLE MDR				77.22	10	772.2 units
Vacant Buildable HDR	City Limits	6.97	0	6.97		
Partially Vacant HDR	City Limits	1.34	0.5	0.84		
TOTAL BUILDABLE HDR				7.81	15	117.2 units
Total Units						2,313.7 units

Source: Monmouth BLI tables provided by City. Density assumptions are low end of what's allowed by the Simplified UGB Methodology in statute.

RS zone: not to exceed 5 DU/AC

RM zone: Not to exceed 12 DU/AC

RH zone: Not to exceed 20 DU/AC

Per definitions, density is calculated per gross acre.

Comparison of Housing Need to Residential Lands

	Unit Type			
<u>PROJECTED NEW FUTURE NEED</u>	Single Family Detached	Medium-Density Attached*	Multi-Family	<u>TOTAL</u>
New Unit Need by 2039:	862	197	162	1,221
Average Units/Acre:	5	10	15	
Estimated Land Need (Acres):	172.5	19.7	10.8	202.9
<u>BUILDABLE LANDS INVENTORY</u>	Single Family Detached	Medium-Density Attached*	Multi-Family	<u>TOTAL</u>
Low Density Res. Zone:	284.9			284.9
Medium Density Res. Zone:		77.2		77.2
High Density Res. Zone:			7.8	7.8
<i>TOTAL:</i>	<i>284.9</i>	<i>77.2</i>	<i>7.8</i>	<i>369.9</i>

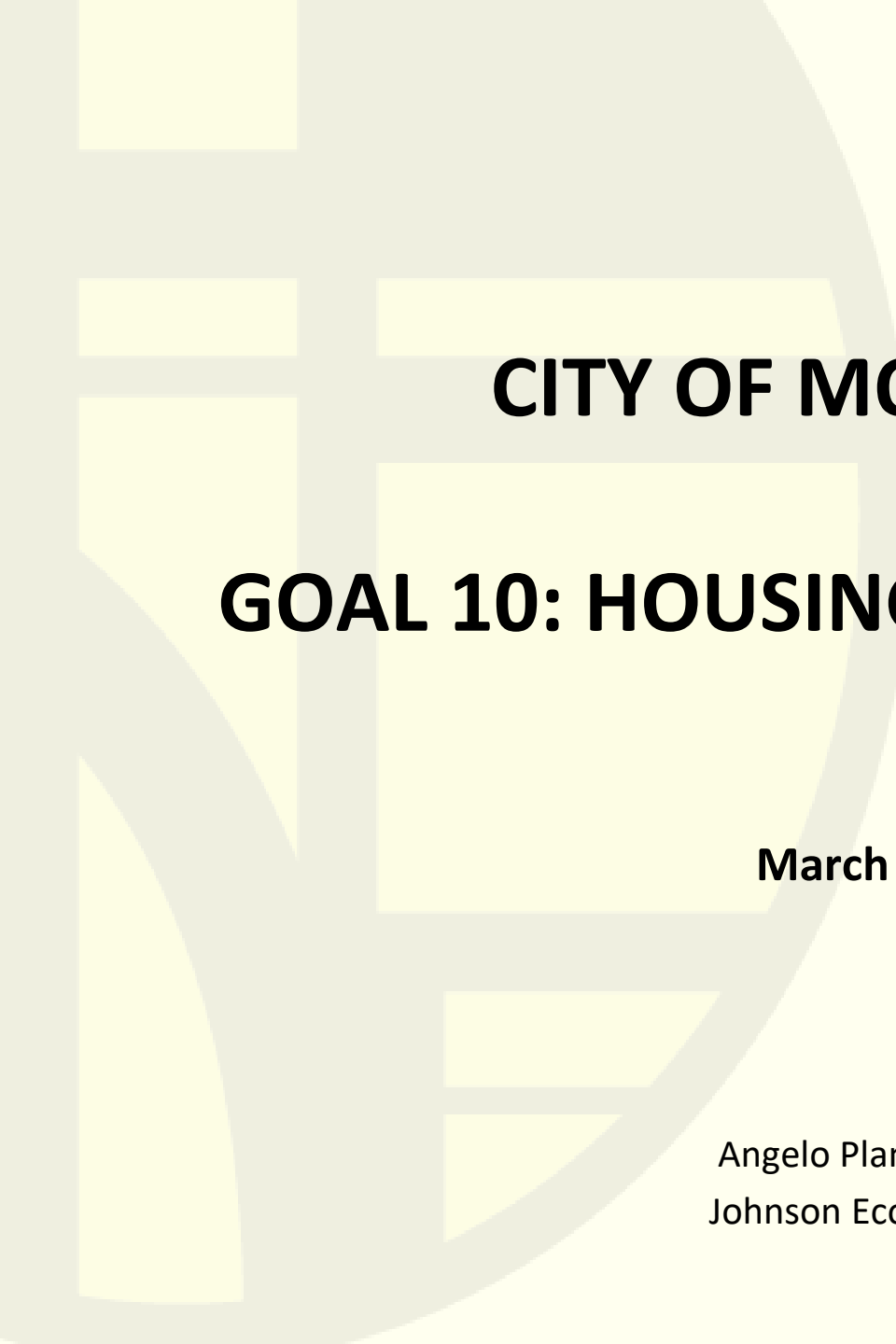
Comparison of Housing Need to Residential Lands

UGB area:

<u>LAND INVENTORY VS. LAND NEED</u>	Unit Type			<u>TOTAL</u>
	Single Family Detached	Medium-Density Attached*	Multi-Family	
Buildable Land Inventory (Acres):	284.9	77.2	7.8	369.9
Estimated Land Need (Acres):	172.5	19.7	10.8	202.9
<i>Land Surplus (Inventory - Need:)</i>	<i>112.4</i>	<i>57.5</i>	<i>-3.0</i>	<i>167.0</i>

City only:

<u>LAND INVENTORY VS. LAND NEED</u>	Unit Type			<u>TOTAL</u>
	Single Family Detached	Medium-Density Attached*	Multi-Family	
Buildable Land Inventory (Acres):	48.2	76.6	7.8	132.7
Estimated Land Need (Acres):	172.5	19.7	10.8	202.9
<i>Land Surplus (Inventory - Need:)</i>	<i>-124.2</i>	<i>56.9</i>	<i>-3.0</i>	<i>-70.3</i>



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