STAFF REPORT
January 8, 2019

AGENDA ITEM VIII-B

Discuss the 2019 Residential Buildable Lands Inventory (BLI), a component of the Land Use Element. **Applicant**: City of Central Point. **File No**. CPA-18003.

STAFF SOURCE

Stephanie Holtey, Principal Planner

BACKGROUND

The Residential Buildable Lands Inventory (BLI) tracks the availability of buildable residential lands in the City's urban growth boundary (UGB) sufficient to accommodate the residential needs for a 20-year planning period per OAR 660-005-0005(1). The last Residential BLI was completed in 2016 as part of the Housing Element Update. Since that time, the forecast population for the next 20-years has increased enough to warrant re-evaluation of buildable residential lands, a prerequisite to updating the Housing Element. At the January 8, 2019 Planning Commission meeting, staff will introduce basic elements of the residential BLI and highlight the most significant findings.

The City's urban area consists of 2,972 acres of which 1,488 acres (50%) are designated for residential land use (Table 1).

Table 1. Land Inventory Comparison 2016 vs. 2019

Year	**2016**		**2019**	
Land Use	**Acres**	**%**	**Acres**	**%**
Residential	1,529	51.6%	1,488	50%
Commercial	236	7.9%	235	8%
Industrial	275	9.3%	265	9%
Civic	108	3.7%	121	4%
Open Space	175	5.9%	186	6%
Right-of-Way	641	21.6%	677	23%
Total	2,965	100%	2,972	100%

Buildable lands fall into two (2) general categories: 1) vacant land, and 2) redevelopable land. These are lands that either have no improvements (i.e. vacant land) or, due to existing or expected market forces, are already developed and likely to experience intensified residential land use (i.e. infill) or redevelop (i.e. redevelopable through demolition).

Per the Residential BLI, there are 293 gross acres of vacant and redevelopable land of which 67% is infill land. In calculating buildable lands, the City must determine which lands are suitable, available and necessary for development during the 20-year planning period. For this reason, the BLI deducts environmentally constrained lands (i.e. floodways and floodplains) because these lands are either not suitable or not likely to develop during the planning period. Similarly, infill lands pose a significant challenge due to the fact infill parcels are generally smaller in size and comprised of several individual owners who have diverse skill sets, objectives, and risk tolerance levels relative to residential development. Given the City's need to address housing affordability concerns, counting all infill lands as likely to redevelop of the next 20-years is questionable. Between the period 1996-2016, infill activity accounted for 8% of housing units and 6% of residential land usage (See Residential BLI, Appendix D). For the purposes of the BLI, the infill is estimated to increase over the next 20-years to 20% more than doubling the rate of the past 20-years ("Infill Adjustment").

After deducting environmentally constrained land and applying the 20% Infill adjustment, the City has 125 net acres of residential buildable land for the period 2019-2039. As shown in Table 2, this is a 40% reduction from the net buildable acreage available in 2016.

Table 2. Net Buildable Acres Comparison 2016 vs. 2019

Year	**2016**	**%**	**2019**	**%**
Land Use	**Acres**	**%**	**Acres**	**%**
R-L	10.9	5.2%	4	3%
R-1	45.7	21.9%	22	18%
R-2/LMR	55.9	26.8%	28	23%
R-3/MMR/HMR	96.1	46.1%	70	56%
Total	208.11	100%	125	100%

At the meeting staff will provide an overview the Residential BLI methodology particularly on the infill and redevelopment lands and impacts to residential buildable lands and land need over the next 20-years.

ISSUES

None.

ATTACHMENTS

Attachment "A" – Residential Buildable Lands Inventory (Review Draft)

ACTION

Discuss the Residential BLI.

RECOMMENDATION

Make any amendments to the Residential BLI needed to schedule a public hearing for February 5, 2019.

Residential Buildable Lands Inventory (BLI)

2019 – 2039

Review Draft, 12/10/2018

City of Central Point

12/31/2018

1. INTRODUCTION

The use and availability of buildable land is a critical component in tracking a community's rate of growth, and the subsequent need for additional land to support future growth. The primary purpose of the Residential Buildable Land Inventory (BLI) is to maintain a record of the availability of buildable residential lands within the City's urban area (Figure 1). The BLI is prepared in accordance with OAR 660-24-0050(1) requiring that cities maintain a buildable lands inventory within the urban growth boundary sufficient to accommodate the residential needs for a 20-year planning period as determined in OAR 660-024-0040.

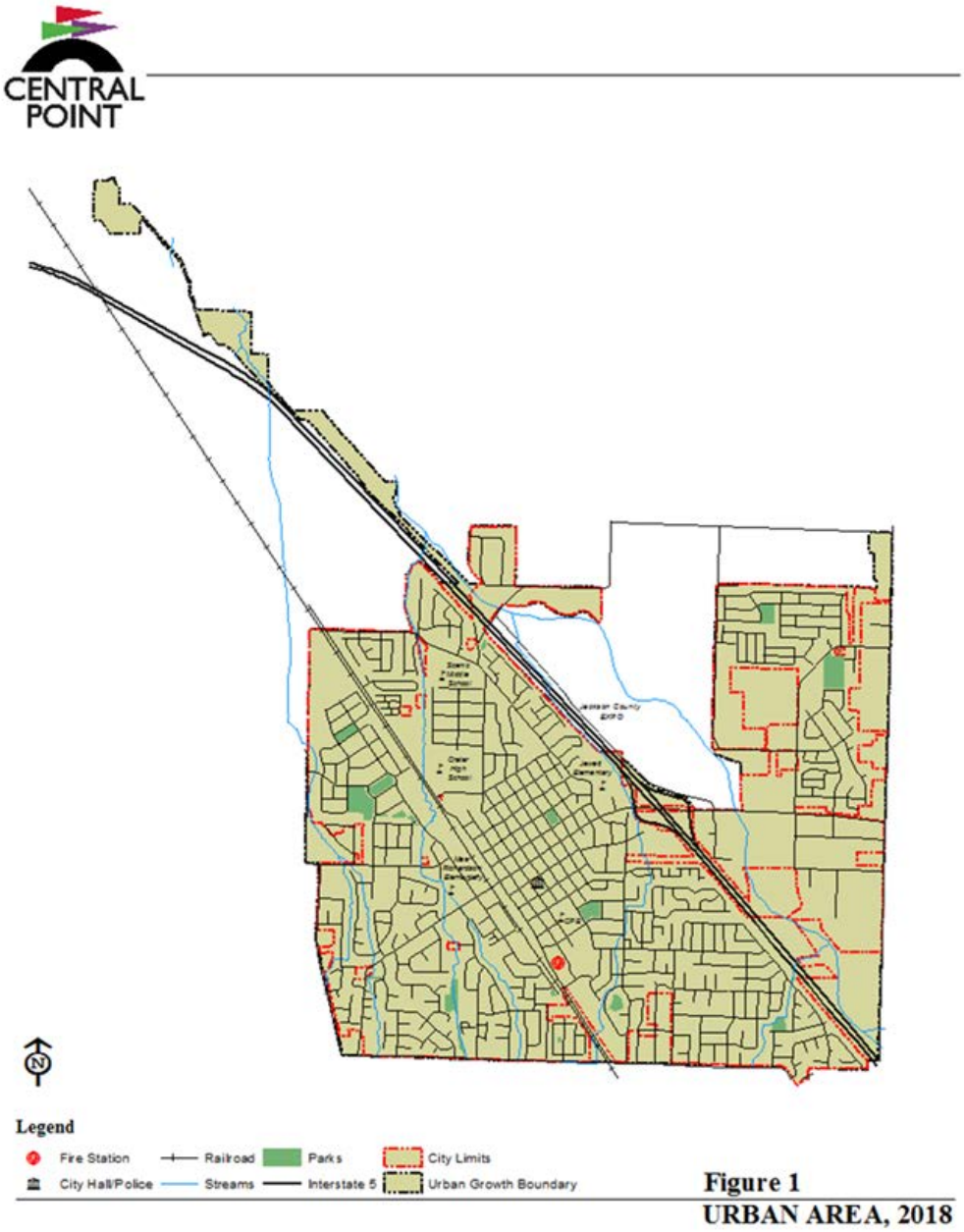


Figure 1
URBAN AREA, 2018

By definition the BLI is strictly a land inventory system. The BLI is not a policy document. The BLI is used by other Comprehensive Plan elements as a resource for the development and monitoring of policy.
The BLI is considered a living document that is continually updated as development activity occurs and is entered into the BLI electronic data base (BLI2019).

2. LAND USE CLASSIFICATIONS AND ZONING

The BLI maintains an accounting of all lands by land use classification and zoning. The City's Comprehensive Plan contains six (6) land use classifications and sixteen (16) sub-classifications (Table 1). Each of the land use classifications are supported by one, or more, of twenty (20) zoning districts (Table 2). The Land Use Classifications and Zoning districts are defined and mapped in the Land Use Element.

3. LAND INVENTORY

As of December 31, 2018, the City of Central Point's urban area contained a total of 2,972 gross acres (Table 1 and 2). Public right-of-way, parks/open space and civic uses accounted for 33% of the City's total gross acreage, while residential (50%), commercial (8%), and industrial (9%) land accounted for the remaining acreage. When public right-of-way is removed, there are 2,271 (77%) net acres within the City's urban area.

Table 1. City of Central Point
Urban Land Inventory by Comprehensive Plan Designation

Comprehensive Plan Designation	Total City Acres	Total UGB Acres	Total Urban Acres	Percentage of Total
VLRes	46	22	68	
LRes	902	88	990	
MRes	194	23	216	
HRes	215	-	215	
TOTAL RESIDENTIAL	**1,356**	**132**	**1,488**	**50%**
NCom	15	8	23	
TPCom	103	8	111	
TCCom	12	3	16	
GenCom	56	-	56	
EmpCom	29	-	29	
TOTAL COMMERCIAL	**215**	**20**	**235**	**8%**
LInd	79	119	197	
HInd	40	28	68	
TOTAL INDUSTRIAL	**118**	**147**	**265**	**9%**
Civic	121	0	121	
TOTAL CIVIC	**121**	**0**	**121**	**4%**
OS	108	78	186	
TOTAL PARKS & OPEN SPACE	**108**	**78**	**186**	**6%**
PUBLIC RIGHT-OF-WAY	**554**	**123**	**677**	**23%**
TOTAL ALL LAND USE CLASSIFICATIONS	**2,472**	**500**	**2,972**	**100%**

Note: Total acreage based on GIS shape file for City and UGB 10/29/18

Table 2. City of Central Point
Urban Land Inventory by Zoning

Zoning	Total City Acres	Total UGB Acres	Total Urban Area Acres	Percentage of Total
R-L	46	22	68	
R-1-6	374	6	380	
R-1-8	393	11	404	
R-1-10	34	22	56	
LMR	111	48	159	
R-2	107	-	107	
R-3	180	-	180	
MMR	78	23	100	
HMR	35	-	35	
TOTAL RESIDENTIAL	**1,356**	**132**	**1,488**	**50%**
C-2(m)	12	-	12	
CN	3	8	10	
C-4	103	8	111	
C-5	12	3	16	
EC	29	-	29	
GC	56	-	56	
TOTAL COMMERCIAL	**215**	**20**	**235**	**8%**
M-1	79	119	197	
M-2	40	28	68	
TOTAL INDUSTRIAL	**118**	**147**	**265**	**9%**
Civic	121	0	121	
TOTAL CIVIC	**121**	**0**	**121**	**4%**
BCG	35	76	110	
OS	73	2	76	
TOTAL PARKS & OPEN SPACE	**108**	**78**	**186**	**6%**
PUBLIC RIGHT-OF-WAY	**554**	**123**	**677**	**23%**
TOTAL ALL ZONING DISTRICTS	**2,472**	**500**	**2,972**	**100%**

Note: Total acreage balances with GIS shape file for UGB 10/29/18

4. DEFINITIONS and METHODOLOGY

To maintain consistency in the maintenance of the BLI the definitions and methodology used in preparing the BLI are presented in Appendix "A" – Definitions and Appendix "B" – Methodology.

5. BUILDABLE RESIDENTIAL LAND INVENTORY

Within the City's urban area, there are approximately 1,490 acres of residential land distributed over four (4) residential land use classifications and seven (7) zoning districts. Approximately 260 acres (17%) of the City's total residential land is considered buildable acres. Table 3 and 4 identify the unadjusted distribution of the residential vacant land by vacant land type (vacant, infill, redevelopment), and total buildable acres. Figure 2 illustrates the geographic distribution of the City's residential buildable land inventory (12/31/2018).

In calculating the Residential Buildable Lands a determination must be made that the buildable lands are suitable, available and necessary (OAR 660-008-0005(2)) for development throughout the 20-year planning period. There are two basic classifications of buildable residential land:

a. Vacant Land –Lands on which there is no development. Infrastructure is available within the 20-year planning period.

b. Redevelopable Land –Lands on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period (OAR 660-008-0050(7). Redevelopable Land is further categorized as:

   i. Infill Land – These are lands which are partially developed, but have the potential for infill development. Infra-structure is available; and

   ii. Redevelopment (Demolition) Land – These are lands which are currently improved, but the improvements are generally old and the land value exceeds improvement value. Infra-structure is available.

Table 3
City of Central Point
Buildable Vacant Residental Land Inventory by Comprehensive Plan Designation

Comprehensive Plan Designation	Vacant City[1]	Vacant UGB[1]	Total Vacant Acres	Infill City	Infill UGB	Redev. City & UGB	Total Infill & Redev. Acres	Total Gross Vacant Acres	(less) Envir. Acres, Vacant Lands	(less) Envir. Acres, Infill Lands	Total Net Vacant Acres	Less Public Need Acres	Total Buildable Acres
VLRes	-	-	-	10	4	1	14	14	-	1	14		14
LRes	17	7	24	47	48	10	105	129	5	13	111		111
MRes	46	-	46	19	17	1	37	84	6	2	75		75
HRes	12	-	12	49	-	5	53	66	2	4	60		60
Vacant Residential Acres	**76**	**7**	**83**	**125**	**68**	**17**	**210**	**293**	**13**	**20**	**260**		**260**
Percentage of Total Gross Vacant Acres			**28%**	**43%**	**23%**	**6%**	**72%**						

The definition of "Buildable Land" uses the term "likely" in referencing redevelopable residential land. For purposes of context the City refines the likelihood and reasonableness definition for Redevelopable Land as follows:

5.1 Infill Lands Availability Adjusted. As defined in OAR 660-024-0050(2)(a) the infill land classification accounts for an extraordinarily large percentage (67%) of the City's

vacant residential lands inventory (Tables 3 and 4). As a vacant land classification the reasonableness and likelihood of counting all Infill Land as being available for development during the planning period is questionable. Infill Lands are small in size and comprised of many individual property owners with a wide range of real estate development skills and tolerance for risk. To assume that all Infill Land is available places a significant burden on the City's ability to both effectively and efficiently address housing affordability. The City acknowledges that Infill Land is an asset not be overlooked. The question is – to what extent should Infill lands be reasonably expected to participate?

Table 4
City of Central Point
Buildable Residential Land Inventory by Zoning

Zoning	Vacant City[1]	Vacant UGB[1]	Total Vacant Acres	Infill City	Infill UGB	Redev. City & UGB	Total Infill & Redev. Acres	Total Gross Vacant Acres	(less) Envir. Acres, Vacant Lands	(less) Envir. Acres, Infill Lands	Total Net Vacant Acres	Less Public Need Acres	Total Buildable Acres
R-L	-	-	-	10	4	1	14	14	-	1	14		14
R-1-6	2	-	2	28	4	5	37	39	0	6	33		33
R-1-8	2	-	2	10	1	4	15	17	0	1	16		16
R-1-10	0	-	0	4	6	0	11	11	0	0	11		11
LMR	21	7	28	5	37	1	43	70	11	6	53		53
R-2	2	-	2	4	-	1	5	8	-	1	7		7
R-3	4	-	4	37	-	5	42	46	-	2	44		44
MMR	36	-	36	15	17	0	32	68	0	2	66		66
HMR	8	-	8	11	-	0	11	20	2	2	16		16
Total Residential Acres	**76**	**7**	**83**	**125**	**68**	**18**	**211**	**293**	**13**	**20**	**260**		**260**
Percentage of Total Gross Vacant Acres			**28%**	**42%**	**23%**	**6%**	**72%**						

For purposes of the BLI the City estimates that 20% of the Infill Land inventory is likely to be developed during the 20-year planning period. The 20% adjustment is acknowledged in the Housing Element, along with a policy to encourage and monitor infill activity.

The 20% adjustment is based on a survey of infill development within the City between 1996 and 2016 (See Appendix "D"). Tables 5 and 6 adjust for the 20% infill land participation.

5.2 Redevelopment (Demolition) Land. The City uses the U.S. Census Methodology to determine the number of dwellings estimated to be demolished during the 20-year planning period. The methodology, and its application to the City are described in Appendix "C". The redevelopment columns Tables 3 through 6 are based on the methodology in Appendix "C".

Table 5
City of Central Point
Infill Availability Adjusted
Buildable Residental Land Inventory by Comprehensive Plan Designation

Comprehensive Plan Designation	Vacant City[1]	Vacant UGB[1]	Total Vacant Acres	Infill City	Infill UGB	Redev. City & UGB	Total Infill & Redev. Acres	Total Gross Vacant Acres	(less) Envir. Acres, Vacant Lands	(less) Envir. Acres, Infill Lands	Total Net Vacant Acres	Total Buildable Acres
VLRes	-	-	-	3	1	1	5	5	-	1	4	4
LRes	17	7	24	14	14	10	39	63	5	13	45	45
MRes	46	-	46	6	5	1	12	58	6	2	50	50
HRes	12	-	12	15	-	5	19	32	2	4	26	26
Vacant Residential Acres	**76**	**7**	**83**	**37**	**21**	**17**	**75**	**158**	**13**	**20**	**125**	**125**
Percentage of Total Gross Vacant Acres			**52%**	**24%**	**13%**	**11%**	**48%**					

Table 6
City of Central Point
Infill Availability Adjusted
Buildable Residential Land Inventory by Zoning

Zoning	Vacant City[1]	Vacant UGB[1]	Total Vacant Acres	Infill City	Infill UGB	Redev. City & UGB	Total Infill & Redev. Acres	Total Gross Vacant Acres	(less) Envir. Acres, Vacant Lands	(less) Envir. Acres, Infill Lands	Total Net Vacant Acres	Total Buildable Acres
R-L	-	-	-	3	1	1	5	5	-	1	4	4
R-1-6	2	-	2	8	1	5	15	17	0	6	10	10
R-1-8	2	-	2	3	0	4	8	9	0	1	8	8
R-1-10	0	-	0	1	2	0	3	4	0	0	4	4
LMR	21	7	28	2	11	1	13	41	11	6	24	24
R-2	2	-	2	1	-	1	2	5	-	1	4	4
R-3	4	-	4	11	-	5	16	20	-	2	18	18
MMR	36	-	36	4	5	0	10	46	0	2	44	44
HMR	8	-	8	3	-	0	4	12	2	2	8	8
Total Residential Acres	**76**	**7**	**83**	**37**	**21**	**18**	**76**	**158**	**13**	**20**	**125**	**125**
Percentage of Total Gross Vacant Acres			**52%**	**24%**	**13%**	**11%**	**48%**					

6. Residential Land Need

The primary function of the BLI is to assist in the identification of residential buildable land needs during a 20-year planning period. Table 7 identifies the estimated need for buildable residential as of 12/31/2018. Table 7 is based on input from the Population Element, the Housing Element, and the BLI. As noted earlier the BLI is a living document that changes as changes in residential development activity and policy occur.

Table 7
Projected Residential Buildable Land Need
2019 to 2039

2018 Pop.[1]	18,735
2032 Forecast[2]	23,662
2039 Forecast[3]	26,317
Population Increase	**7,582**
Persons/HH[4]	2.50
Household Increase	**3,033**
Average Gross Density[5]	7.04
Needed Gross Residential Acres	**431**
Total Buildable Residential Acres[6]	**125**
Additional Needed Gross Residential Acres	**306**

[1] Portland State University Population Research Center, Certified Estimate, 2018 Adjusted for UGB population

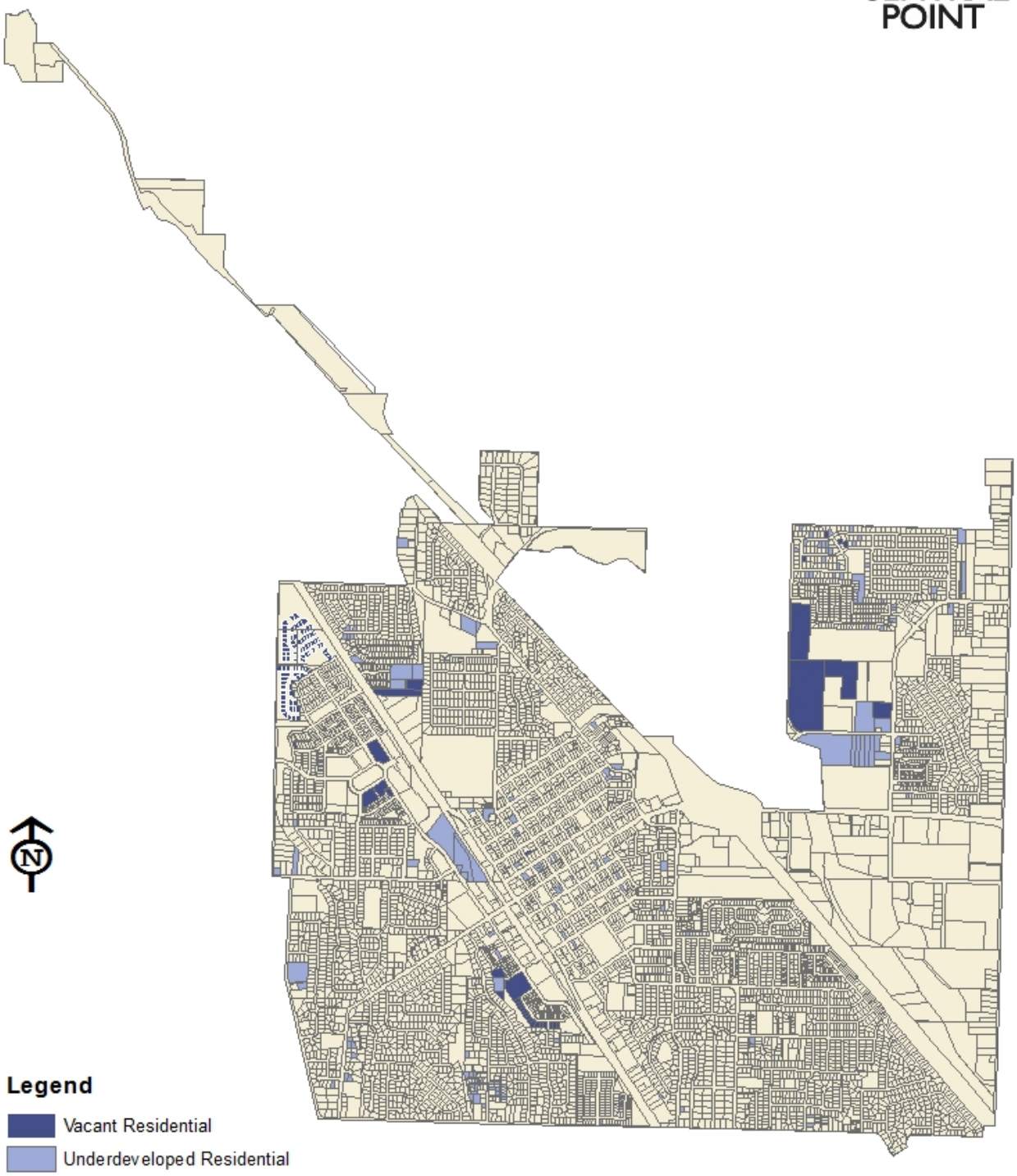
[2] Portland State University Population Research Center, Coordinated Population Forecast for Jackson County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2018-2068

[3] Based on PSU Interprolation Worksheet

[4] City of Central Point Population Element, 2017 - 2037

[5] City of Central Point Regional Plan Element, 2015 - 2035

[6] City of Central Point Buildable Lands Report, 2019 - 2039, Table 5. Infill Availability Adjusted Buildable Vacant Land by Comprehensive Plan Designation



Residential Buildable Lands Inventory

2019

APPENDIX "A" – Definitions

The 2019 BLI was last updated December 30, 2018. The following definitions are used in preparing and maintain the residential BLI.

Definitions

Buildable Land, Residential: Residentially designated lots or parcels within the City's urban area, including vacant and developed lots or parcels likely to be redeveloped that are suitable, available and necessary for residential uses (OAR 660-008-0005(2)). Land is generally considered "suitable and available" unless it:

1. Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
2. Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;
3. Has slopes of 25 percent or greater;
4. Is within the 100-year flood plain; or
5. Cannot be provided with public facilities.

Developed Land, Residential: Residentially designated lots or parcels of less than one-half acre that are currently occupied by a residence. (OAR 660-024-0050(2)(b).

Infill Acres, Residential: Developed Residential Land of one-half acre or more, less one-quarter acre (10,890 square feet). OAR 660-024-0050(2)(a).

Land to Improvement Ratio (L:I Ratio): The ratio between the real market value of land and the real market value of improvements as measured by taking the real improvement value of a parcel divided by the real land value based on the Jackson County Assessor records.

Net Buildable Acre, Residential: Consists of 43,560 square feet of residentially designated buildable land, after excluding present and future rights-of-way for streets and roads (OAR 660-024-0010(6)).

Planning Area: The area within an existing, or proposed, urban growth boundary. Cities and counties with urban growth management agreements must address the urban land governed by their respective plans as specified in the urban growth management agreement for the affected area (OAR 660-009-0005(7)).

Redevelopment Acres, Residential: Land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period (OAR 660-008-0005(7)).

Note: The BLI uses a methodology developed by the U.S. Census to determine the rate of residential redevelopment based on the age of structures. The specific methodology is presented in Appendix C, ***Methodology for State and County Total Housing Unit Estimates (Vintage 2017)***.

Urban Area: Land within a UGB (OAR 660-24-10)

Vacant Acres, Residential: All residentially designated lots or parcels not currently containing permanent buildings or improvements. For purposes of determination of the presence of permanent buildings/improvements all residential lots or parcels with an improvement value of zero (0), as determined by the Jackson County Assessor, are considered vacant.

APPENDIX "B" - Methodology for Calculation of Residential Buildable Land

The methodology used to inventory and calculate buildable lands is based on the definitions defined in Appendix A. The base data source for identification of buildable lands is the Jackson County Assessor's Records dated April 2018, which has been modified to include such additional information as Comprehensive Plan designations, zoning, development status, etc. The modified database is referred to as the Buildable Lands Inventory (BLI2019.xls).

Step 1. Urban Area, Gross Acres – Using the City's GIS the total geographic limits of the City's urban area are mapped and the gross acres within the limits of the shape file calculated by area within the City Limits and UGB.

Step 2. Net Urban Area by Land Use and Zoning – Using BLI2018 sum by land use and zoning all tax lots within the City's urban area (City Limits and UGB). Tax lots identified for street, road, or access right-of-way (public or private) purposes are not included.

Step 3. Right-of-Way – Deduct the totals (City Limits and UGB) in Step 2 total from Step 1 total, the balance representing acreage used for right-of-way for the City Limits and UGB.

The results of Steps 1 – 3 are presented in Tables 1 and 2 of the 2019 Residential BLI.

Step 4. Buildable Acres, Residential. The methodology for calculating Buildable Residential Land involves the following steps:

Step 4a. Residential Vacant Acres. The BLI identifies all tax lots by their land use designation, development status, and improvement value. When the improvement value of a property is zero the property is defined as Residential Vacant Land. The BLI sums the acreage for all Residential Vacant Land by land use and zoning for the City Limits and the UGB.

Step 4b. Residential Infill Acres. The BLI identifies all residential tax lots for their infill potential. Residential properties in excess of .5 acres and with an improvement value in excess of zero are defined as Residential Developed Land. By deducting 10,890 sq. ft. from each Residential Developed Land record the balance is defined as Residential Infill Land. The BLI then sums the Residential Infill Land for all residentially designated properties, by land use and zoning for the City Limits and the UGB.

Step 4c. Residential Redevelopment Acres. The BLI identifies all residential tax lots by the year the primary residence was built. Using the U.S. Census housing loss methodology presented in Appendix C. The BLI then sums the Residential Redevelopment Land for all residentially designated properties, by land use and zoning for the City Limits and the UGB.

Step 4d. Gross Vacant Residential Acres. Using the sum of the totals generated from Steps 4a through 4c the BLI calculates the Gross Buildable Residential land by land use and zoning for the City Limits and the UGB.

Step 4e. Environmentally Constrained Acres. The BLI includes information on the acreage within each vacant and infill lot or parcel that is considered environmentally constrained. The BLI sums the environmentally constrained land for all residentially designated properties, by land use and zoning, developed, vacant, and infill/redevelopment.

Step 4f. Total Buildable Residential Acres. The BLI takes the results from Step 4d, less the results from Step 4e, to yield Buildable Residential Land by land use and zoning.

Step 5. Infill Lands Adjustment. The Infill Lands inventory is adjusted per the Infill Study in Appendix D. An adjustment of 20% is used to determine the amount of Infill Land that will be available during the 20-year planning period (Tables 5 and 6). The 20% adjustment accounts for "likelihood and availability" of Infill Lands (See Appendix for Infill Methodology).

Note: Per the Regional Plan Element's measurement of residential development density as gross density it is important to note that for residential purposes the Buildable Residential Land number is used as a net figure, it does not include lands for public right-of-way, parks/open space, schools, or other public uses. For Employment lands public right-of-way is excluded.

APPENDIX "C" – Methodology for Identifying Residential Redevelopment (Demolition) Land

The City does not maintain records for demolitions necessitating the use of another methodology for determining the number and rate of residential demolitions within the City's urban area. The methodology used was found on the U.S Census web site and is referred to as ***Methodology for State and County Total Housing Unit Estimates (Vintage 2017): April 1, 2010 to July 1, 2017***[1] (Methodology). The Methodology was applied to the City of Central Point as follows:

Step 1. Demolition Rate by Region, Type of Housing Unit, and Age. The Methodology provided a loss rate based on the region, type of housing unit, and age of housing unit (Table 1).

Table 1.
Housing Unit Loss Rate by Housing Type and Age, Western Region

Type of Unit and Age	Loss Rate (Units Lost/1,000 Units)
House, Apartment	
10 Years or less (2008-2018)	0
11 to 30 years (1988-2007)	0.37
31 to 59 years (1959-1987)	0.54
60 or more years (1958 and Earlier)	0.64
Mobile Home	1.8

Source: Methodology for State and County Total Housing Unit Estimates (Vintage 2017): April 1, 2010 to July 1, 2017

Step 2. Determine Distribution of Housing by Age and Type. The BLI maintains an inventory of housing by type, year built, and land use designation and zoning. Tables 2A through 2D identifies the housing construction in Central Point by type and year built segregated into age categories as presented in Table 1.

[1] https://www2.census.gov/programs-surveys/popest/technical-documentation/methodology/2010-2017/2017-hu-meth.pdf

Table 2D.
Dwelling Unit Demolitions by Housing Type and Age
City of Central Point, 1958 and Earlier

	Dwelling Units Built and Dwelling Units Demolished, 1958 and Earlier							
Land Use Class	Total Housing Units Built	Total Mobile Homes	Less Prior Period	Total Adjusted Units, 1958 - Earlier	Annual Demolitions, SFR, MFR	20-Year Demolitions, SFR, MFR	20-Year Demolitions, MH	Total Demolitions, 1958 - Earlier
VLRes	23	-	-	23	0.0	0.3	-	0.3
LRes	190	1	-	189	0.1	2.4	0.0	2.5
MRes	204	1	-	203	0.1	2.6	0.0	2.6
HRes	155	3	-	152	0.1	1.9	0.1	2.1
Residential Units	**572**	**5**	**-**	**567**	**0**	**7**	**0**	**7**
							1.80	
		Annual Demolition Rate per 1,000 Units:			0.64		1.8	

Table 2B.
Dwelling Unit Demolitions by Housing Type and Age
City of Central Point, 1988 - 2007

	Dwelling Units Built and Dwelling Units Demolished, 1988 - 2007							
Land Use Class	Total Housing Units Built	Total Mobile Homes	Less Prior Period	Total Adjusted Units, 1988 - 2007	Annual Demolitions, SFR, MFR	20-Year Demolitions, SFR, MFR	20-Year Demolitions, MH	Total Demolitions, 1988 - 2007
VLRes	30	-	-	30	0.0	0.2	-	0.2
LRes	2,588	82	203	2,303	0.9	17.0	3.0	20.0
MRes	839	0	216	623	0.2	4.6	-	4.6
HRes	1,444	365	158	921	0.3	6.8	13.1	20.0
Residential Units	**4,901**	**447**	**577**	**3,877**	**1**	**29**	**16**	**45**
		Annual Demolition Rate per 1,000 Units:			**0.37**		**1.8**	

Table 2B.
Dwelling Unit Demolitions by Housing Type and Age
City of Central Point, 1988 - 2007

	Dwelling Units Built and Dwelling Units Demolished, 1988 - 2007							
Land Use Class	Total Housing Units Built	Total Mobile Homes	Less Prior Period	Total Adjusted Units, 1988 - 2007	Annual Demolitions, SFR, MFR	20-Year Demolitions, SFR, MFR	20-Year Demolitions, MH	Total Demolitions, 1988 - 2007
VLRes	30	-	-	30	0.0	0.2	-	0.2
LRes	2,588	82	203	2,303	0.9	17.0	3.0	20.0
MRes	839	0	216	623	0.2	4.6	-	4.6
HRes	1,444	365	158	921	0.3	6.8	13.1	20.0
Residential Units	**4,901**	**447**	**577**	**3,877**	**1**	**29**	**16**	**45**
		Annual Demolition Rate per 1,000 Units:			**0.37**		**1.8**	

Step 3. Determine Annual Demolitions. Tables 2A through 2D apply the Methodology loss rates per 1,000 units (Table 1) by land use classification and age. Take the sum of the demolitions and multiply by 20 (projected years).

Step 4. Determine Projected Demolitions and Related Acreage. Multiply the annual loss by the density for each land use classification. Take the sum of the annual demolitions and acreage and multiply by 20 (projected years) to get projected acres made available over the course of the 20-year planning period Table 3.

Table 3
City of Central Point
Estimated Dwelling Unit Demolitions by Land Use Classification
2019-2039

Land Use Class	Total Demolitions	Average Density (Units/Gross Acre)	Demolition Acres
VLRes	1	1	1
LRes	39	4	10
MRes	8	7	1
HRes	42	9	5
Totals	**91**		**17**

Methodology for State and County Total Housing Unit Estimates (Vintage 2017): April 1, 2010 to July 1, 2017

OVERVIEW

The U.S. Census Bureau estimates the number of housing units for each year since the most recent decennial census. With each annual release of housing unit estimates, the entire time series of estimates beginning with April 1, 2010 is revised and updated. The estimates use building permits, estimates of non-permitted construction, mobile home shipments, and estimates of housing loss to estimate change in the housing stock. These component data come from various Census Bureau surveys.

We produce housing unit estimates for all states and counties annually. We release these estimates to the public, and they are used as controls for several Census Bureau surveys, including the American Community Survey (ACS), the American Housing Survey (AHS), and the Housing Vacancy Survey (HVS). In addition to state and county housing unit estimates, we also produce subcounty housing unit estimates. These estimates are central to the production of population estimates for cities and towns across the nation.

METHOD

We produce housing unit estimates using the components of housing change. In this model, we add together the 2010 Census count of housing units, estimated new residential construction, and estimated new mobile homes. From this sum we subtract the estimated housing units lost. The computation of annual July 1 housing unit estimates is expressed by the following formula:

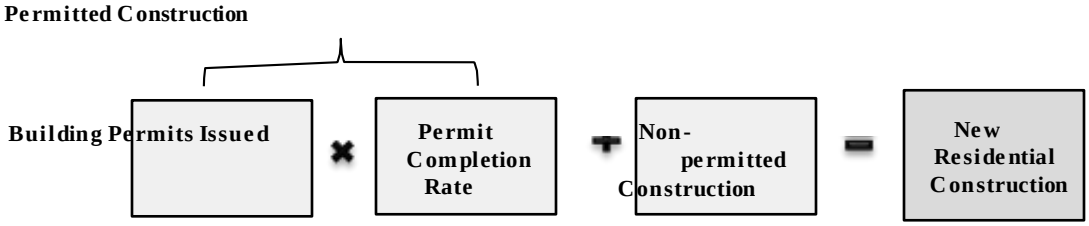
After these data are combined to produce a preliminary set of housing estimates, they are reviewed by members of the Federal-State Cooperative for Population Estimates (FSCPE) and by local jurisdictions. The final housing estimates may reflect updates from their review of the estimates. Each component of the housing unit change model is described below.

2010 Census Housing Units

Every year, we re-tabulate the 2010 Census counts of housing units in current legal geographic boundaries to form the base for the annual housing unit estimates. The base for the housing estimates reflects annual geographic boundary updates from the Boundary and Annexation Survey (BAS) that are legally effective as of January 1. The base also includes the results of completed Count Question Resolution (CQR) actions and geographic program revisions incorporated into the Master Address File (MAF)/TIGER Database through May of each estimate's year.

New Residential Construction

Residential construction is the largest component of housing change. We estimate new residential construction in two parts: permitted construction and non-permitted construction. The calculation of new residential construction is represented by the following formula:



Permitted Construction

According to the Census Bureau, more than 98 percent of all new housing units are erected in places that issue building permits. We calculate estimates of new permitted construction by multiplying the number of residential building permits issued by a permit completion rate. Data on issued permits come from the Building Permits Survey (BPS).[1] This survey includes reported permits from approximately 20,000 jurisdictions. These data are reported to the BPS by calendar year for cities and towns across the country. Implicit in the method of using calendar year permits is an assumption of a six-month lag time between when a building permit is issued and when the housing unit is completed. Thus, permits that are issued in the first six months of a particular calendar year are not processed in the housing unit estimates until the following year. For example, the July 1, 2014 housing unit estimates are based on permits issued between January 1, 2013 and December 31, 2013. Permits issued between January 1, 2014 and December 31, 2014 w ill be processed in the 2015 housing unit estimates.

The permit completion rates used to calculate new permitted construction are based on national estimates of permits that are either abandoned or deemed "out of scope" by the Survey of Construction (SOC).[2,3] We update the completion rate every year, as new survey data become available. The 2014 permit completion rate reflects the percent of building permits issued in calendar year 2013 that resulted in completed housing units.

[1] The Census Bureau conducts the BPS. For more information about this survey, see http://www.census.gov/construction/bps/.

[2] Abandoned permits are permits that the survey respondent or building permit office has indicated that construction of the housing unit(s) authorized by that permit will not be completed using that permit. Out of scope permits are those that were reported as permits for new, privately-owned housing units by the building permit office, but it was later determined that the units did not meet the definition of new privately-owned housing units (e.g., the units were intended as group quarters, for commercial use, etc.).

[3] The Census Bureau conducts the SOC. For more information about this survey, see http://www.census.gov/econ/overview/co0400.html.

Non-permitted Construction

We calculate estimates of new non-permitted construction using data on new residential housing units constructed in places that do not issue building permits. These data also come from the SOC. The estimates of non-permitted construction are regional-level data that we distribute to all places that do not receive building permits, based on each place's share of the region's total housing units enumerated in the 2010 Census. For example, if a place contained 5 percent of the region's housing units as of the 2010 Census, and does not issue building permits, we distribute 5 percent of the region's non-permitted units in the SOC to that place. There is no lag time applied to the estimates of non-permitted construction. The sampling frame for the SOC does not include any non-permitting areas in the West; therefore, we do not distribute non-permitted housing units to places in that region.

New Mobile Homes

The data we use to create estimates of new mobile homes come from the Manufactured Homes Survey (MHS).[4] We calculate annual mobile home estimates by compiling monthly state shipment data from July of the previous year through June of the current year. For example, the July 1, 2014 mobile home estimates are based on mobile home shipment data from July 1, 2013 through June 30, 2014. We distribute the state-level mobile home estimates to each place within the state based on each place's share of the state's total mobile homes. To do so, we use information from the Census 2000 long form on "type of structure" for housing units.

Housing Unit Loss

We calculate housing unit loss by applying an annual loss rate to the housing stock. The vintage 2017 estimates of housing units lost are based on regional-level data from the 2009 and 2011 American Housing Survey (AHS).[5] A unit is counted as lost if a survey was completed in 2009, but it was listed as a non-response (Type C, 30 – Demolished) in the 2011 survey.

The housing loss rates vary by type and age of structure, which are obtained from the 2010 American Community Survey (ACS) single-year file. Housing units fall under one of three types: houses (including apartments and flats), mobile homes, or other types of housing units. The vintage 2017 housing loss rates are as follows:

[4] The Census Bureau conducts the MHS. For more information about this survey, see https://www.census.gov/programs-surveys/mhs.html.

[5] The Census Bureau conducts the AHS. For more information about this survey, see http://www.census.gov/programs-surveys/ahs/.

V2017 Housing Unit Loss Rates by Region, Type and Age				
Type of Unit	Loss Rate (Units Lost/1,000 Units)			
	Northeast	South	Midwest	West
House, Apartment/Flat				
10 years or less	0.00	0.00	0.00	0.00
11 to 30 years	0.37	0.37	0.37	0.37
31 to 59 years	0.40	1.31	2.57	0.54
60 or more years	0.75	3.68	6.85	0.64
Mobile Homes	8.74	4.08	3.64	1.80
Other Housing Units[6]	0.00	0.00	0.00	0.00

The rates of loss for units less than 10 years old is too small for us to estimate with confidence with the data we have available, therefore, we assume that the rate is zero. We also assume that the "Other Housing Units" are constantly churning and, since we have no growth component for this category, a loss rate of zero seems appropriate.

Numeric estimates of loss are then calculated by applying the above rates to the base file as it is aged to the current vintage year. The base file is given type and age of structure characteristics by applying distributions calculated from the 2010 ACS single-year file. After aging the base from April 1, 2010 to July 1, 2010, the process iterates annually and units increase in age by 1 year at each iteration.

July 1, 2010 Housing Unit Estimates

We use one quarter of the 2010 permitted and non-permitted construction, mobile homes, and housing loss to produce the July 1, 2010 estimates. This represents the change in housing stock during the three month period from April 1, 2010 to July 1, 2010.

REVIEW OF PRELIMINARY ESTIMATES

The preliminary housing unit estimates are distributed for review to members of the FSCPE. Some FSCPE members provide revisions to the estimates, in the form of alternative housing component data, based on information they compile from the jurisdictions within their respective states. Alternative housing component data include local building permits, mobile home placements, demolitions, and housing completions derived from non-permitted construction, certificates of occupancy and housing

[6] "Other Housing Units" include boats, recreational vehicles, and other types of housing arrangements.

ESTIMATES CHALLENGE AND SPECIAL CENSUS REVISIONS

Localities that challenge the Census Bureau's subcounty population estimates have the option of revising the housing component data specific to their area.[7] These revisions are included in the final housing unit estimates. The final estimates may also include other changes due to revisions that occur outside the component estimation framework and are the result of special censuses[8] for full jurisdictions. Special census revisions are reflected in the July 1, 2010 to July 1 of the year following the special census.

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[7] For a list of accepted subcounty population challenges, see https://www.census.gov/programs - surveys/popest/about/challenge-program/results.html.

[8] Special Census Program results are available here https://www.census.gov/programs -surveys/specialcensus/data_products/official_counts.html. For a list of accepted special census results incorporated into the Population Estimates, see https://www.census.gov/programs-surveys/popest/about/special-census.html.

APPENDIX "D" – Infill Survey, City of Central Point, 2019-2039

The Infill Land classification in Table 3 and Table 4 represents an extraordinarily large percentage (67%) of the City's buildable residential lands inventory. As a vacant land classification the reasonableness of counting all Infill lands as being available for development during the 20-year planning period is questionable. Infill Lands are small in size and comprised of many individual property owners, each with a varying range of market knowledge and risk tolerance. To assume that all Infill Lands are available places a significant burden on the City's ability to both effectively and efficiently address housing affordability. The City acknowledges that Infill Lands are an asset not be overlooked. The question is the extent of participation as a component of the buildable lands determination?

To gather some insights into the role of Infill lands as a part of the City's residential buildable lands inventory the City surveyed residential infill development activity between 1996 and 2016, a 20-year period. The findings of the survey are presented in Table 1. It was found that during the survey period infill activity accounted for development of approximately 30 acres, with maximum yield of 270 housing units. During the same period the City experienced development of 3,619 dwelling units. Assuming that all infill units surveyed were developed during the survey period this would have accounted for approximately 8% (Participation Rate, Housing) of the total housing built and 6% (Participation Rate, Land) of the buildable residential consumed acres in the City from 1996 to 2016.

For Infill Land purposes it is recommended that the 6% Participation Rate be upwardly adjusted to 20%. The 20% Participation Rate serves as a goal for future infill development. Throughout the 20-year planning period the Participation Rate should be tracked and policies adopted to encourage infill development at the 20% rate, or greater.

The survey results are not absolutes, but instead provide a reference from which to view and evaluate the role of Infill lands in the City's residential BLI. The Housing Element recognizes the findings of the Infill Survey and sets a 20% Participation Rate for Land. The Residential BLI has been adjusted to recognize the 20% participation rate as a reasonable measure of the availability of Infill lands. To be monitored over the next 20-years. The Housing Element further encourages the development of policies that will improve the rate of participation.

Table 1.
City of Central Point Infill Development Activity
1996 through 2016

SUBDIVISION	YEAR PLATTED	# OF PARCELS	DUs	ZONING	LAND USE	GROSS ACRES
Whittle Partition	Feb-96	2	4	R-2	MRes	0.50
Whittle Partition	Mar-96	2	4	R-2	MRes	0.50
Whittle Partition	Mar-96	2	4	R-2	MRes	0.50
Whittle Partition	Mar-96	2	4	R-2	MRes	0.50
Countryside Village Phase II	Mar-96	5	15	R-3	HRes	0.94
Lowe Partition	Jun-96	2	2	R1-6	LRes	0.42
Countryside Village Phase II	Aug-96	3	9	R-3	HRes	0.56
Gutches & Gifford	Aug-96	2	2	R1-6	LRes	0.42
Crown West Partition	Aug-96	6	12	R-2	MRes	1.50
Governor Partition	Aug-96	4	8	R-2	MRes	1.00
Jangaard Partition	Jan-97	2	4	R-2	MRes	0.50
Countryside Village	Feb-97	4	12	R-3	HRes	0.75
Fancher Partition	Jun-97	3	3	R1-6	LRes	0.63
Governor Partition	Jan-98	2	6	R-3	HRes	0.38
Snowy Mountain View Phase 1 Partition	May-98	6	18	R-3	HRes	1.13
Forest Glen Partition	Jun-98	2	2	R-3	HRes	0.13
Snowy Mountain View Partition	Sep-98	22	22	R-3	HRes	1.38
Sandlin Partition	Mar-99	3	9	R-3	HRes	0.56
Brink Partition	Apr-99	4	12	R-3	HRes	0.75
Thumler Partition	Jun-99	3	3	R1-6	LRes	0.63
Key West Proerties Partition	Jun-99	2	2	R1-8	LRes	0.42
Cavin/Smith Partition	Oct-00	2	4	R-2	MRes	0.50
LDS Partition	Oct-00	2	2	R1-10	LRes	0.42
Smith Partition	Jan-01	2	2	R1-6	LRes	0.42
Lafon Partition	Apr-01	2	2	R1-8	LRes	0.42
Giese Partition	Apr-01	2	2	R1-6	LRes	0.42
Orr Partition	Jul-01	2	4	R-2	MRes	0.50
Higinbotham Partition	Feb-02	2	4	R1-8	LRes	0.83
Williamson Partition	May-02	2	2	R1-6	LRes	0.42
Dekorte Partition	May-03	3	3	R1-8	LRes	0.63
Ross Partition	Sep-03	2	4	R-2	MRes	0.50
Rogers Partition	May-04	2	2	R1-8	LRes	0.42
Coffin Partition	May-04	4	8	R-2	MRes	0.50
Lamson Partition	May-04	2	2	LMR	MRes	0.13
A.R.E Properties	May-04	2	2	R1-6	LRes	0.42
Lamson Partition	Oct-04	2	2	TOD-MMR	HRes	0.13
Twin Creek Partition	Mar-05	2	2	LMR	MRes	0.13
Castellano Partition	Jun-05	3	3	R1-6	LRes	0.63
Twin Creeks Partition	Jul-05	2	2	LMR	MRes	0.13
Grissom Partition	Sep-05	2	2	TOD-MMR	HRes	0.13
Magel Homes Partition	Oct-05	2	2	LMR	MRes	0.13
Dahl House Partition	Oct-05	3	3	R1-8	LRes	0.63
Williams Partition	Nov-05	3	3	LMR	MRes	0.19
Skillman Brothers Partition	Jan-06	2	4	R-2	MRes	0.25
Cascade Meadows Phase 1	Mar-06	3	3	TOD-LMR	MRes	0.19
Altus Construction	May-06	4	8	R-2	MRes	0.50
CoWest Partition	Jun-06	2	2	R1-10	LRes	0.42
Whitten Partition	Jun-06	3	3	R1-8	LRes	0.63
Lisk Partition	Jul-06	2	2	R1-10	LRes	0.42
Pattison Addition	Aug-06	2	4	R-2	MRes	0.25
Skillman Brothers Partition	Aug-06	2	4	R-2	MRes	0.25
Bursell Rd	Nov-06	2	4	R-2	MRes	0.25
Block 70 of Plat of CP	Dec-06	2	4	R-2	MRes	0.25
Danbrook Partition	Jan-07	2	6	R-3	HRes	0.38
Rambo Partition	Oct-07	2	2	R-L	VLRes	1.25
Brown Partition	Apr-08	1	1	R1-6	LRes	0.21
Hatten Partition	Dec-13	2	4	R-2	MRes	0.25
Lee Partition	Apr-15	2	2	R1-6	LRes	0.42
Kottke Partition	Apr-16	3	6	R-2	MRes	0.38
Lewellyn Partition	May-16	3	3	R1-8	LRes	0.63
Adams Partition	Jan-06	2	4	R-2	MRes	0.25
TOTALS		**174**	**285**			**29.77**
Units Constructed in the City, 1996-2016			**3,619**			**601.40**
Percentage			**7.9%**			**5%**