

**STAFF REPORT**

January 15, 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 15, 2019 Citizen's Advisory Committee meeting, staff will introduce basic elements of the residential BLI and highlight the most significant findings.

As an overview, the City's urban area (i.e. city limits + UGB) 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 30% more than doubling the rate of infill activity over the past 20-years ("Infill Adjustment").

After deducting environmentally constrained land and applying the 30% Infill adjustment, the City has 125 net acres of residential buildable land for the period 2019-2039. 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

Forward a recommendation to the Planning Commission to approve the Residential BLI.