

City of Molalla

(DRAFT) Residential Land Needs Report

Winterbrook Planning ● July 2009



City of Molalla

Residential Land Needs Report

Winterbrook Planning • July 2009

Table of Contents

Residential Land Needs	3
Key Findings	3
Housing Needs Analysis	4
Population Projection.....	4
Demographic Trend Analysis	4
Safe Harbor Approach	4
Housing Need Assumptions.....	5
Household Size	5
Vacancy Rate	5
Dwelling Units Projected	5
Density	5
Net to Gross Conversion	6
Public & Semi-Public Land Needs.....	7
School District Needs	7
Park Needs	7
Religious Uses	7
Public / Semi-Public Land Needs Subtotal	8
Housing and Public / Semi-Public Land Needs Summary	9

RESIDENTIAL LAND NEEDS

This Report determines year 2030 and 2060 housing and public / semi-public land needs for the City of Molalla, Oregon. To develop a Year 2030 housing need projection, Winterbrook relied primarily on safe harbors provided by OAR 660-024, and analysis of actual development. Based on a series of assumptions, this report determines the number and density of housing units that will be required to accommodate planned population growth over the next 20 and 50 years, and derives an acreage need for these units.

This Report also projects the need for of public and semi-public land through the Year 2060. To make this determination, Winterbrook relied on safe harbors, existing Comprehensive Plan policies, and City Staff analysis of current use-to-population ratios.

Key Findings

As described in this document and summarized below in Table 1, Molalla has residential land need of 306 gross buildable acres for the year 2030, and 1,294 gross buildable acres for the 2030-2060 URA timeframe. Total 2008-2060 residential land needs are projected at 1,600 gross buildable acres.

Table 1: Residential Land Needs Summary

Year	Housing Need (gross buildable acres)	Public / Semi-Public Need (gross buildable acres)	Total Residential Land Need (gross buildable acres)
2030	188	118	306
2030-2060	916	378	1,294
Total	1,104	496	1,600

HOUSING NEEDS ANALYSIS

The Housing Needs Analysis describes base housing need assumptions, reviews future housing type and density needs, and concludes with recommended dwelling unit types, densities, and plan district allocations for the UGB and URA timeframes.

Population Projection

In order to establish a solid future population figure on which to base analysis of housing and public / semi-public land needs, the City must have a “coordinated” population projection.

Molalla is using the population safe harbor provided by ORS 195.034(2) and OAR 660-024-0030(4) for the 2008-2030 timeframe, resulting in a population forecast of 10,532 for the UGB. Molalla is using conservative trend-based forecast for URA planning in the 2030-2060 timeframe, resulting in a 2060 forecast of 24,829. The population forecasts are explained in more detail in Appendix A: *Molalla Population Projections 2010-2060* (Winterbrook, July 2009).

Demographic Trend Analysis

Previous versions of Molalla’s Housing Needs Analysis reviewed regional and local demographic trends based on Census data, and extrapolated assumptions related to housing needs from those trends as well as City policy. Preliminary demographic findings showed that Molalla is still a relatively homogeneous community with relatively affordable housing, although this is likely to change somewhat over the next 20 years. Increased employment opportunities, young commuting households, and a growing Hispanic community, are likely push the demand for a broader range of housing.

However, while trends and local policy choices are both informative and relevant to housing needs – generally serving as the basis of most Comprehensive Planning for the past 30 years in Oregon – every assumption not explicitly protected by law exposes the City to challenges and timeframe extensions from anyone who does not agree with the end result of the analysis. And in an urban growth boundary context, there will never be a decision that everyone agrees with. Some people inside of a line will want to be outside. Some people outside of a line will want to be inside. Some people will want the line to stay the same. Some people will want the line to move.

Safe Harbor Approach

In order to provide Molalla with as much security as possible, and waste as little time as possible in an inevitable appeals process, this Housing Needs Analysis will forgo most of the trend- and policy-based analysis and assumptions in order to use OAR 660-024-0040 “safe harbors” when possible.

These safe harbors are intentionally conservative. They were not intended to be used as guidelines or standards. They may have very little to do with local concerns or objectives, or they may providently coincide. However, they are realistically the only efficient path through a long-range planning process for the City of Molalla.

Housing Need Assumptions

Basic housing land need assumptions include determination of household size and vacancy rate, and establishing a projected density for future residential development.

Household Size

The “safe harbor” provided by OAR 660-024-0040(8)(a) allows that:

“A local government may estimate persons per household for the 20-year planning period using the persons per household for the urban area indicated in the most current data for the urban area published by the U.S. Census Bureau.”

The 2000 Census determined a household size for Molalla of 2.84 persons per household. Therefore, we assumed a household size of 2.84 through 2060 for the purposes of this analysis.

Vacancy Rate

The “safe harbor” provided by OAR 660-024-0040(8)(e) allows that:

“A local government outside of the Metro boundary may estimate its housing vacancy rate for the 20-year planning period using the vacancy rate in the most current data published by the U.S. Census Bureau for that urban area that includes the local government.”

The 2000 Census determined a vacancy rate for Molalla of 3.9%. Therefore, we assumed a vacancy rate of 3.9% through 2060 for the purposes of this analysis.

Dwelling Units Projected

Using the projected populations for 2030 and 2060 and the assumptions above, projected dwelling units are 1,055 for 2030 and 5,128 for 2030-2060.

Table 2: Projected Dwelling Units

Year	2030	2030-2060
Projected Population Increase	2,942	14,297
Households @ 2.84 Persons per HH	1,014	4,928
HHs Including 3.9% Vacancy Rate	1,055	5,128

Density

The “safe harbor” provided by OAR 660-024a Table 1 allows a city planning for between 10,001 and 25,000 people to assume an overall density of 7 dwelling units per net buildable acre. Therefore, this analysis assumes an overall density of 7 dwelling units per net buildable acre.

As shown on Table 3, Molalla will require 151 net buildable acres to accommodate housing for the 2030 UGB, and 733 net buildable acres for the 2030-2060 URA timeframe.

Table 3: Net Buildable Acres Required for Housing

Year	2030	2030-2060
Households	1,055	5,128
Net Density	7	7
Net Buildable Acres Required	151	733

Net to Gross Conversion

According to OAR 660-024-0010, a “Net Buildable Acre” consists of 43,560 square feet of residentially designated buildable land after excluding future rights-of-way for streets and roads.” Molalla is assuming a 20% right-of-way factor to account for future streets and roads related to housing development.

As shown on Table 4, Molalla will require 188 gross buildable acres to accommodate housing for the 2030 UGB, and 916 gross buildable acres for the 2030-2060 URA timeframe.

Table 4: Gross Acres Required for Housing

Year	2030	2030-2060
Net Buildable Acres Required	151	733
Right of Way Assumption	20%	20%
Gross Buildable Acres Required	188	916

Public & Semi-Public Land Needs

Public and semi-public land needs consist of schools, parks, religious, group housing, and government uses. These uses typically locate on residential land, so the need for public and semi-public land is added to residential land needs.

School District Needs

The Molalla River School District does not currently have a long range facilities plan. The District currently lacks facilities for all of the students in Molalla, and some Molalla children are traveling to other jurisdictions for schooling. However, for planning purposes, and acknowledging the timeframes we have to work within, we believe it is reasonable to extend the current ratio of school land to population through the planning period.

There are currently 98 acres of land inside Molalla’ UGB and owned by School District #35 (Molalla River). The current ratio of school land to population is about 13 acres per 1000 population. Extending the existing ratio results in a 2030 need for 38 additional acres, and a 2030-2060 need for 185 acres of land for schools.

Table 5: School Needs by Population Increase

Year	Population Increase	School Acreage Need
2030	2,942	38
2030 - 2060	14,297	185

Park Needs

Using the Comprehensive Plan’s ratio of 10 acres of park per 1000 population, we can determine future park needs. Molalla currently has 36 acres of park or open space land. To serve its existing population, Molalla would need 76 acres, or an additional 40 acres for park lands.

Table 6 below includes the 40-acre existing park needs, and expands the park needs based on projected 2030 and 2030-2060 population increases. Total 2030 park needs are about 69 acres, while 2030-2060 park needs total about 143 acres.

Table 6: Park Needs by Population Increase

Year	Population Increase	Park Acreage Need
2030	2,942	69
2030 - 2060	14,297	143

Religious Uses

The need for land dedicated to religious uses can be projected based on existing ratios of population to religious uses in Molalla. There are currently 19 acres devoted to religious uses in Molalla, which comes out to about 3 acres per 1,000 population.

Extending this ratio results in a 2030 need for about 9 acres, and a 2030-2060 need for about 43 acres.

Table 7: Religious Use Need by Population Increase

Year	Population Increase	Religious Acreage Need
2030	2,942	9
2060	14,297	43

Public / Semi-Public Land Needs Subtotal

Molalla is making the conservative assumption that public and semi-public development will not require additional right of way. Table 8 shows a total public and semi-public land need of about 118 gross buildable acres by 2030, and about 378 gross buildable acres from 2030-2060.

Table 8: Public / Semi-Public Subtotal - Gross Buildable Acres

Year	2030	2030 - 2060
School	38	185
Park	69	143
Religious	9	43
Total	118	378

HOUSING AND PUBLIC / SEMI-PUBLIC LAND NEEDS SUMMARY

Table 9 summarizes the overall residential land needs, including public and semi-public needs. **The total need for residential lands for 2030 is 306 gross buildable acres. The need for residential lands in the 2030 – 2060 timeframe is 1,294 gross buildable acres. Molalla will require a total of 1,600 gross buildable acres for the 2008-2060 timeframe.**

Table 9: Residential Land Needs Summary

Year	Housing Need (gross buildable acres)	Public / Semi-Public Need (gross buildable acres)	Total Residential Land Need (gross buildable acres)
2030	188	118	306
2030-2060	916	378	1,294
Total	1,104	496	1,600

Molalla intends to use the safe harbor for housing mix provided in OAR 660-024a Table 1. The relationship between housing mix and zoning changes will be detailed in future analysis.