

**STAFF REPORT**

January 15, 2019

AGENDA ITEM VIII-C

Discuss the 2019 Housing Element (Review Draft), of the Central Point Comprehensive Plan. **Applicant:** City of Central Point. **File No.** CPA-18003.

STAFF SOURCE

Stephanie Holtey, Principal Planner

BACKGROUND

The Housing Element was last updated in 2017. At that time, the housing analysis looked at the 20-year population forecast (2018-2038) and buildable residential lands and identified a need to add 150 acres of residential land to the urban growth boundary (UGB). Since that time, the Portland State Population Research Center (PRC) updated the Coordinated Population Forecast (PRC Population Forecast) for Jackson County (2018-2068) including the Central Point UGB. Per the PRC Population Forecast, the population and the demand for housing have increased (Table 1).

As shown in Table 1, the most significant changes to the Housing Element include the:

- Increased population forecast for the next 20-years, including the corresponding number of needed households.
- Average gross density for 2019-3039 is prorated at 7.04 units per acre based on the Regional Plan Commitment of 6.9units/acre until 2035 and 7.9 units/acre from 2035-2060.
- Residential acreage distribution is modified to meet the minimum residential density standard decreasing low density (LRes), and increasing medium (MRes) and high (HRes) density land allocations.

Table 1
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 Acres⁶	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 Interpolation 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

The text and tables have been updated and enhanced to address housing characteristics and residential land need. However, no changes to policies are proposed as part of the Housing Element update. At the Citizen’s Advisory Committee meeting, staff will present an overview of the Housing Element changes since 2017 including a summary of the findings and implications for future amendments to the UGB.

ISSUES

None.

ATTACHMENTS

Attachment “A” – Housing Element (Review Draft)

ACTION

Discuss the Housing Element.

RECOMMENDATION

Forward a recommendation to the Planning Commission to approve the Housing Element update.