

ORDINANCE NO. 2053

AN ORDINANCE UPDATING AND ADOPTING THE RESIDENTIAL BUILDABLE LANDS INVENTORY (2019-2039), CENTRAL POINT COMPREHENSIVE PLAN LAND USE ELEMENT

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- B. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City and County Comprehensive Plans.
- C. Pursuant to authority granted by the City Charter and the ORS, the City has determined it is in the public interest to update its Residential Buildable Lands Inventory, a component of the Land Element which was recently adopted in 2017 as part of the 2017 Housing Element update.
- D. Pursuant to the requirements set forth in CPMC Chapter 17.10.100 Amendments – Purpose and Chapter 17.96.010, Procedure, the City has initiated the amendments and conducted the following duly advertised public hearings to consider the proposed amendments:
  - a) Planning Commission hearing on February 5, 2019
  - b) City Council hearing on February 28, 2019.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Based upon all the information received, the City Council adopts the Staff Report and evidence which are incorporated herein by reference; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

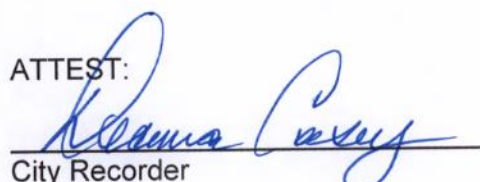
Section 2. The Residential Buildable Lands Inventory, in the City Comprehensive Plan Land Use Element is hereby updated and adopted as set forth in Exhibit A –Comprehensive Residential Buildable Lands Inventory, 2019-2039 which is attached hereto and by this reference incorporated herein.

Section 3. The City Manager or his designee is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the Population Element.

Passed by the Council and signed by me in authentication of its passage this 14<sup>th</sup> day of March, 2019.

  
Mayor Hank Williams

ATTEST:

  
City Recorder



# City of Central Point Staff Report to Council

## ISSUE SUMMARY

**TO:** City Council  
**DEPARTMENT:** Community Development

**FROM:** Stephanie Holtey, Principal Planner

**MEETING DATE:** February 28, 2019

**SUBJECT:** Ordinance No. \_\_\_\_\_, Updating and Adopting the Residential Buildable Lands Inventory (2019-2039), Central Point Comprehensive Plan Land Use Element

**ACTION REQUIRED:** Ordinance 2nd Reading  
**RECOMMENDATION:** Approval

### BACKGROUND INFORMATION:

On February 5, 2019 the Planning Commission conducted a public hearing to consider the Residential Buildable Lands Inventory (BLI) for 2019-2039, a component of the Comprehensive Plan Land Use Element, and forwarded a recommendation of approval to the City Council. After considering the Planning Commission's recommendation and conducting a public hearing at the February 28, 2019 meeting, the City Council forwarded the Residential BLI to a second reading. Attached is a copy of the draft Residential BLI. It was last updated in 2017 as part of the Housing Element update. The current update is necessary to account the buildable lands available to accommodate housing needs for the next 20-years, a prerequisite to updating the Housing Element and amending the UGB.

### Residential BLI Overview:

The Residential BLI tracks the availability of buildable lands within the City's Urban Area (i.e. city urban growth boundary (UGB)). As defined in ORS 197.295(1), buildable lands include those lands in the City's urban area that are available, suitable and necessary for development over the next 20-years, including vacant and partially developed lands that are *likely* to be redeveloped.

The City maintains the Residential BLI database to track the availability of buildable lands as building permits are issued. The database includes most current Assessor's Property Data and local land use information. Using this database, the City calculates acreage for the three types of buildable lands as follows:

- Vacant land: Sum acreage of parcels with an improvement value of \$0.
- Infill land: Identify all residential lots greater than 0.5 acre in size that are developed with a single family dwelling. Subtract the area typical of a large home site (i.e. 10,890 SF). The remaining site area is considered infill lands, meaning it has enough land area outside a typical home site that can theoretically accommodate more residential units.

This calculation does not take into account existing development patterns, land to improvement ratio, or other considerations that influence the ease and likelihood that the property will develop.

- **Redevelopment land:** These are lands with existing dwellings expected to be demolished and replaced over the next 20-years. These are generally old structures with an improvement value less than the land value. Since the City has not historically tracked demolitions, redevelopment lands are calculated based on US Census methodology, which applies a loss rate by housing type and the age of the home.

The most significant finding of the Residential BLI is that the City has 260 gross acres of infill land, representing 66% of the City's gross buildable lands supply. Determining the likely participation rate for infill land over the next 20-years is the most significant issue associated with the Residential BLI and will affect the City's Housing Needs Analysis in the Housing Element (CPA-18005).

At the February 28, 2019 City Council meeting, staff presented the results of an infill participation study conducted for the period 1996-2016 ("Infill Study"). The Infill Study found that residential infill development accounted for 6% of the housing and 8% of the residential land supply during that time period. The study supports the finding that not all of the available infill lands will redevelop over the next 20-years. However, infill is an important aspect of the City's development strategy and the City has adopted policies to support and encourage increased infill development. Table 1 illustrates six (6) possible scenarios discussed by the City Council.

**Table 1. Infill Participation Alternatives Analysis**

	Infill Participation Rates					
	100%	50%	30%	20%	15%	10%
Total Gross Buildable Acres	410	410	410	410	410	410
Vacant Acres	83	83	83	83	83	83
Infill Acres	194	97	58	39	29	20
Redevelopment Acres	17	17	17	17	17	17
<b>Total Available Buildable Acres</b>	<b>293</b>	<b>197</b>	<b>158</b>	<b>139</b>	<b>129</b>	<b>107</b>
(Environmental Constrained Acres)	-33	-33	-33	-33	-33	-33
<b>TOTAL RESIDENTIAL BUILDABLE ACRES, 19-39</b>	<b>260</b>	<b>164</b>	<b>125</b>	<b>105</b>	<b>96</b>	<b>74</b>
<b>TOTAL ADDITIONAL RESIDENTIAL LAND NEED</b>	<b>150</b>	<b>246</b>	<b>285</b>	<b>305</b>	<b>314</b>	<b>336</b>

Staff recommends increasing the infill percentage from 8% to 20% for purposes of the 2019-2039 Residential BLI. This recommendation is based on the need to increase infill participation per existing policies and a determination that 20% is likely to be achieved during the 20-year planning period as shown in Figure 1. The 20% infill scenario in Figure 1 is based on development inquiries received for land development, land use approvals for master plans and subdivisions, and anticipated build out of large lots in the Eastside TOD.

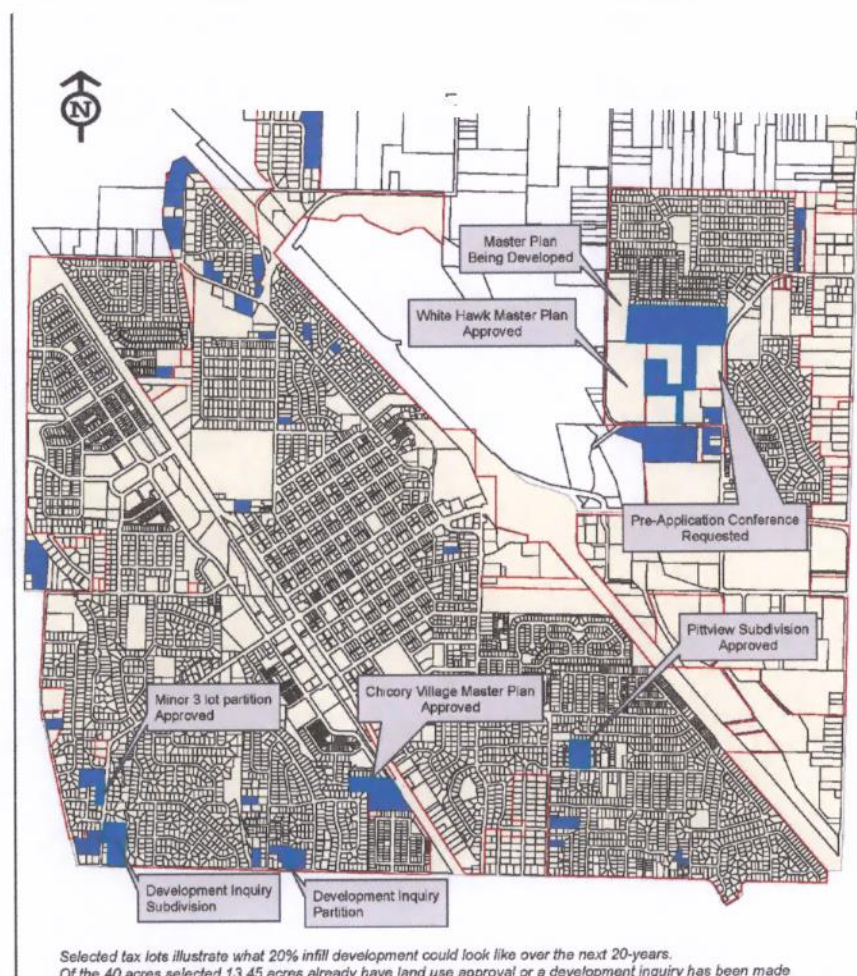
Public testimony was received in opposition to this recommendation citing concerns that 20% would not constitute efficient use of land in the current UGB. In the alternative, a 50% Infill Adjustment was recommended to use more land within the current UGB and minimize the need to expand into the rural and agricultural lands in the City's Urban Reserve Areas.

Staff addressed questions of the Council relative to the public testimony. It was noted that the

matter was discussed during the public hearing at the February 5, 2019 Planning Commission meeting.

In light of the housing concerns facing the City and lack of evidence showing that 50% of the infill land is likely to occur by 2039, the Planning Commission voted to recommend a 20% infill adjustment for consideration by the City Council. Members of the Commission stated that 20% almost triples the historic infill participation rate and that, although the 20% scenario may not occur, it can be considered as likely to occur. City Council forwarded the Residential BLI to a second reading with the 20% infill adjustment. Per Table 1 the 20% infill adjustment results in 105 acres of buildable land that are available, suitable and necessary for development over the next 20-years.

**Figure 1. 20% Infill Participation Scenario**



Residential Buildable Lands Inventory  
Infill Lands - 20% Adjustment Scenario

**FINANCIAL ANALYSIS:**

The buildable lands inventory tracks the availability of land and does not generate additional cost to the City beyond the in-kind staff expenses, postage and legal notification costs included and budgeted for Community Development.

**LEGAL ANALYSIS:**

The Residential BLI is a component of the Land Use Element of the Comprehensive Plan. Text amendments are considered "Major Amendments" per CPMC 17.96.300 and are subject to Type IV Legislative application procedures per CPMC 17.05.500. Conducting a second public hearing by the City Council is necessary and consistent with the requisite procedures to adopt changes to the forecast population.

Aside from procedural compliance, the primary changes to be discussed include the likely Infill Adjustment and the City's efforts to engage and inform the public about the availability of buildable lands over the next 20-years.

**COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

The City Council goal to provide managed growth and infrastructure is predicated on the ability of the City to forecast growth and the corresponding land and service needs over the long term relative to the ability of the City to accommodate growth within the current UGB. The 2019-2039 Residential BLI aligns with Council's goal by tracking the City's buildable lands, a prerequisite to, "Continually ensuring that planning and zoning review and regulations are consistent with comprehensive plans and vision."

**STAFF RECOMMENDATION:**

Consider the Second Reading of the proposed amendment to the Residential Buildable Lands Inventory (2019-2039) of the Comprehensive Plan Land Use Element and 1) approve the ordinance; 2) approve the ordinance with revisions; or 3) deny the ordinance.

**RECOMMENDED MOTION:**

Approve Ordinance No. \_\_\_\_\_ Updating and Adopting the Residential Buildable Lands Inventory (2019-2039), Central Point Comprehensive Plan Land Use Element.

**ATTACHMENTS:**

1. Resolution 865- Buildable Land inventory
2. ORDINANCE (Residential BLI)
3. 2019 BLI Residential 20% (Final Draft)



# **Residential Buildable Lands Inventory (BLI)**

**2019 – 2039**

**Final Draft**

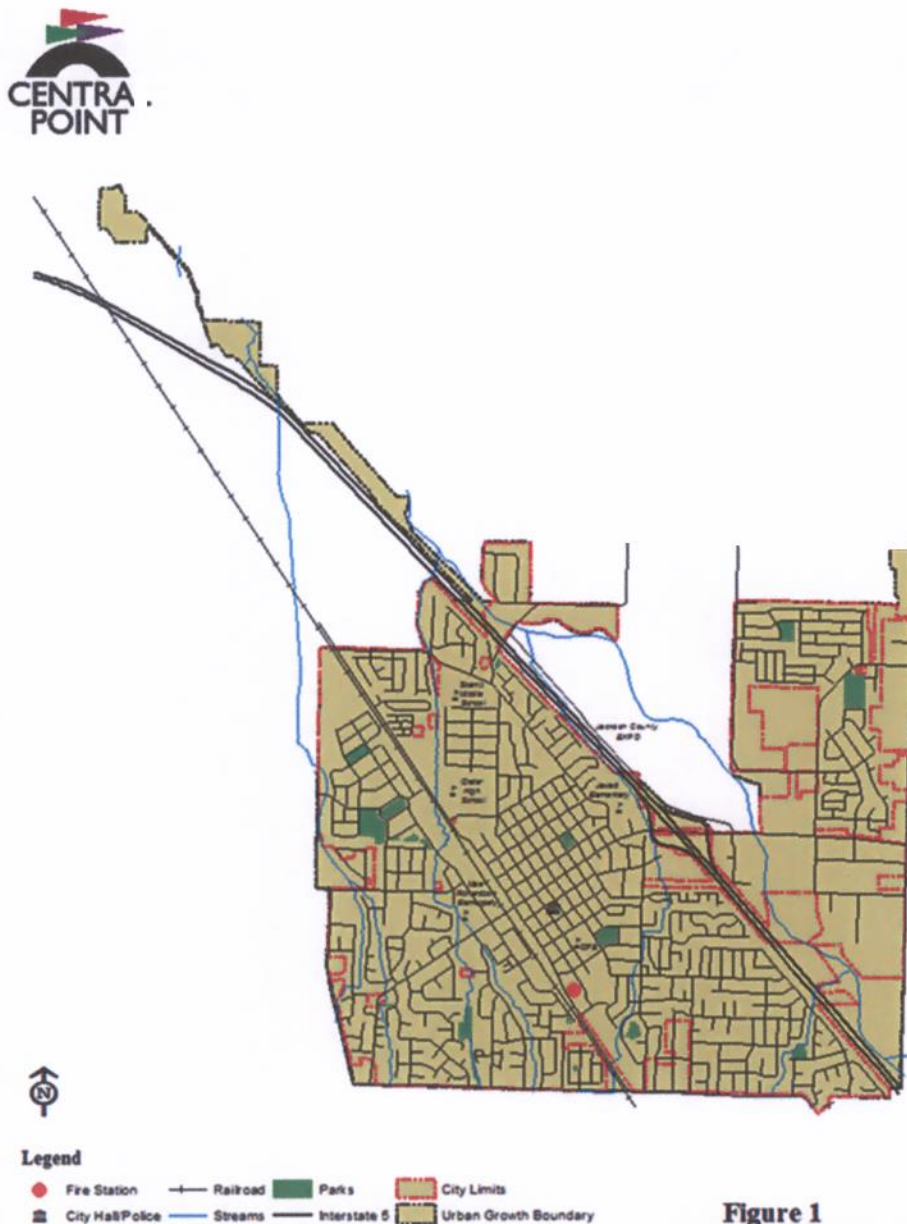


**City of Central Point**

**3/14/2019**

## 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	
<b>TOTAL RESIDENTIAL</b>	<b>1,356</b>	<b>132</b>	<b>1,488</b>	<b>50%</b>
NCom	15	8	23	
TPCom	103	8	111	
TCCom	12	3	16	
GenCom	56	-	56	
EmpCom	29	-	29	
<b>TOTAL COMMERCIAL</b>	<b>215</b>	<b>20</b>	<b>235</b>	<b>8%</b>
LInd	79	119	197	
HInd	40	28	68	
<b>TOTAL INDUSTRIAL</b>	<b>118</b>	<b>147</b>	<b>265</b>	<b>9%</b>
Civic	121	0	121	
<b>TOTAL CIVIC</b>	<b>121</b>	<b>0</b>	<b>121</b>	<b>4%</b>
OS	108	78	186	
<b>TOTAL PARKS &amp; OPEN SPACE</b>	<b>108</b>	<b>78</b>	<b>186</b>	<b>6%</b>
<b>PUBLIC RIGHT-OF-WAY</b>	<b>554</b>	<b>123</b>	<b>677</b>	<b>23%</b>
<b>TOTAL ALL LAND USE CLASSIFICATIONS</b>	<b>2,472</b>	<b>500</b>	<b>2,972</b>	<b>100%</b>

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	
<b>TOTAL RESIDENTIAL</b>	<b>1,356</b>	<b>132</b>	<b>1,488</b>	
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	
<b>TOTAL COMMERCIAL</b>	<b>215</b>	<b>20</b>	<b>235</b>	<b>8%</b>
M-1	79	119	197	
M-2	40	28	68	
<b>TOTAL INDUSTRIAL</b>	<b>118</b>	<b>147</b>	<b>265</b>	<b>9%</b>
Civic	121	0	121	
<b>TOTAL CIVIC</b>	<b>121</b>	<b>0</b>	<b>121</b>	<b>4%</b>
BCG	35	76	110	
OS	73	2	76	
<b>TOTAL PARKS &amp; OPEN SPACE</b>	<b>108</b>	<b>78</b>	<b>186</b>	<b>6%</b>
<b>PUBLIC RIGHT-OF-WAY</b>	<b>554</b>	<b>123</b>	<b>677</b>	<b>23%</b>
<b>TOTAL ALL ZONING DISTRICTS</b>	<b>2,472</b>	<b>500</b>	<b>2,972</b>	<b>100%</b>

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 105 acres (7%) 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. Infrastructure 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 Residential Land Inventory by Comprehensive Plan Designation

Comprehensive Plan Designation	Vacant City <sup>1</sup>	Vacant UGB <sup>1</sup>	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
<b>Vacant Residential Acres</b>	<b>76</b>	<b>7</b>	<b>83</b>	<b>125</b>	<b>68</b>	<b>17</b>	<b>210</b>	<b>293</b>	<b>13</b>	<b>20</b>	<b>260</b>		<b>260</b>
<b>Percentage of Total Gross Vacant Acres</b>			<b>28%</b>	<b>43%</b>	<b>23%</b>	<b>6%</b>	<b>72%</b>						

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 <sup>1</sup>	Vacant UGB <sup>1</sup>	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
<b>Total Residential Acres</b>	<b>76</b>	<b>7</b>	<b>83</b>	<b>125</b>	<b>68</b>	<b>18</b>	<b>211</b>	<b>293</b>	<b>13</b>	<b>20</b>	<b>260</b>		<b>260</b>
<b>Percentage of Total Gross Vacant Acres</b>			<b>28%</b>	<b>42%</b>	<b>23%</b>	<b>6%</b>	<b>72%</b>						

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 Residential Land Inventory by Comprehensive Plan Designation

0.20

Comprehensive Plan Designation	Vacant City <sup>1</sup>	Vacant UGB <sup>1</sup>	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	-	-	-	2	1	1	4	4	-	1	3	3
LRes	17	7	24	9	10	10	29	53	5	13	35	35
MRes	46	-	46	4	3	1	8	55	6	2	46	46
HRes	12	-	12	10	-	5	14	27	2	4	21	21
<b>Vacant Residential Acres</b>	<b>75.8</b>	<b>7</b>	<b>83</b>	<b>25</b>	<b>14</b>	<b>17</b>	<b>56</b>	<b>138</b>	<b>13</b>	<b>20</b>	<b>105</b>	<b>105</b>
<b>Percentage of Total Gross Vacant Acres</b>			<b>60%</b>	<b>18%</b>	<b>10%</b>	<b>12%</b>	<b>40%</b>					

**Table 7**  
**Projected Residential Buildable Land Need**  
**2019 to 2039**

2018 Pop. <sup>1</sup>	19,101
2032 Forecast <sup>2</sup>	23,662
2039 Forecast <sup>3</sup>	26,317
<b>Population Increase</b>	<b>7,216</b>
Persons/HH <sup>4</sup>	2.50
<b>Household Increase</b>	<b>2,887</b>
Average Gross Density <sup>5</sup>	7.04
<b>Needed Gross Residential Acres</b>	<b>410</b>
<b>Total Buildable Residential Acres<sup>6</sup></b>	<b>105</b>
<b>Additional Needed Gross Residential Acres</b>	<b>305</b>

<sup>1</sup> Portland State University Population Research Center, Preliminary Estimate, 2

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

<sup>3</sup> Based on PSU Interpolation Worksheet

<sup>4</sup> City of Central Point Population Element, 2017 - 2037

<sup>5</sup> City of Central Point Regional Plan Element, 2015 - 2035

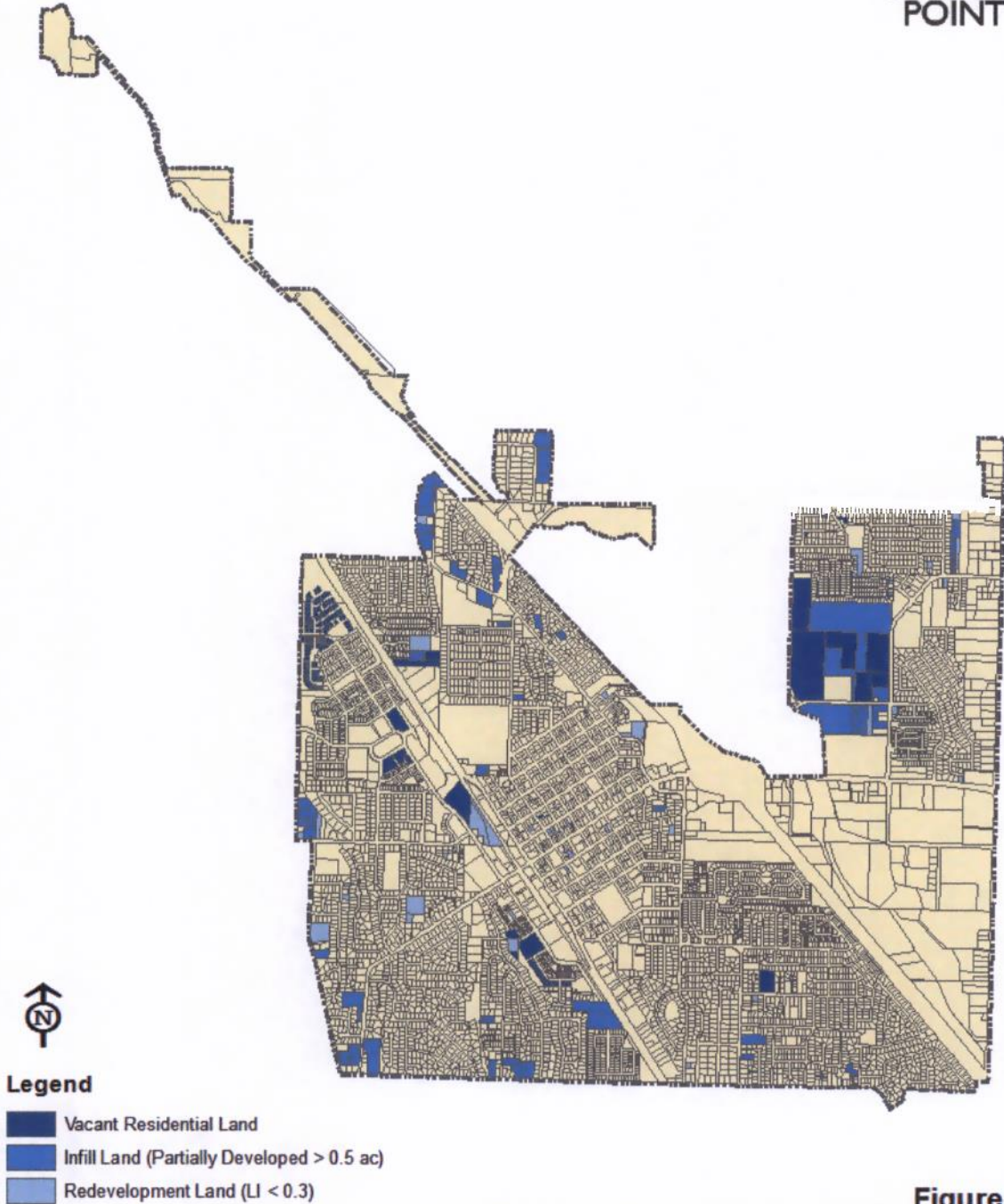
<sup>6</sup> City of Central Point Buildable Lands Report, 2019 - 2039, Table 5. Infill Availability Adjusted Buildable Vacant Land by Comprehensive Plan

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

Zoning	Vacant City <sup>1</sup>	Vacant UGB <sup>1</sup>	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	-	-	-	2	1	1	4	4	-	1	3	3
R-1-6	2	-	2	6	1	5	11	13	0	6	7	7
R-1-8	2	-	2	2	0	4	7	8	0	1	7	7
R-1-10	0	-	0	1	1	0	2	3	0	0	3	3
LMR	21	7	28	1	7	1	9	37	11	6	19	19
R-2	2	-	2	1	-	1	2	4	-	1	4	4
R-3	4	-	4	7	-	5	12	16	-	2	15	15
MMR	36	-	36	3	3	0	7	43	0	2	41	41
HMR	8	-	8	2	-	0	2	11	2	2	7	7
<b>Total Residential Acres</b>	<b>76</b>	<b>7</b>	<b>83</b>	<b>25</b>	<b>14</b>	<b>18</b>	<b>56</b>	<b>139</b>	<b>13</b>	<b>20</b>	<b>105</b>	<b>105</b>
<b>Percentage of Total Gross Vacant Acres</b>			<b>59%</b>	<b>18%</b>	<b>10%</b>	<b>13%</b>	<b>41%</b>					

## 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.



Updated December 31, 2018

**Figure 2.**  
**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 D 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*<sup>1</sup> (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.

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

**Table 2A.**  
**Dwelling Unit Demolitions by Housing Type and Age**  
**City of Central Point, 2008 - 2018**

Dwelling Units Built and Dwelling Units Demolished, 2008 - 2018								
Land Use Class	Total Housing Units Built	Total Mobile Homes Installed	Less Prior Period Built SFR and MFR	Total Adjusted Units Built, 2008 - 2018	Annual Demolitions, SFR, MFR	20-Year Demolitions, SFR, MFR	20-Year Demolitions, MH	Total Demolitions, 2008 - 2018
VLRes	-	-	-	-	-	-	-	-
LRes	203	-	-	203	-	-	-	-
MRes	216	-	-	216	-	-	-	-
HRes	158	-	-	158	-	-	-	-
<b>Residential Units</b>	<b>577</b>	<b>-</b>	<b>-</b>	<b>577</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Annual Demolition Rate per 1,000 Units:					-	1.80		

**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
<b>Residential Units</b>	<b>4,901</b>	<b>447</b>	<b>577</b>	<b>3,877</b>	<b>1</b>	<b>29</b>	<b>16</b>	<b>45</b>
Annual Demolition Rate per 1,000 Units:					0.37	1.8		

**Table 2C.**  
**Dwelling Unit Demolitions by Housing Type and Age**  
**City of Central Point, 1959 - 1987**

Dwelling Units Built and Dwelling Units Demolished, 1959 - 1987								
Land Use Class	Total Housing Units Built	Total Mobile Homes	Less Prior Periods	Total Adjusted Units, 1959 - 1987	Annual Demolitions, SFR, MFR	20-Year Demolitions, SFR, MFR	20-Year Demolitions, MH	Total Demolitions, 1959 - 1987
VLRes	92	2	30	60	0.0	0.6	0.1	0.7
LRes	3,891	85	2,515	1,291	0.7	13.9	3.1	17.0
MRes	1,009	2	899	108	0.1	1.2	0.1	1.2
HRes	1,831	456	1,079	296	0.2	3.2	16.4	19.6
<b>Residential Units</b>	<b>6,823</b>	<b>545</b>	<b>4,523</b>	<b>1,755</b>	<b>1</b>	<b>19</b>	<b>20</b>	<b>39</b>
Annual Demolition Rate per 1,000 Units:					0.54	1.8		

**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
<b>Residential Units</b>	<b>572</b>	<b>5</b>	<b>-</b>	<b>567</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>
Annual Demolition Rate per 1,000 Units:					0.64	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
<b>Totals</b>	<b>91</b>		<b>17</b>

## 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.

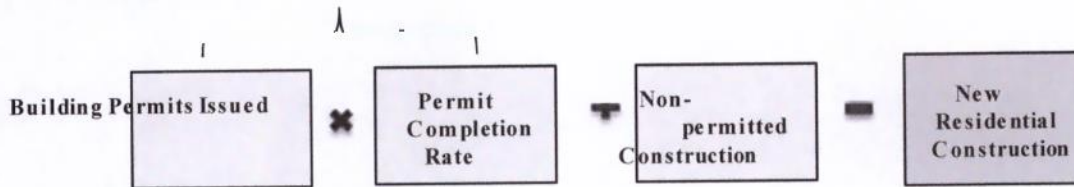
### 2010 Census Housing Units

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



### 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).<sup>1</sup> 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 will 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).<sup>2,3</sup> 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.

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

<sup>2</sup> 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.)

<sup>3</sup> 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).<sup>4</sup> 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).<sup>5</sup> 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:

<sup>4</sup> The Census Bureau conducts the MHS. For more information about this survey, see <http://www.census.gov/programs-surveys/mhs.html>.

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



### 2017 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 <sup>6</sup>	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

<sup>6</sup> “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.<sup>7</sup> 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<sup>8</sup> for full jurisdictions. Special census revisions are reflected in the July 1, 2010 to July 1 of the year following the special census.

<sup>7</sup> For a list of accepted subcounty population challenges, see <https://www.census.gov/programs-surveys/nonest/about/challenge-program/results.html>.

<sup>8</sup> 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/nonest/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.

2019 – 2039 Residential BLI

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
<b>TOTALS</b>		<b>174</b>	<b>285</b>			<b>29.77</b>
<b>Units Constructed in the City, 1996-2016</b>			<b>619</b>			<b>601.40</b>
<b>Percentage</b>						