

City of Monmouth

Housing Needs Analysis and Buildable Lands Inventory

Joint Planning Commission/City Council
Work Session Presentation

June 4, 2019



LAND USE PLANNING
TRANSPORTATION PLANNING
PROJECT MANAGEMENT



Project Components



- Housing Needs Projection
- Buildable Lands Inventory
- Comparison of Future Land Needs and Supply
- Potential Measures to Address Housing Needs
- “Hearings-Ready” Materials

Housing Need Projections

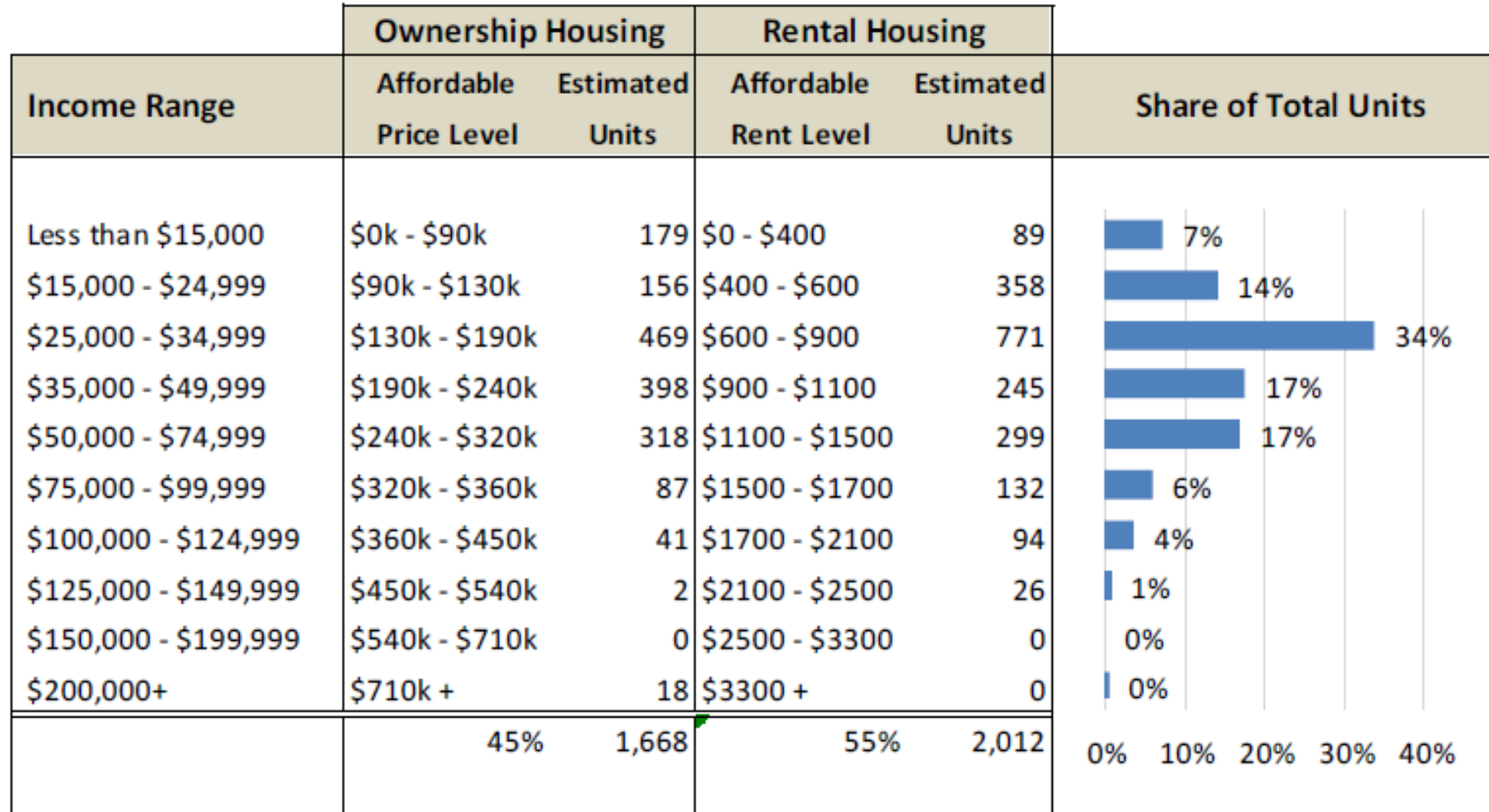


- Assess current housing and demographic conditions
- Assess current and future housing needs
- Prepare demographically-driven projections
- Identify needs by tenure, price/rent, and housing type

Housing Need Projections



FIGURE 3.4: PROFILE OF CURRENT HOUSING SUPPLY, ESTIMATED AFFORDABILITY (2018)



Sources: US Census, PSU Population Research Center, JOHNSON ECONOMICS
 Census Tables: B25004, B25032, B25063, B25075 (2017 ACS 5-yr Estimates)

Housing Need Projections



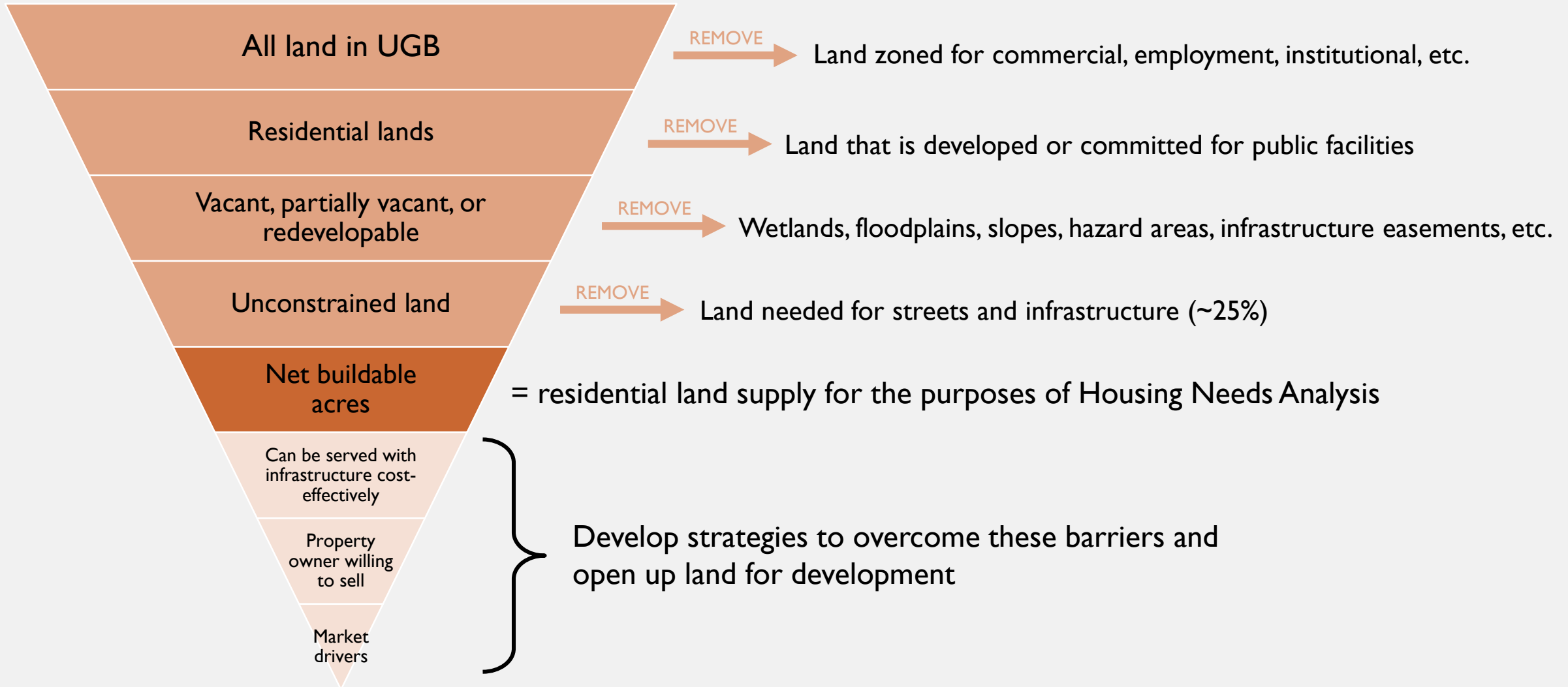
FIGURE 4.3: PROJECTED FUTURE NEED FOR NEW HOUSING UNITS (2039), MONMOUTH

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:	825	25	19	19	19	58	0	966	80.0%
Percentage:	85.4%	2.6%	2.0%	2.0%	2.0%	6.0%	0.0%	100%	

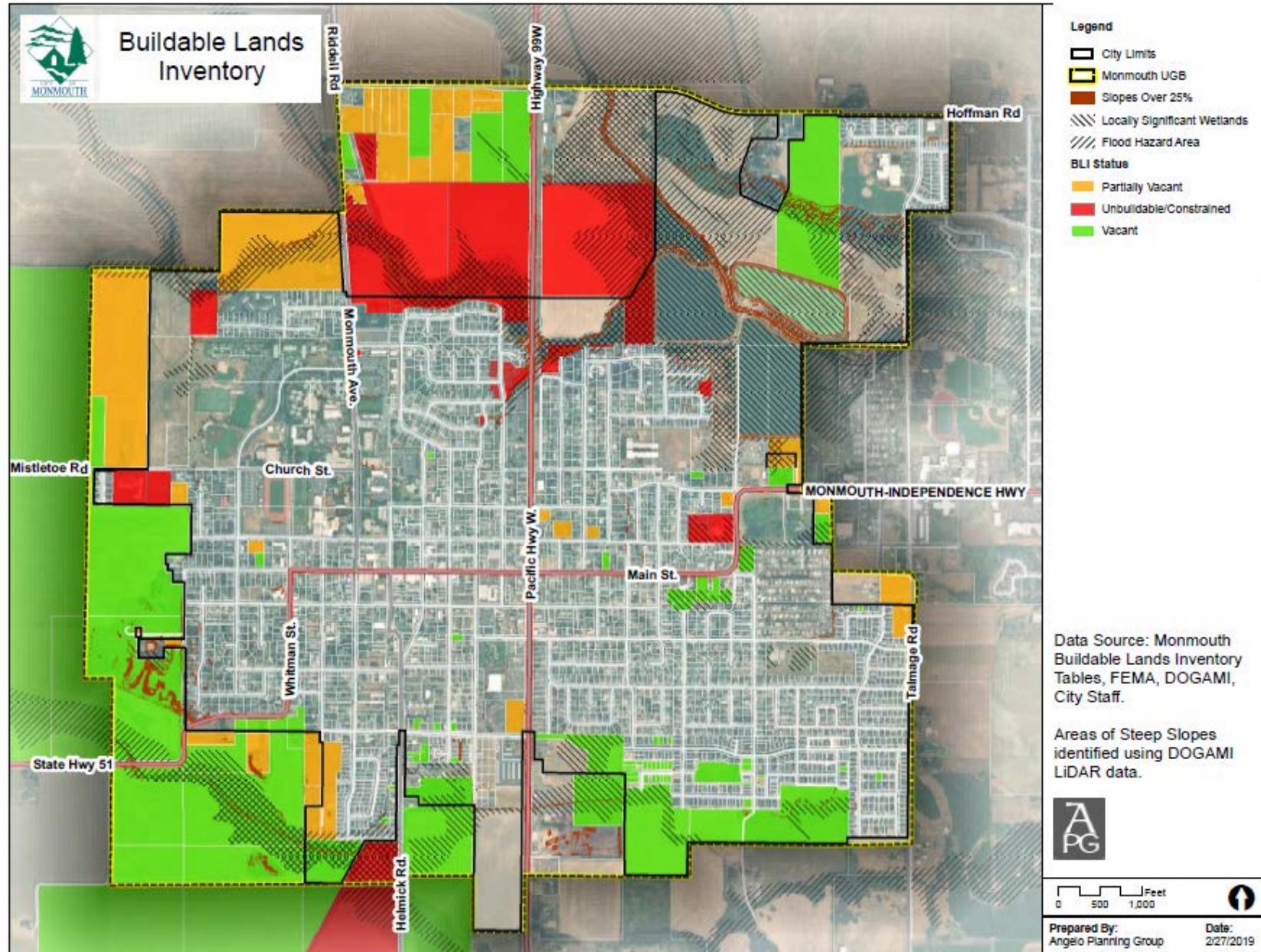
RENTAL HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	28	6	31	28	141	8	0	241	20.0%
Percentage:	11.4%	2.6%	12.7%	11.6%	58.2%	3.3%	0.0%	100%	

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:	852	31	50	47	160	66	0	1,207	100%
Percentage:	70.6%	2.6%	4.1%	3.9%	13.2%	5.5%	0.0%	100%	

BLI/HNA: The Land Supply Funnel



Inventory



Inventory – The Numbers



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 Need to Supply



	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
TOTAL:	284.9	77.2	7.8	369.9

Comparison of Need to Supply



UGB area:	Unit Type			<u>TOTAL</u>
	<u>LAND INVENTORY VS. LAND NEED</u>	Single Family Detached	Medium-Density Attached*	
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:	Unit Type			<u>TOTAL</u>
	<u>LAND INVENTORY VS. LAND NEED</u>	Single Family Detached	Medium-Density Attached*	
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>

Housing Adoption Materials



- Comprehensive Plan Narrative and Findings
- Updated Comprehensive Plan Policies
- References to Detailed Reports
- Potential Measures to Address Housing Needs

Key Findings



- Not a documented need to expand the UGB now
- Modest deficit of land zoned for high density (multi-family) housing
- Specific strategies to address high density land deficit
- Other strategies to generally address housing needs, particularly for low and moderate income households
- Strategies to address deficit need to be adopted when updating Comp Plan

Strategies to Address High-Density Land Deficit



Some combination of these measures:

- Rezone land from medium to high density
- Document history of higher density development in RH zone and adjust assumptions
- Allow small-scale multi-family uses in medium density zone
- Encourage, assume and document multi-family development in Main Street zone

Other Strategies to Address Future Needs



1. Increase Densities or Range of Housing Types
2. Incentive Zoning
3. Code Amendments for Small Housing
4. UGB Amendment or Adjustment (long term)
5. System Development Charge Deferrals
7. Expedited Development Review
8. Inclusionary Zoning
9. Community Land Trusts
10. Public Private Partnerships
11. Tenant Protections
12. Land Acquisition
13. Construction Excise Tax
14. Financial Assistance Programs

Housing Strategies – Expand Housing Types, Densities



- Helps address gap in land supply for higher density housing
- Consider increasing allowed densities, reducing lot sizes in RM, RH zones
- Consider expanding allowed uses:
 - Allow quints and/or courtyard apartments in RM zone
 - Allow cottage clusters in RM, RH zones
- Reduce lot width requirements for townhomes
- Consider other code adjustments for small housing types

Housing Strategies – Incentives



- Code Incentives – parking reductions, height or density bonuses
- System development charge deferrals
- Expedited development review
- Inclusionary zoning

Housing Strategies – Construction Excise Tax



- Source of funding to support other strategies
- Used for local affordable housing programs, developer incentives, homeowner programs
- Would produce modest revenues but could help leverage other strategies
- Relatively straightforward to administer once adopted

Housing Strategies – Partnerships



- Support other public agencies, non-profits or market rate projects
- Provide policy or financial assistance via complementary strategies
- Provide information about code provisions, land supply, permitting
- Consider land donations if city-owned sites exist
- Support community land trusts (e.g., Proud Ground or Habitat for Humanity)