ASHLAND CITY COUNCIL
STUDY SESSION MINUTES
June 3, 2024

I. Call to Order

Mayor Graham called the meeting to order at 5:30 p.m.

Mayor Graham and Councilors Hyatt, Dahle, Hansen, DuQuenne, and Kaplan were present. Bloom was absent.

II. PUBLIC FORUM

Brent Thompson / Ashland. Spoke about planning actions in the 1980's near Walker and Peachey streets when the Planning Commission considered what proof was needed before annexing land. The intent was that future annexation requests would need to show a need due to inadequate supply. Through the buildable-lands inventory, it was determined that the City had enough land to get buy until 2050 if creative. Thompson believes the City is still moving in that direction, and he is pleased. He commended Goldman and his team for encouraging Additional Dwelling Units over annexation of land on the perimeter to increase multi-family dwellings.

III. Buildable Lands Inventory Update

Community Development Director Brandon Goldman and Senior Planner Aaron Anderson provided a presentation (see attached).
Topics included:

- Introduction - Goldman clarified that the section of land use code referenced by Thompson earlier, requiring a demonstration of less than a five-year supply before annexation of new land, was removed about 5 years ago from the code. Currently, the annexation requirement is to demonstrate conformance with the underlying zoning and the City's comprehensive plan with an application. The findings still found that there is adequate land for the 20 years required.
- What is it, what it isn't
- Key Finding of the 2019 Buildable Lands Inventory (BLI)
- Housing Capacity Analysis (HCA) - completed in 2021 details the amount of future housing needed by type based on expected population growth.
- Housing Production Strategy (HPS) - completed in 2023 lays out policies and actions to address the HCA findings
- Population modeling
- Age Structure
- Household size
- Analysis
- BLI Categories
- City Area
- Distributions of dwellings
- Conclusions

Kaplan asked for confirmation that the Housing Capacity Analysis slide showed capacity for high density residential, even before adding the Croman Mill district, which Goldman confirmed adding it is R-3 zoning at 20 units/acre. Kaplan spoke of the Croman Mill District, if developed, would be a climate friendly and equitable community at a minimum of 15 units per acre and asked about the Railroad yard zoning. Goldman spoke that the Railroad is not a residentially zoned property, but there is a residential overlay that includes most of that property and is zoned E-1 with up to 15 units per acre. Goldman clarified that this zoning does not preclude development of commercial only units, but if residential units are proposed it must be at a minimum of 15 units per acre.

Hansen pointed out the Key Findings on the BLI slide included production of 90 dwelling units per year over the last six fiscal years. Graham added that 540 units were added in the last six years, and that the City is planning for 858 over the next 20 years. The City could perform a new BLI at some point in the future as deemed necessary. Goldman noted that the population growth would be provided to Portland State University (PSU) and along with any new zoning within the City which may indicate when a new BLI should be done. Dahle asked how the City could keep up in real time with demand rather than waiting for population growth projections from PSU. Goldman responded this was a requirement by the State, but the City could contract for its own study which could not be used for planning purposes under state law but could inform decision making and policy in considering if the City was keeping up with growth. Kaplan asked how projected demand for dwellings is adjusted to reflect actual local use, such as second dwellings. Goldman clarified the HCA includes the BLI as only one factor with vacancy rates, people-per-household, and use for vacation rentals as other substantive factors.

Anderson continued the presentation covering Population Modeling with PSU. Compared to surrounding sub-areas, Ashland is growing at a slower rate and with an increase in older residents along with a decrease in younger residents. Anderson added Ashland has 10% of dwellings at four or more persons per household compared to the County and State percentage of 20%. Anderson presented examples of changes from projected to actual developments from the 2019 and 2024 BLI's. DuQuenne asked if the changes in developments from 2019 to 2024 were market rate or affordable housing types of developments. Goldman responded they were market rate developments, and Graham added this was to be expected for these types of unsubsidized applications. Goldman added that while they were market rate developments, the market trend was towards smaller units at higher density that might be more attainable though not technically considered affordable through subsidies. Hyatt spoke that the Transit Triangle policy the City established, combined with the recent changes in Oregon Revised Statutes (ORS) are resulting in greater opportunities for infill at higher densities. Goldman added that the Transit Triangle policy provided the opportunity and the changes in ORS made it even more clear. With the parking requirements lessened or removed, there is more potential for higher density development.

Anderson concluded his presentation by summarizing that the BLI shows the City exceeds the forecasted demand for new dwellings within the city limits and Urban Growth Boundary (UGB). The Planning Commission reviewed and recommended approval of the BLI, although formal adoption cannot happen until July 16, 2024, due to timelines for State notification.

Hyatt spoke about adjacent properties that share common ownership could potentially be combined for even higher density than the potential for each lot. Goldman confirmed and added that even more potential is marked for commercial developments that may add residential units on top. Dahle asked about vacant and partially vacant lands that are owned by the City, and Goldman spoke that city-owned land, if or when declared as surplus, could provide additional unit capacity. Graham thanked Goldman and Anderson for bringing the data together in a way that could be clearly presented and understood, which helps the Council to make policy decisions.

IV. Land Banking

Brandon Goldman provided a presentation (see attached) on Land Banking as one of the 15 strategies identified in the Housing Production Strategy. A number of steps for land banking were outlined:

- Policy direction from City Council on the role the City should take in land banking
- Inventory of publicly and privately-owned properties
- Partner with and contribute funds or land to an existing non-profit land bank
- Partner with and contribute land to a community land trust
- Acquire land or maintain existing land until it can be made available to develop as affordable housing

Graham asked about the non-profit land bank and Goldman responded such an entity does not exist. However, the Housing Production Strategy identified this as an avenue that could be developed and worth exploring. Goldman spoke to the City's role in assisting with acquiring land for housing production and provided an example of the Clay Street property: the City purchased a ten-acre property in concert with the Housing Authority of Jackson County, who determined they could do a 60-unit development with three acres. The City purchased the ten acres and retained seven acres under City ownership. Four acres earmarked as open space in the form of wetlands and parks and three acres for future availability to sell for residential development. The City held the property and then later was able to sell it to the Housing Authority when they were ready to do another development. This provided subsidy in the form of selling the property to the Housing Authority at the purchase cost rather than at market rates. In the case of recent annexations, developers were obligated by the City to provide a percentage of affordable housing and worked cooperatively with Habitat for Humanity to build some of those units. Developers have looked for alternative organizations that can accept the land dedication so that the market rate development portion can proceed. Kaplan asked if the risk taken and the process that unfolded with the aforementioned Clay Street property could be considered informal land-banking, which Brandon confirmed. Kaplan asked if the same process could be looked at with surplus land, which Goldman confirmed, adding that it also depends on the zoning of the land in question as to what could be developed. DuQuenne asked if other city-owned properties, such as one on Clay Street that is fenced in, could be developed to incorporate childcare options. Goldman confirmed this site could indeed provide residential development, and childcare facilities can be located in those areas. Graham asked if land-banking could include other uses such as co-locating childcare, and Goldman confirmed, adding that parks and open space is another land banking strategy.

Goldman continued his presentation by showing maps that compared available vacant and partially vacant land for lots with various residential development capacities on those lots. Kaplan and Hansen asked about specific properties on the maps and Goldman explained how they were categorized as vacant and/or partially vacant based on development potential. Graham asked if the definition of 'dwelling units' was 500 square feet or more and Goldman responded they have approved smaller units if the conditions are met, as small as 160 square feet. Goldman explained that units less than 500 square feet in size count as three quarters of a unit in density calculations. Goldman continued his presentation reviewing specific City Surplus Land that was discussed by City Council in June of 2022.

Hyatt asked about the status of a building approved by the current council to house a vacuum truck and Street Sweeper on the City's Hardesty property. Sabrina will follow up with Scott Fleury to answer that question. Graham and Kaplan asked if other potential uses of that land are being discussed. Goldman said he could bring that specific property plan back to Council. DuQuenne asked if the B-Street property could be used for housing. Goldman clarified that it is zoned for employment, but could also be used as affordable housing, as State Law outlines that affordable housing is an outright permitted use in all zones. Hansen asked about the process for developing these properties. Goldman replied that the City would want a clear timeline for when operations could be relocated before issuing a request for proposals, deed-restricting the property, or working with a non-profit developer for a proposal. Cotta added this is the intent of the surplus property strategy that would be informed by the Council's considerations of using land banking or other means in achieving its goals. Graham spoke about the discussion today about land banking as setting the stage for the larger strategy discussion.

Hansen asked about budgeting for this strategy for the next budgetary cycle. Cotta responded that the finance department is looking at projections for the next budgetary cycle to consider how to allocate available funds beyond obligated services. Cotta suggested a discussion of longer-term mechanisms for accumulating funds to utilize for land-banking, if desired, as that may take more than one budget cycle to accomplish depending on the strategy and project scopes that are decided. Hansen asked if current investments could be reallocated for the purpose of land banking. Cotta clarified that some investments are in the general fund while others are not, and the finance department would need to examine what is possible based on the identified project and strategy.

Graham spoke about changes in funding at the State level, shifting from allocating funds for shelter beds towards housing with funding likely available for purchasing and land-banking if there is a clear partnership in place that will develop land quickly. Graham added the bigger strategy discussion is timely as grant funding and other funding mechanisms to support housing and resilience are in development currently. Graham asked what direction Goldman needed from Council. Goldman spoke of land-banking as one of the 15 strategies to be undertaken in 2026. If there are funds available for acquisition of land, the City could be aware of those grant opportunities and pursue them with the idea of land-banking as a repository for the land, and the City would need a plan for development as part of that package. Goldman mentioned the disposition of the surplus City property and if it is reserved for future housing development is a Council discussion item. He reminded the Council of other strategies that were identified for 2024-25 such as the Manufactured Home Development and Community Land Trust. Graham asked about the timeline for the Manufactured Home zoning, Goldman spoke of a grant received from the Department of Land Conservation and Development to assist with this and the scope of that work is until May 2025. Graham asked if that meant waiting until after May 2025, and Goldman responded that depended on the type of work needing to be done. Graham suggested the Council develop a work plan to 1) set the policy direction for the land-bank, 2) set direction for individual smaller pieces of City-owned land, and 3) define what types of properties constitute opportunities for development with current financial limits that staff can watch out for. Kaplan spoke that the discussion of whether the City would like to partner with the Community Land Trust that is currently working to build capacity is important. Graham added this ties to the overarching Housing Production Strategy discussion. Hyatt asked about the other projects Goldman's department is working on, and if the Council needed to curtail the workload accordingly. Goldman shared consultants are assisting on some of those other projects but that certain limitations exist with limited Council and Planning meetings. Graham spoke of not wanting to overload staff, but that some of the resources becoming available have a limited window of opportunity. Graham asked if the Council guidance so far was sufficient for Goldman to continue. Cotta asked for clarification around 1) the property the City owns if the Council is interested in pursuing possible development options if state funding becomes available; 2) looking at acquiring more land for land-banking in which Cotta suggested identifying parcels the City would be interested in acquiring should they become available, and making that publicly; and 3) staff would consider how the City could be involved in developing a partnership with a community land-trust and bring those ideas back to Council for direction. Hansen spoke about adding exploration of budgetary potential and limitations involved with these items. Graham asked if the Council would like to be apprised of opportunities for land acquisition that may arise unexpectedly and noted Councilors nods of affirmation. Cotta reminded Council that Parks had lands inventoried and budget appropriated for such acquisition, which is not present here so Council would need to understand that if such an opportunity arose, other work items may need to be deferred. Graham asked Goldman if he had direction needed, which he confirmed.

V. ADJOURNMENT

The meeting was adjourned at 7:26 p.m.

Respectfully submitted by:

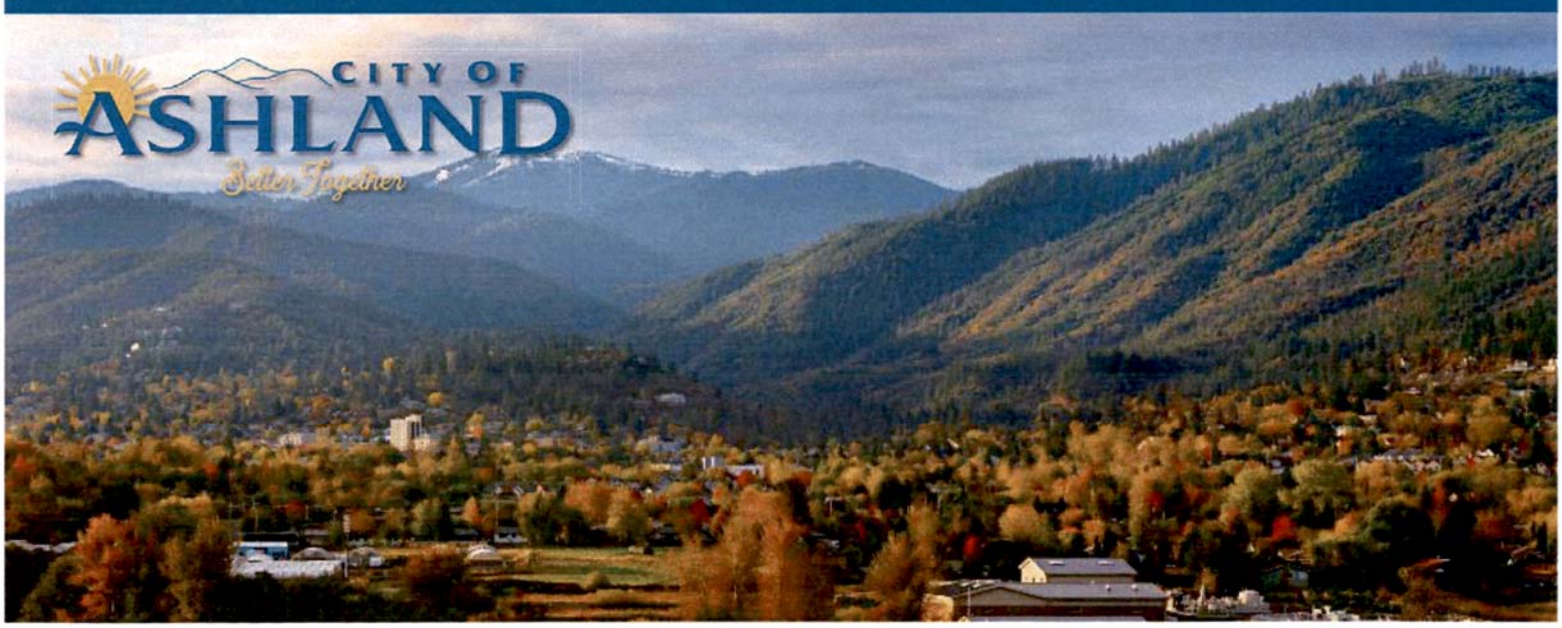
City Recorder Alissa Kolodzinski

Attest:

Mayor Tonya Graham

CITY OF ASHLAND

Better Together



2024 Buildable Lands Inventory

CITY COUNCIL
STUDY SESSION
JUNE 03, 2024

Introduction

The purpose of conducting an update of the "Buildable Lands Inventory" (BLI) is to quantify the amount vacant and partially-vacant land available within the City of Ashland (City Limits and Urban Growth Boundary). In combination with the Housing Capacity Analysis (2021), Housing Production Strategy (2023), a BLI allows a community to determine whether there exists an adequate supply of buildable land to accommodate future housing and business development.

The BLI was last updated in 2019.

What it is, what it isn't

What it is:

- An inventory of land, and a lower end estimate of number of dwelling those lands could support.

What it is not:

- A projection of number of dwellings that will be built

Does not amend any policies and only serves to provide a factual accounting of the City's buildable land inventory

Key Findings of the BLI

- Within the City limits there are 288 net buildable acres across all zones. There are 630 net buildable acres of land within the UGB out of a gross area of 985 acres.

  - Over the last 13 years the city has consumed 10.2 acres per year.

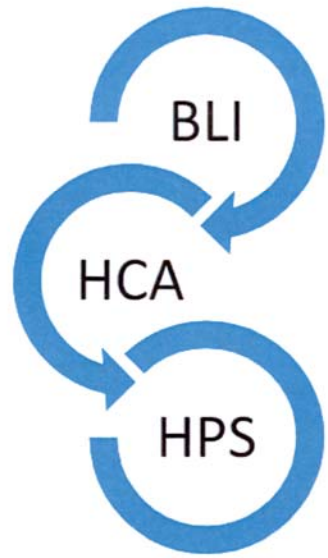
Key Findings of the BLI

- Within the City it is estimated that 1,407 dwellings can be accommodated. The area in the UGB is projected to be able to support an additional 1,303 possible dwellings for a total of 2,710 dwellings in the combined City Limits and UGB.

  - Over the last six fiscal years the city has produced 90 dwellings units per year.

Background

- 2019 Buildable Lands Inventory
- Housing Capacity Analysis (Completed in 2021)
  - Details the amount of future housing needed by type based on expected population growth
- Housing Production Strategy (Completed in 2023)
  - Lays out policies and actions to address the HCA findings



Housing Capacity Analysis (HCA) 2021

- The 2021 Housing Capacity Analysis determined that the needs 43 dwellings produced per year to meet expected demand.
  - 858 over the twenty-year planning period
  - This is the projected number of dwellings needed for expected new population over the time.

Housing Capacity Analysis (HCA) 2021

Exhibit 71. Preliminary comparison of capacity of existing residential land with demand for new dwelling units and land surplus or deficit, Ashland UGB, 2021 to 2041
Source: Buildable Lands Inventory; Calculations by ECONorthwest.

*Note: Low Density Residential includes SFRR, Low Density, Single family residential, and North Mountain
Commercial & Employment includes Commercial, Employment, Downtown, Health Care, and Southern Oregon University

Plan Designations *	Capacity in City Limits (Dwelling Units)	Capacity in Urbanizing Area (Dwelling Units)	Demand (Dwelling Units)	Capacity in City Limits less Demand (Dwelling Units)	Capacity in Urbanizing Area less Demand (Dwelling Units)
Low Density Residential *	590	396	222	368	396
Suburban Residential	1	43	18	-	26
Normal Neighborhood	-	474	231	-	243
Multifamily Residential	177	172	172	5	172
High Density Residential	129	-	95	34	-
Croman Mill District	83	**160**	34	49	160
Commercial & Employment *	475	**54**	86	389	54
Total	**1,455**	**1,299**	**858**	**845**	**1,051**

Housing Production Strategies(HPS) 2023

A. Evaluate participating in or establishing a land bank.

B. Evaluate opportunities to participate in a land trust.

C. Host educational events with the Housing and Human Services Advisory Committee or other organizations.

D. Develop an equitable housing plan.

E. Disallow SFD in High Density R-3 Zone.

F. Evaluate increasing allowances for residential dwellings in commercial and employment zones.

G. Maintain quality and support preservation of existing manufactured home parks.

H. Increase development capacity of MFR dwellings through changes to the Land Use Ordinance.

I. Implement the Multiple Unit Property Tax Exemption (MUPTE) to support multifamily or affordable housing.

J. Preserve and improve existing low-cost, unregulated rental housing.

K. Work with partners to support development of additional permanent supportive housing.

L. Evaluate opportunities to improve energy efficiency and reduce GHG emissions during housing development.

M. Establish a Construction Excise Tax.

N. Evaluate using Urban Renewal or other financing tools.

O. Identify additional funds to support the Affordable Housing Trust Fund.

2024 Buildable Lands Inventory

Demographics

- Population / age structure

Assumptions

- ADU/Duplex
- Mixed Use Development

Land Supply / Building Data

BLI Map / vignettes

Demographics

Age Structure and Population

Population Modeling (PSU)

Population rate of growth

- Birth / Death
- Migration

Multiple methods to reconcile UGB / County growth

Vacancy rate / Household size

Historical Housing Production

For smaller communities, the uncertainty increases

Development Size vs Capacity

Population

Chen, C., Sharygin, E., Whyte, M., Loftus, D., Rynerson, C., Alkitkat, H. (2022). Coordinated Population Forecast for Jackson County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2022-2072. Population Research Center, Portland State University

Table 2. Historical and forecasted population and AAGR in Jackson County and its sub-areas.

	Historical			Forecast				
	2010	2020	AAGR (2010-2020)	2022	2047	2072	AAGR (2022-2047)	AAGR (2047-2072)
Jackson County	203,206	223,259	0.9%	228,380	276,013	318,713	0.8%	0.6%
Larger Sub-Areas								
Ashland	20,626	21,897	0.6%	22,553	25,208	28,257	0.4%	0.5%

Table 2. Historical and forecasted population and AAGR in Jackson County and its sub-areas.

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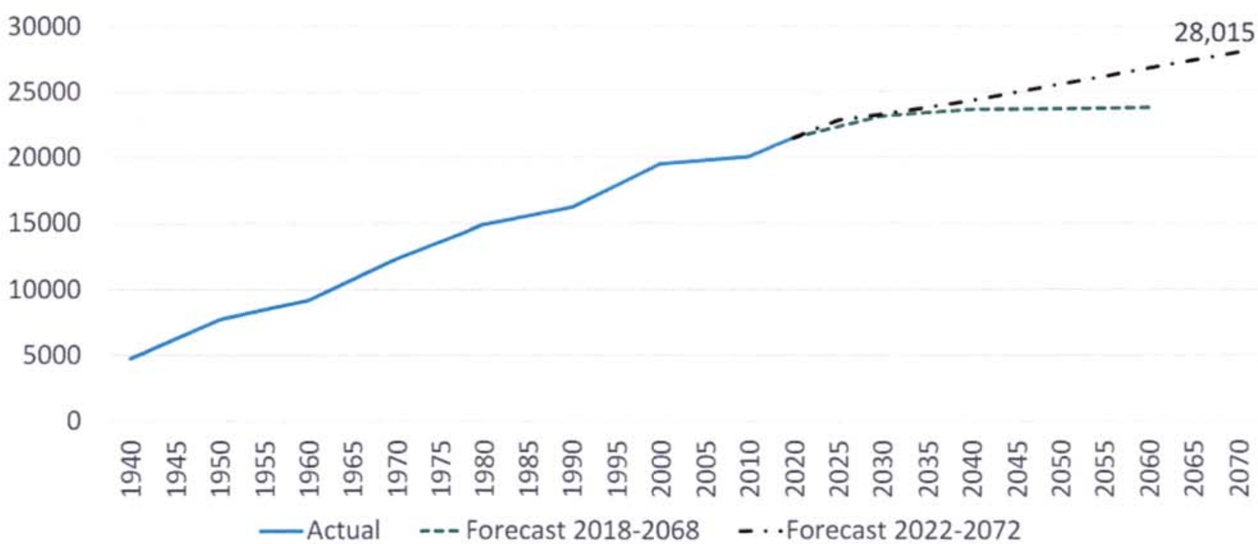
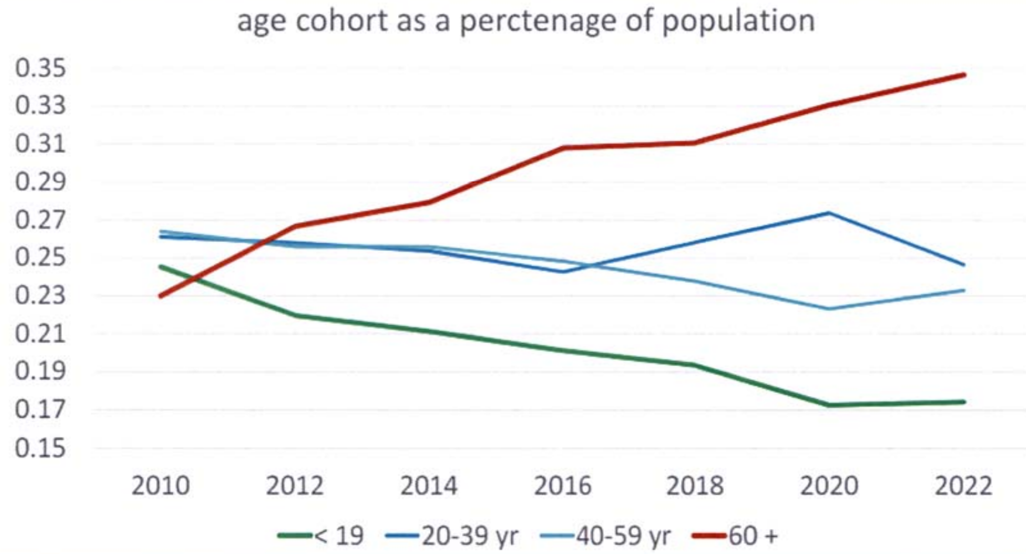
Jackson County	203,206	223,259	0.9%	228,380	276,013	318,713	0.8%	0.6%
Larger Sub-Areas								
Ashland	20,626	21,897	0.6%	22,553	25,208	28,257	0.4%	0.5%
Central Point	17,736	19,565	1.0%	20,876	24,383	27,428	0.6%	0.5%
Eagle Point	8,508	9,760	1.4%	10,080	12,320	14,355	0.8%	0.6%
Medford	76,733	87,881	1.4%	91,116	128,513	162,880	1.4%	0.9%
Smaller Sub-Areas								
Butte Falls	423	443	0.5%	454	440	483	-0.1%	0.4%
Gold Hill	1,228	1,344	0.9%	1,395	1,442	1,606	0.1%	0.4%
Jacksonville	2,785	3,043	0.9%	3,148	3,403	3,821	0.3%	0.5%
Phoenix*	4,774	4,689	-0.2%	4,676	5,827	6,135	0.9%	0.2%
Rogue River	2,714	3,080	1.3%	3,154	3,714	4,092	0.7%	0.4%
Shady Cove	3,050	3,263	0.7%	3,313	3,709	4,992	0.5%	1.2%
Talent	6,123	6,379	0.4%	6,330	8,389	10,270	1.1%	0.8%
Outside UGBs	58,506	61,915	0.6%	61,282	58,666	54,394	-0.2%	-0.3%

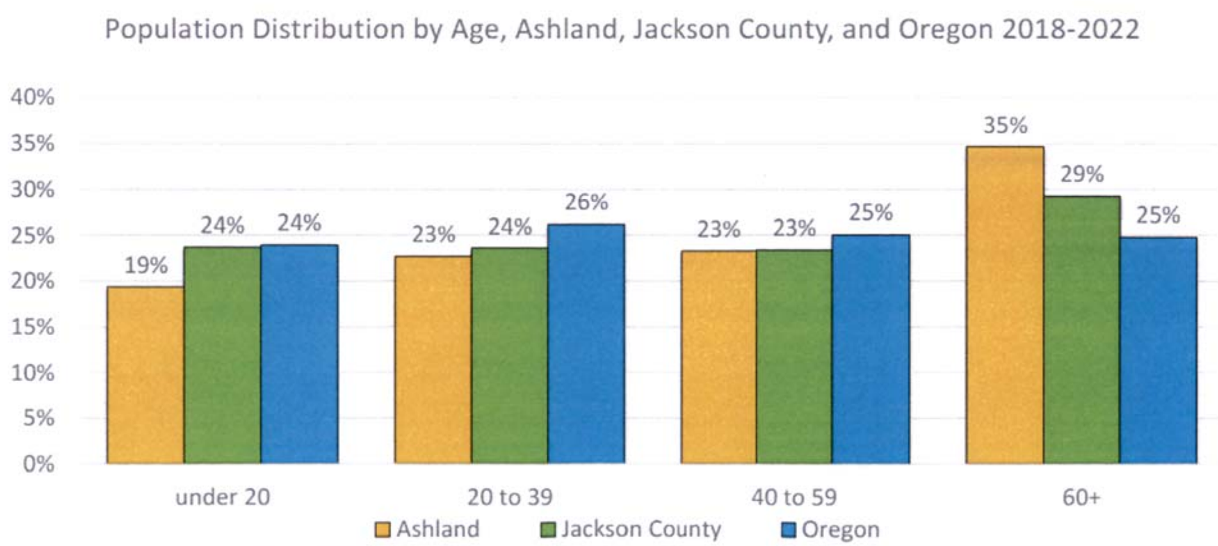
Population



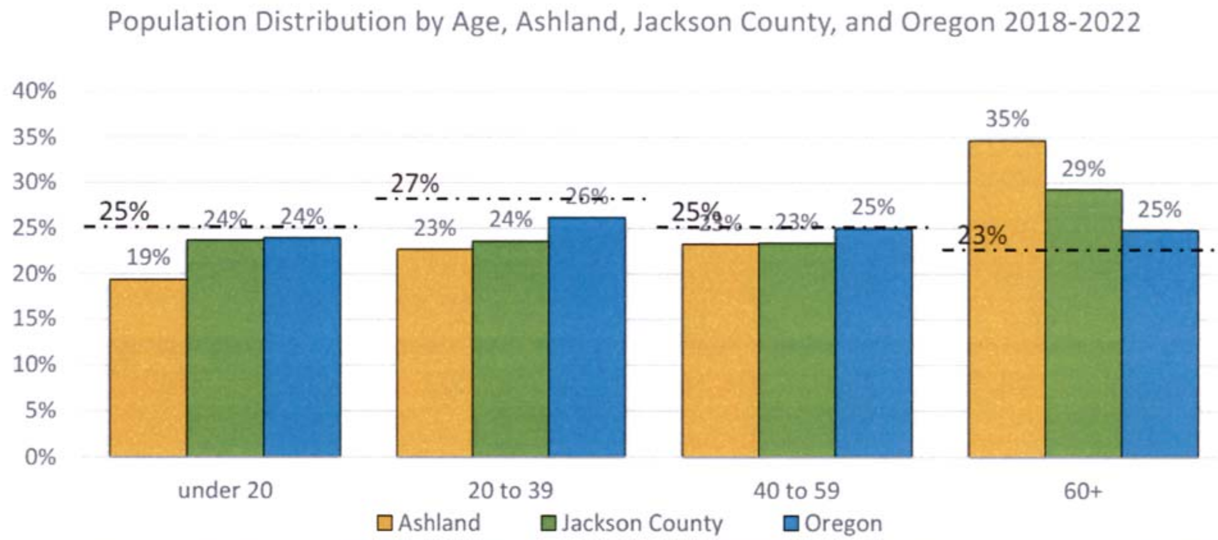
Age Structure

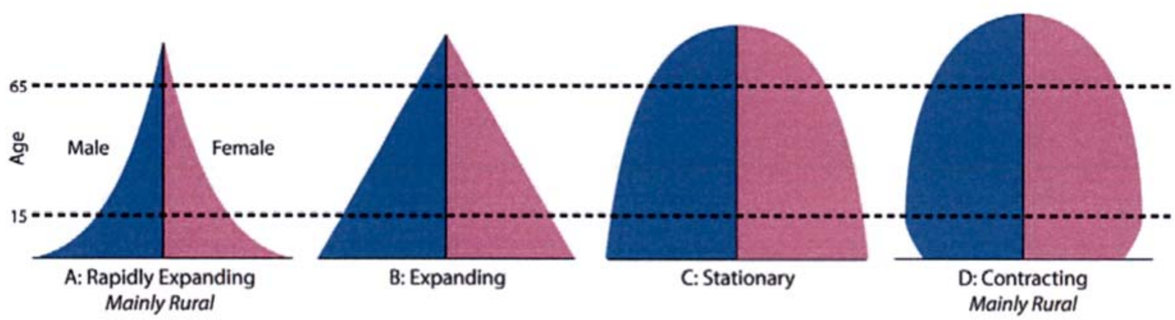


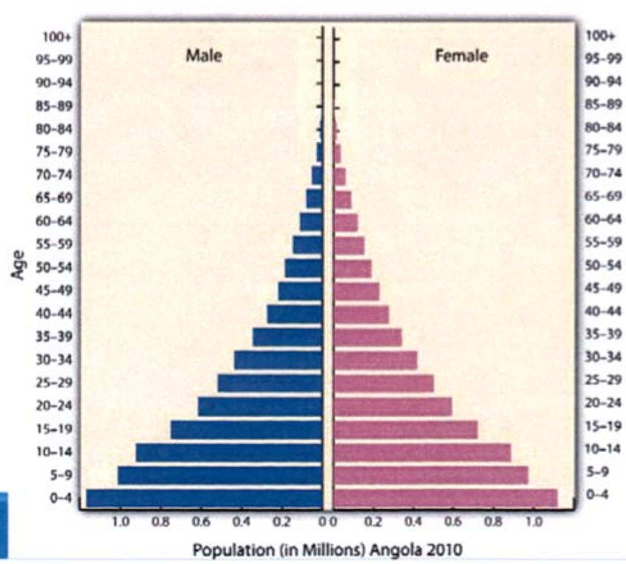
Age Structure

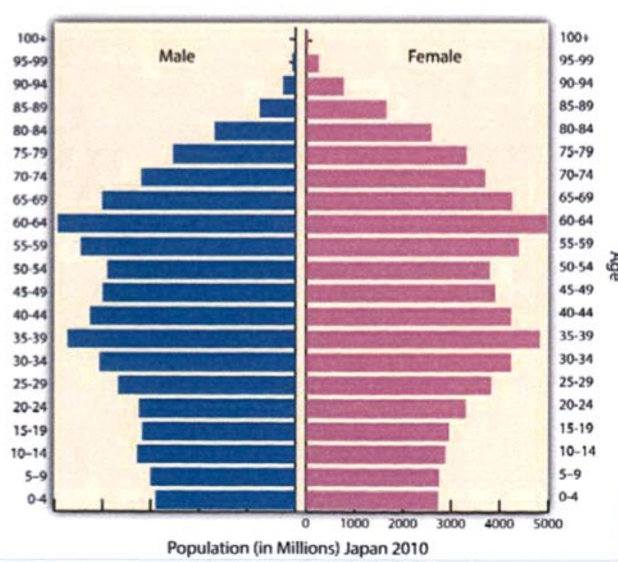


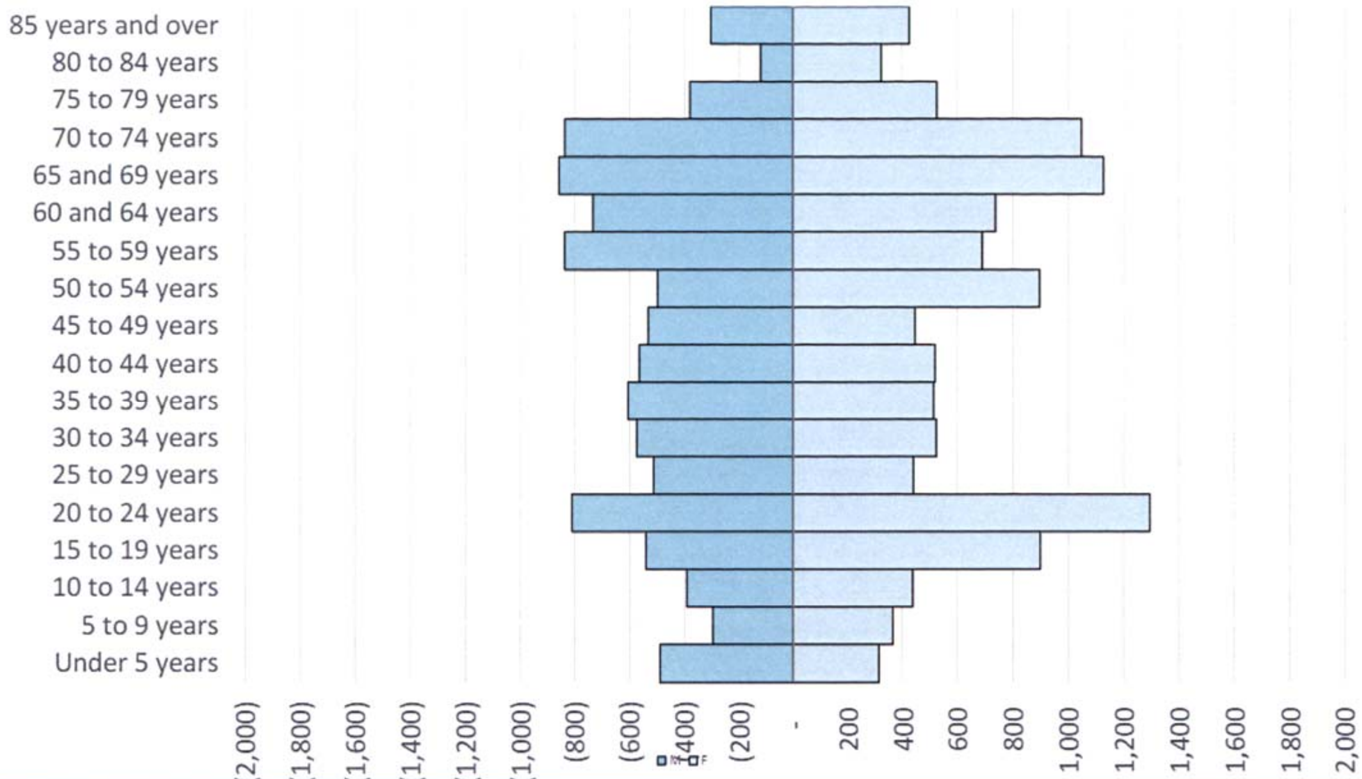
Age Structure










85 years and over
80 to 84 years
75 to 79 years
70 to 74 years
65 and 69 years
60 and 64 years
55 to 59 years
50 to 54 years
45 to 49 years
40 to 44 years
35 to 39 years
30 to 34 years
25 to 29 years
20 to 24 years
15 to 19 years
10 to 14 years
5 to 9 years
Under 5 years
(2,000)
(1,800)
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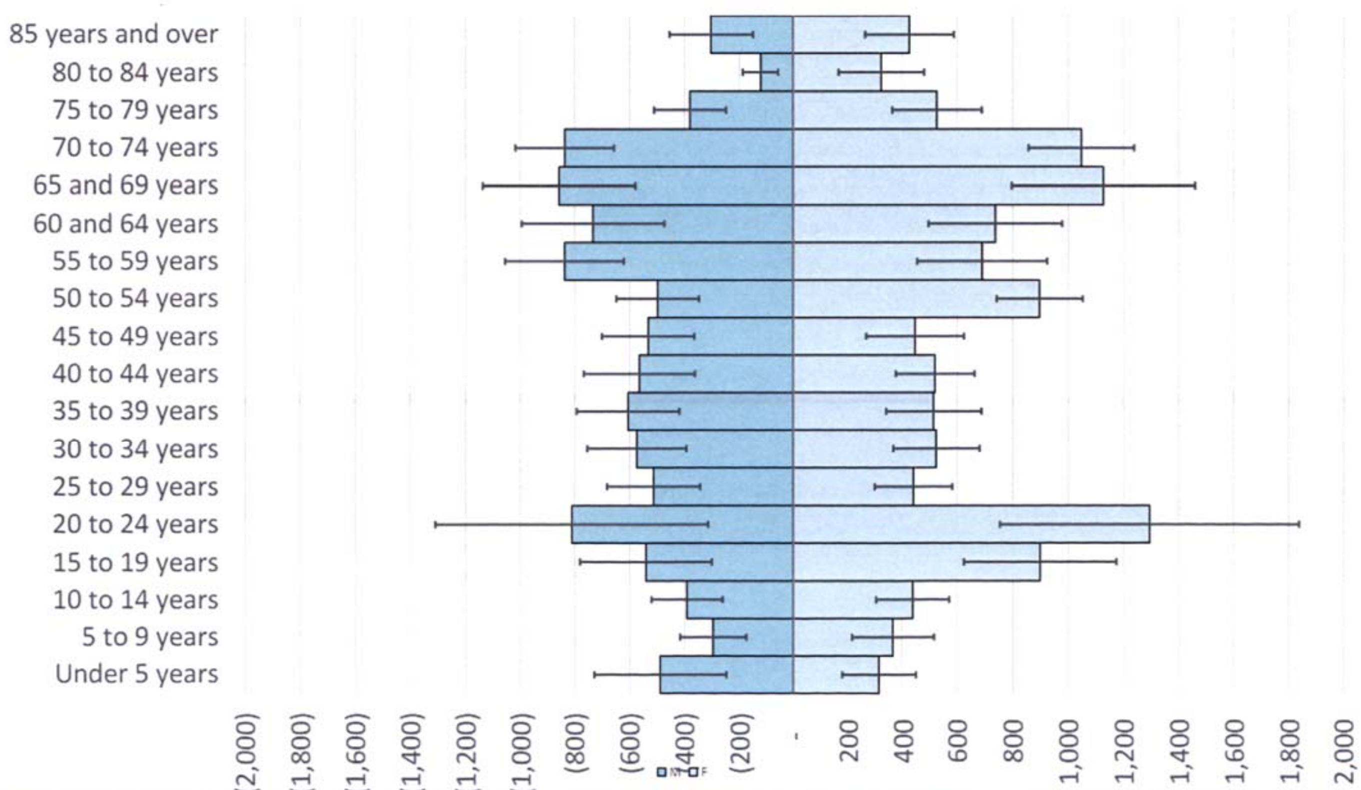
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25 to 29 years
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5 to 9 years
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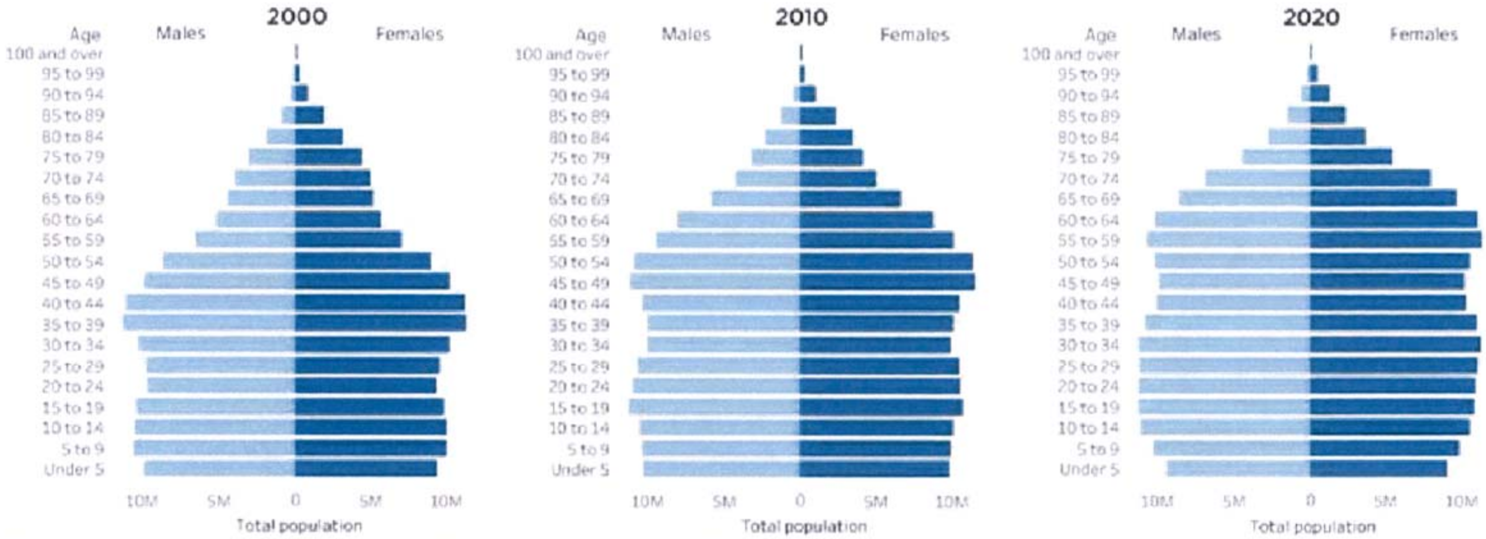
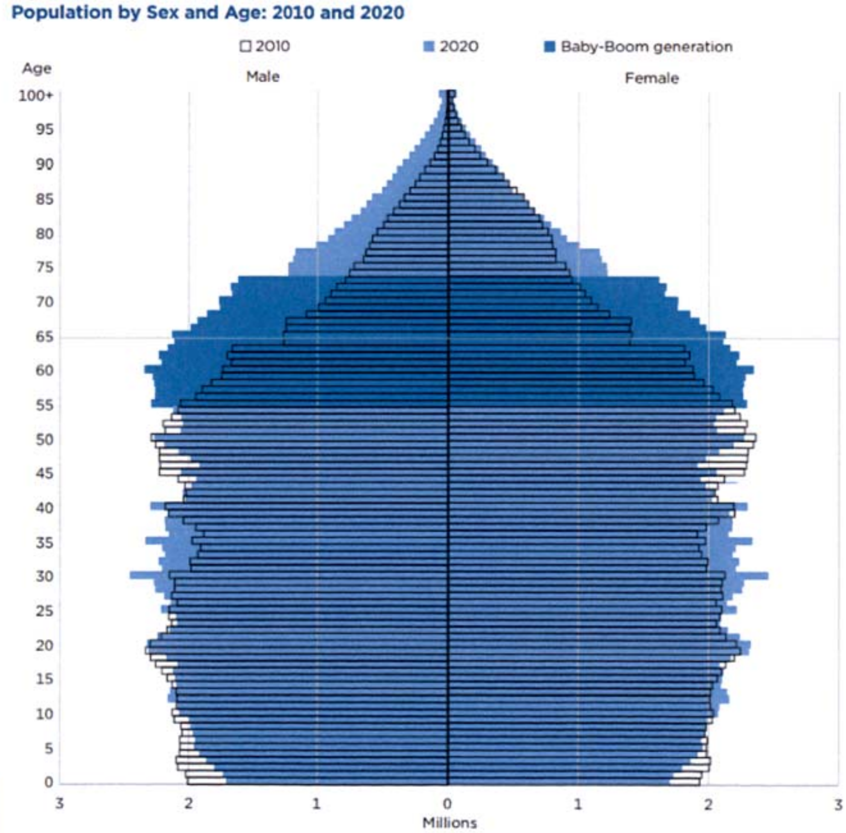


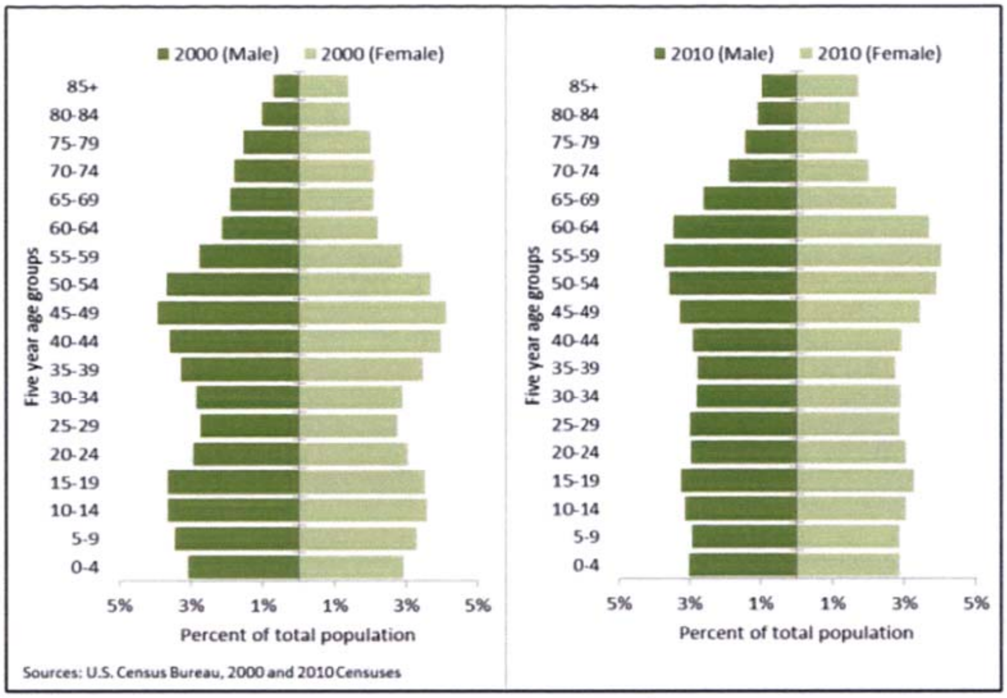
Source: U.S. Census Bureau, Census 2000 Summary File 1 (SF1), 2010 Census Summary File 1 (SF1) and

US Population Pyramid

Figure 3.

Population by Sex and Age: 2010 and 2020



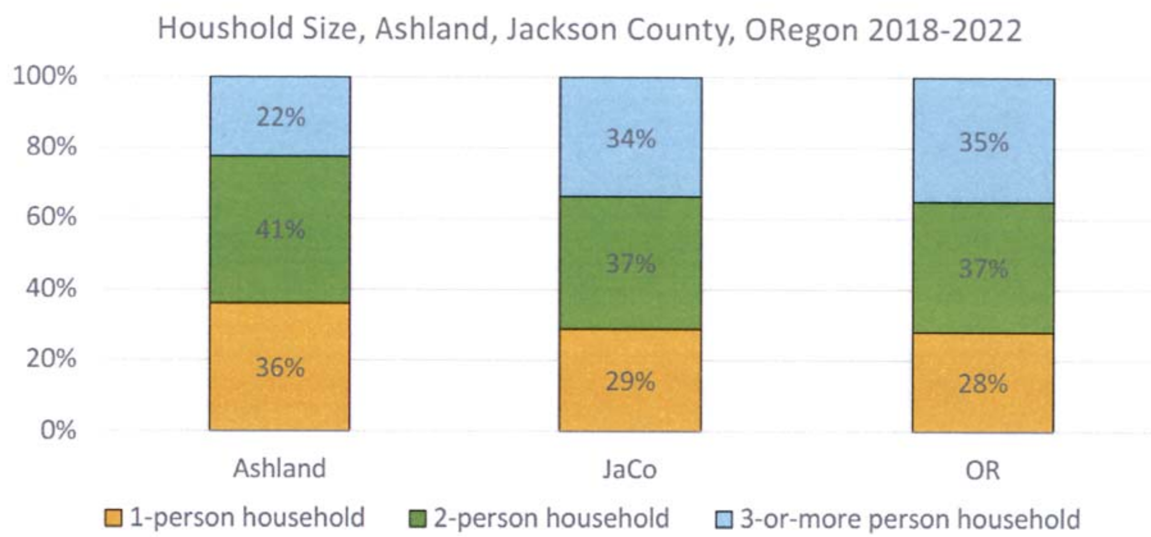


Jackson Count Population Pyramid

Household Size

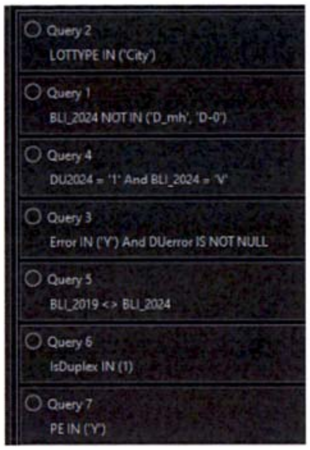
	Ashland city, Oregon		
	2018-2022 Estimates	2013-2017 Estimates	Statistical Significance
HOUSING TENURE			
Occupied housing units	10,120	9,719	
Owner-occupied	52.8%	54.1%	
Renter-occupied	47.2%	45.9%	
Average household size of owner-occupied unit	2.19	2.02	*
Average household size of renter-occupied unit	1.84	2.11	*

Household Size



Process

Geospatial Data & Sources



- GIS special data of current parcels
  - Join Building Permits, Join previous 2019 BLI
- Definition Queries used extensively to then classify changes to development status
- Same as previous years

Analysis

Used GIS to determine Net buildable area

Density was based on zone to determine number of dwellings of potential development likely.

Dose not take into account potential ARU's and duplexes on existing lots.

Mixed Use Housing calculated at 50% allowed density

These combine to create a conservative estimate of development potential

BLI Categories

Buildable Lands Inventory

- Vacant
- Partially Vacant
- Vacant/Open Space-Park
- Vacant/Airport
- Vacant/Parking
- Vacant/Undevelopable

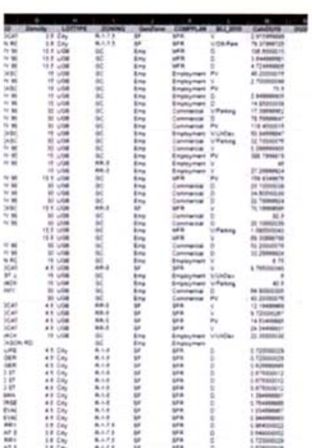
Vacant

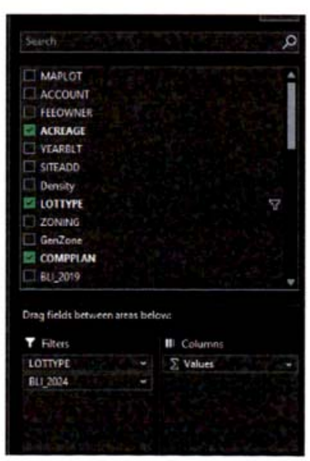
Vacant lots were those parcels that were free of improvements (structures) and were available for future residential or commercial development.

Partially Vacant

Partially vacant have improvements on site, but have additional buildable acreage to accommodate future development.

Tabular output (spread sheet)





9126 records with over 30 fields of data

- Zoning & Comp Plan, City/UGB, Acreage, previous BLI status, area constrained, net buildable area, land value, improvement value, previous land and improvement values, calculated dwellings, adjusted dwellings, etc.

Pivot tables were used for summarizing the datasets. Pivot tables are one of Excel's most powerful features. A pivot table allows you to extract the significance from a large, detailed data set.

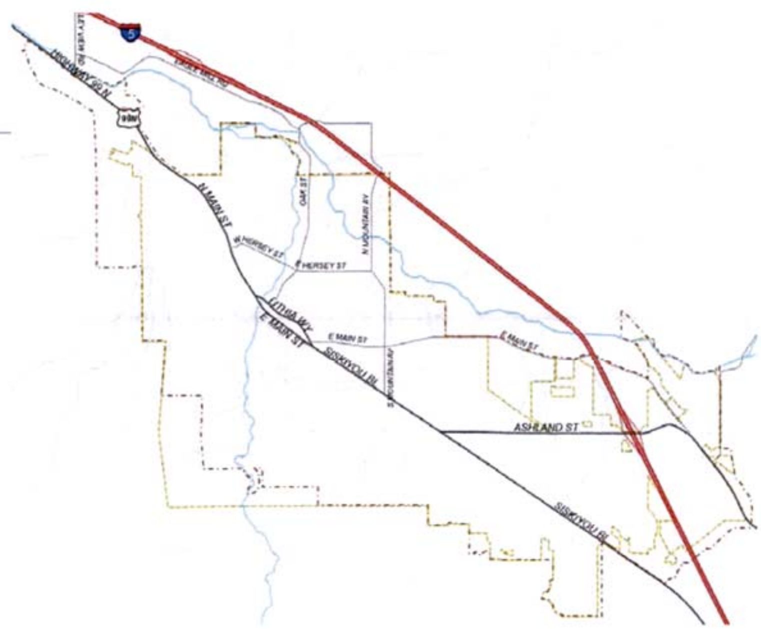
Land Supply / City Area

City Area

The City of Ashland contains a grand total of 4,258 acres within the City Limits.

The Urban Growth Boundary (UGB) contains a total of 4,732 acres.

An area of 226 acres in the southwest corner of the city is inside the city limits but outside the UGB. For this reason, the combined total area of Ashland political boundaries is 4,958 acres.



City Area

The City of Ashland contains a grand total of 4,258 acres within the City Limits.

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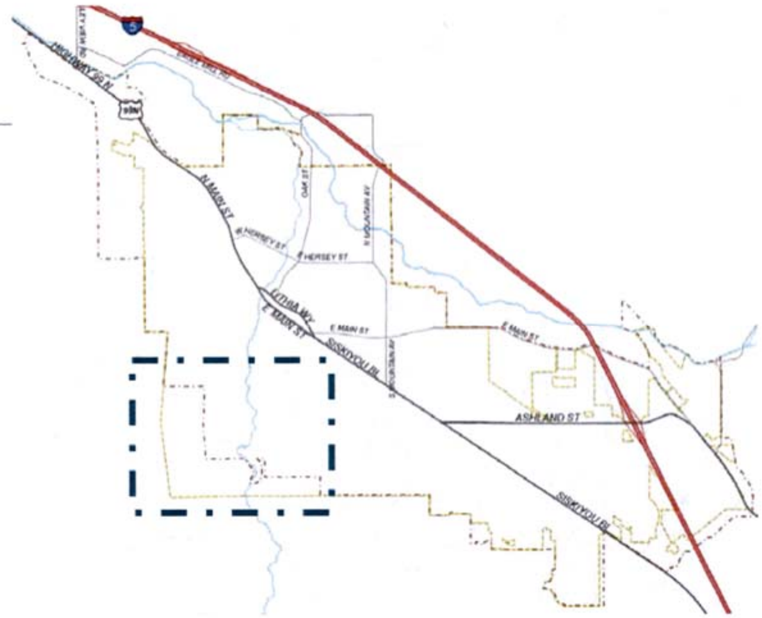

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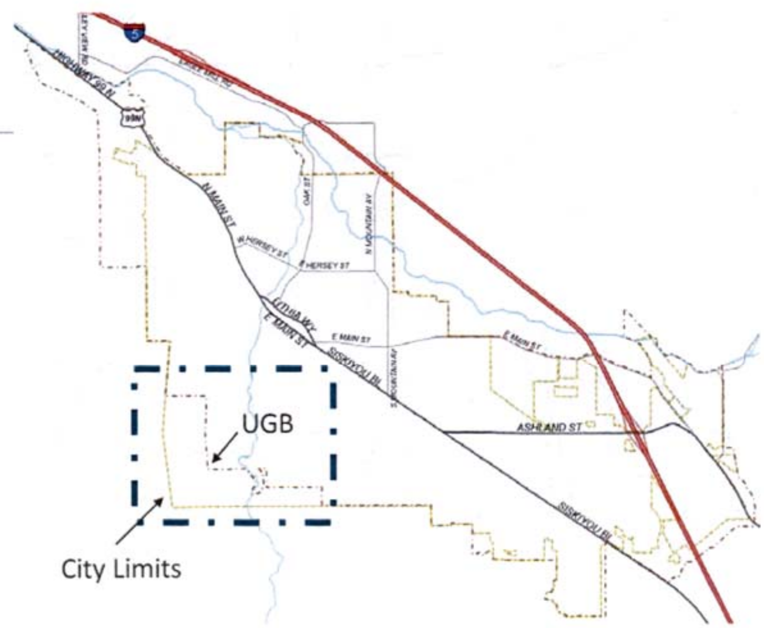


Vacant and Partially Vacant Lands

From Tables 2,3 and 4 of the report

BLI_STATUS	Gross Acreage	Net Buildable Acres
City limits		
Vacant	224.8	139.2
Partially Vacant	243.8	149.7
UGB		
Vacant	168.2	110.7
Partially Vacant	348.6	230.7
TOTAL		
Vacant	393.0	249.9
Partially Vacant	592.4	380.4

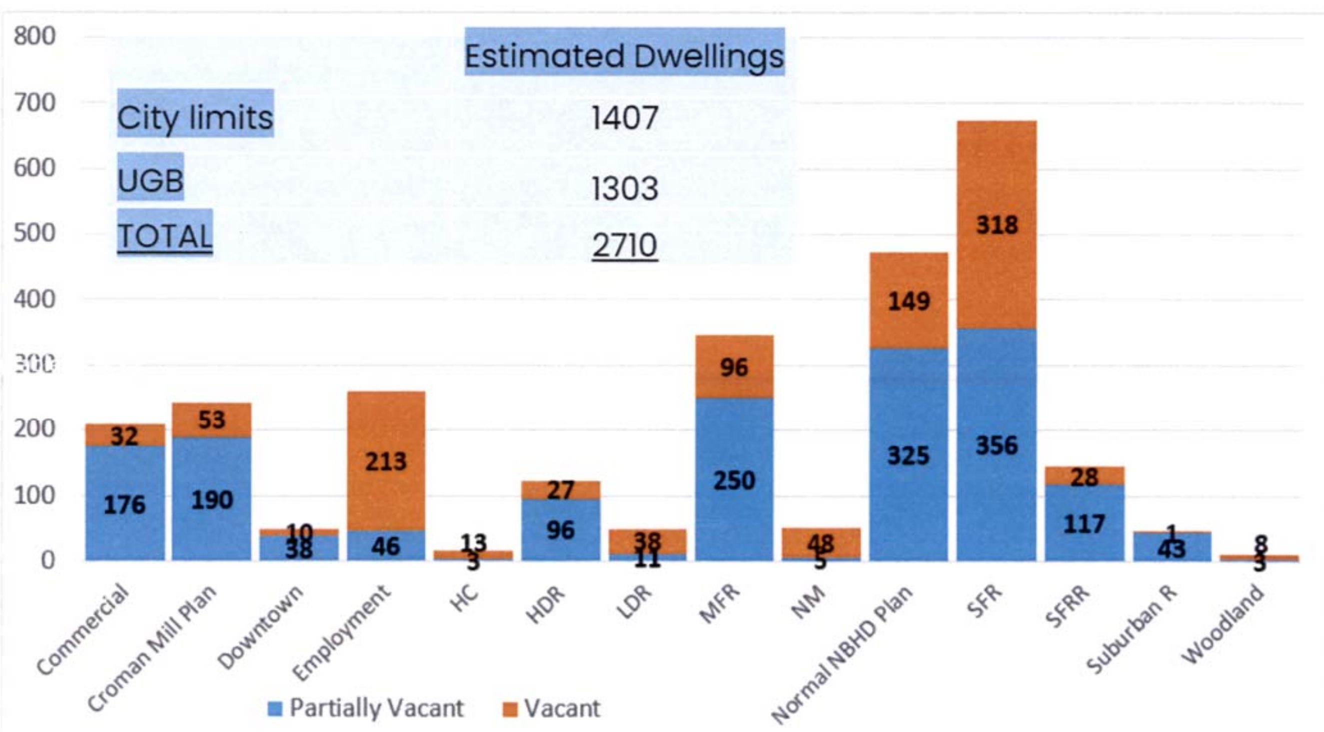
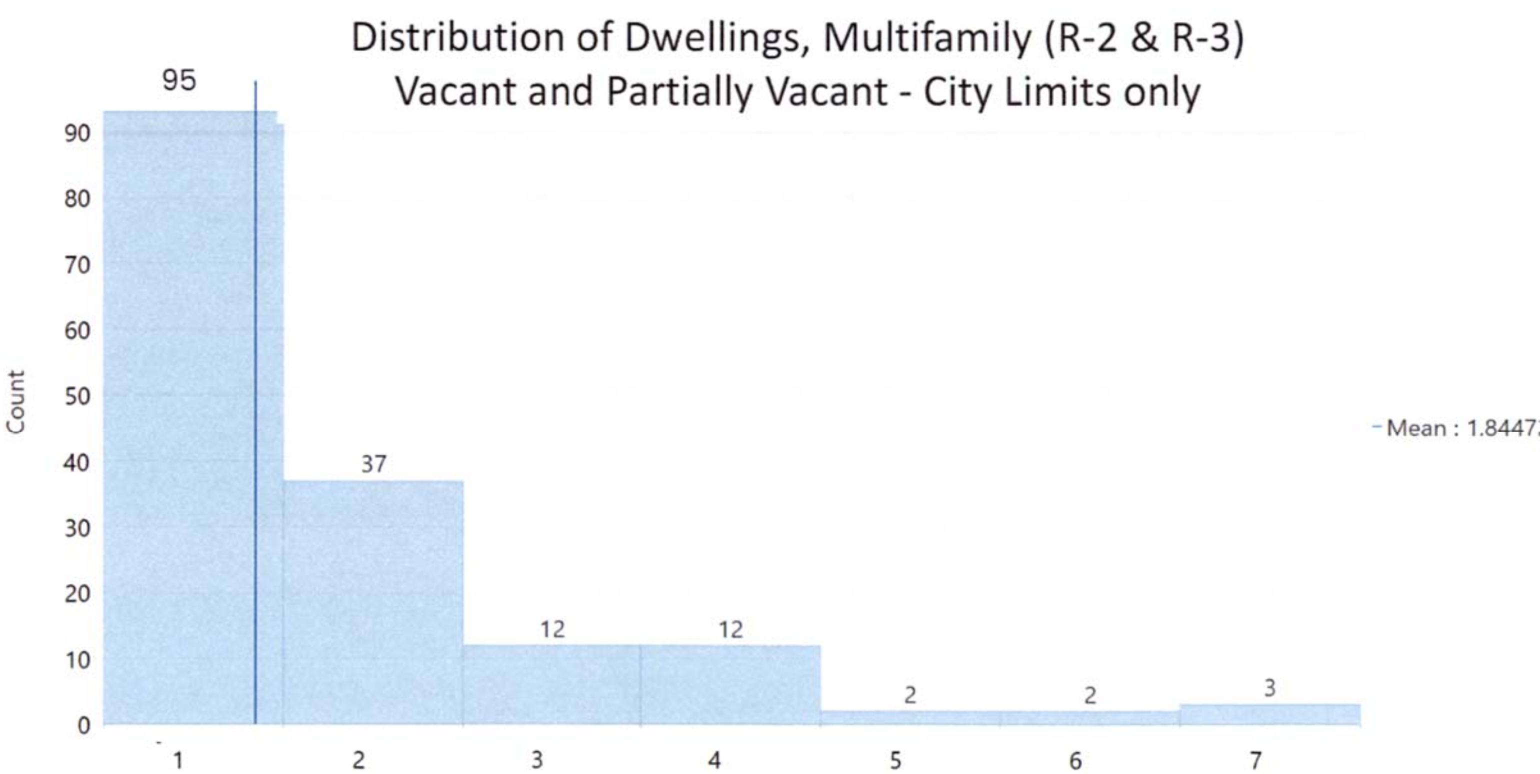
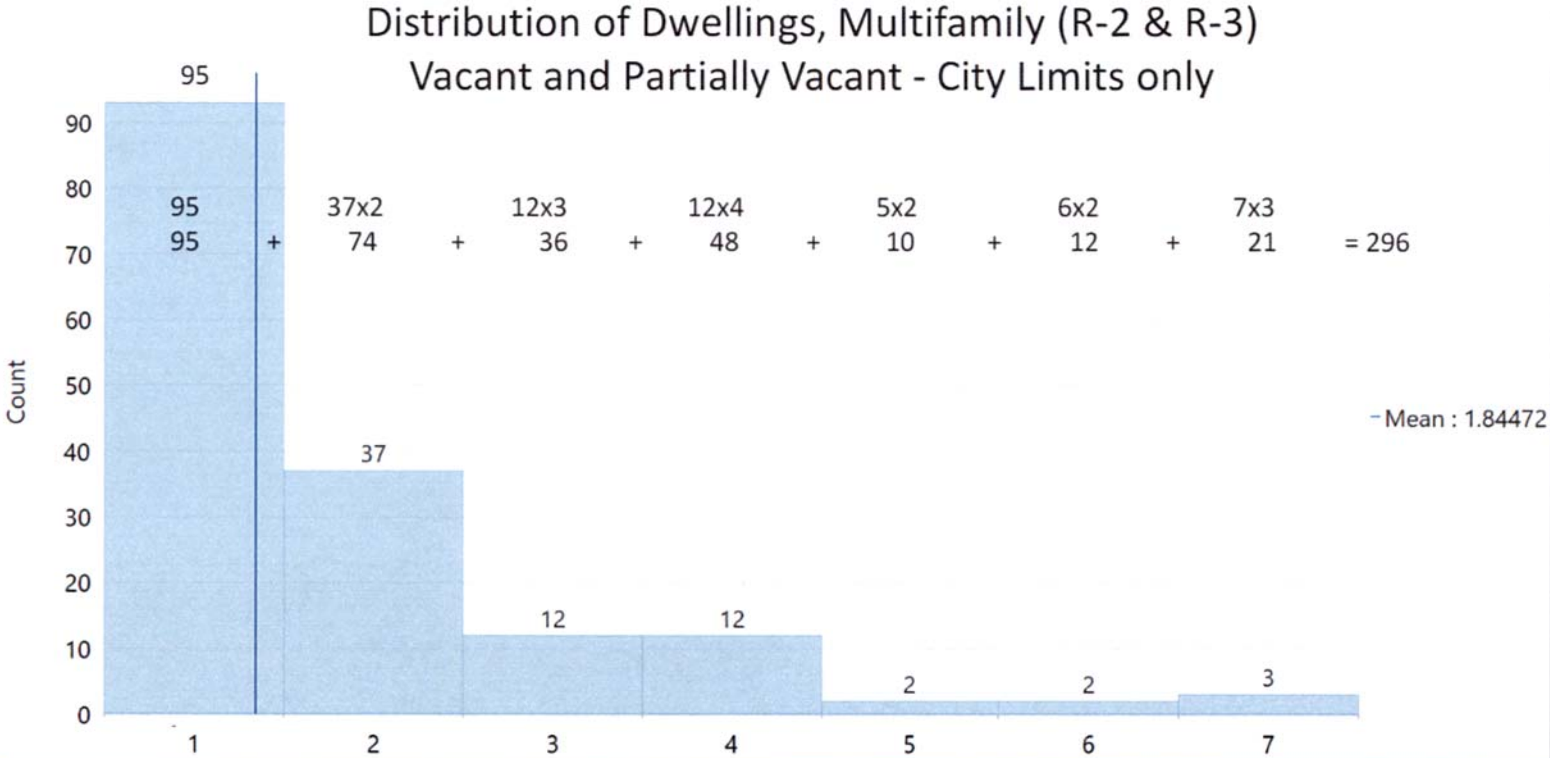


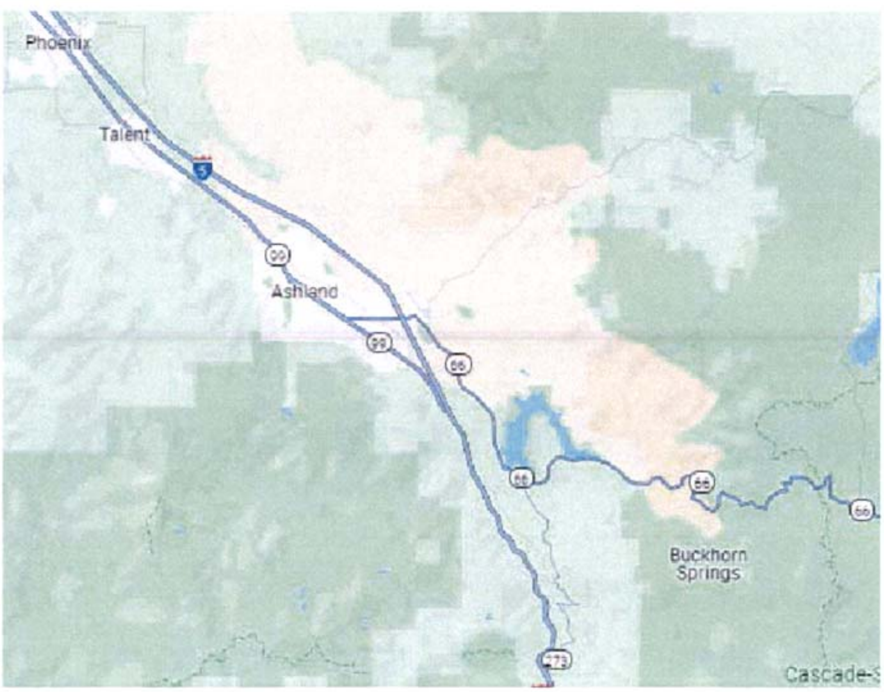
Figure 1 – Potential Dwelling Units by Comprehensive Plan Designation

Plan Designation	Capacity in City	Demand (HCA)	Capacity in City less demand
Low Density Residential	546	222	324
Suburban Residential	1	18	-
Normal Neighborhood	-	231	-
Multifamily Residential	173	172	1
High Density Residential	123	95	28
Crowman Mill	83	34	49
Commercial / Employment	477	86	391
	1403	858	793

Residential Land Sufficiency




Distribution of Dwellings, Multifamily (R-2 & R-3)
Vacant and Partially Vacant - City Limits only
Count
95
37
12
12
2
2
3
95 37x2 12x3 12x4 5x2 6x2 7x3
95 + 74 + 36 + 48 + 10 + 12 + 21 = 296
Mean : 1.84472
0 10 20 30 40 50 60 70 80 90
1 2 3 4 5 6 7


Phoenix
Talent
Ashland
Buckhorn Springs

BLI Map

BLI Categories

Buildable Lands Inventory

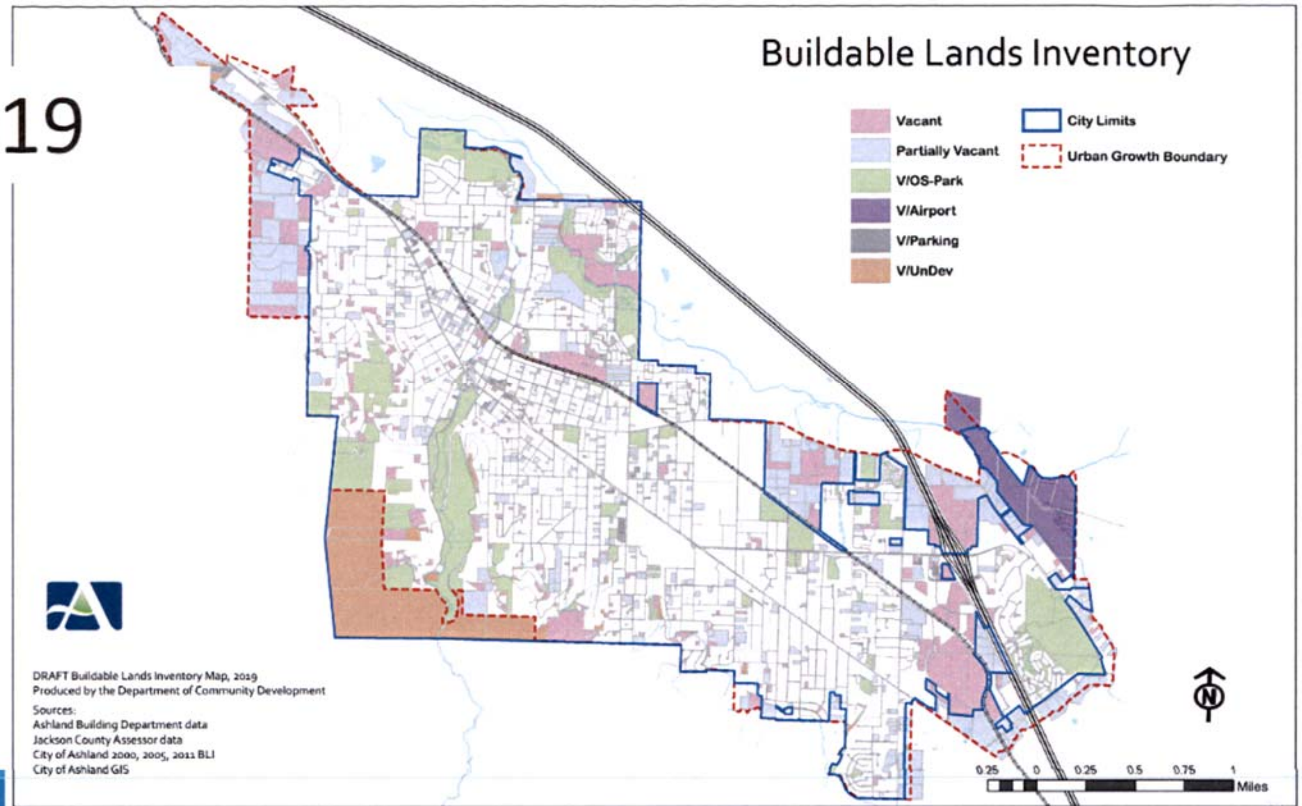
- Vacant
- Partially Vacant
- Vacant/Open Space-Park
- Vacant/Airport
- Vacant/Parking
- Vacant/Undevelopable

BLI Categories

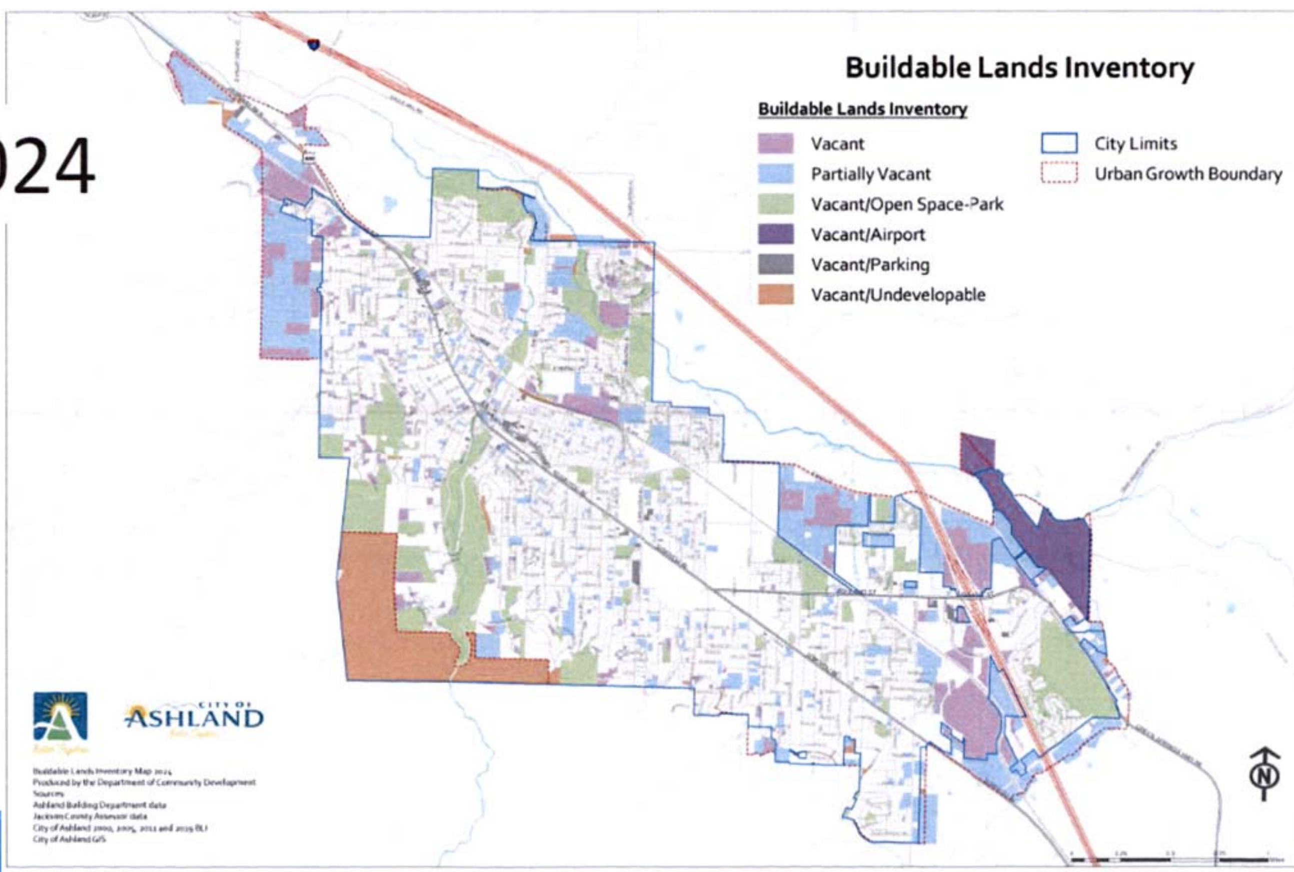
Buildable Lands Inventory

- Vacant
- Partially Vacant
- Vacant/Open Space-Park
- Vacant/Airport
- Vacant/Parking
- Vacant/Undevelopable

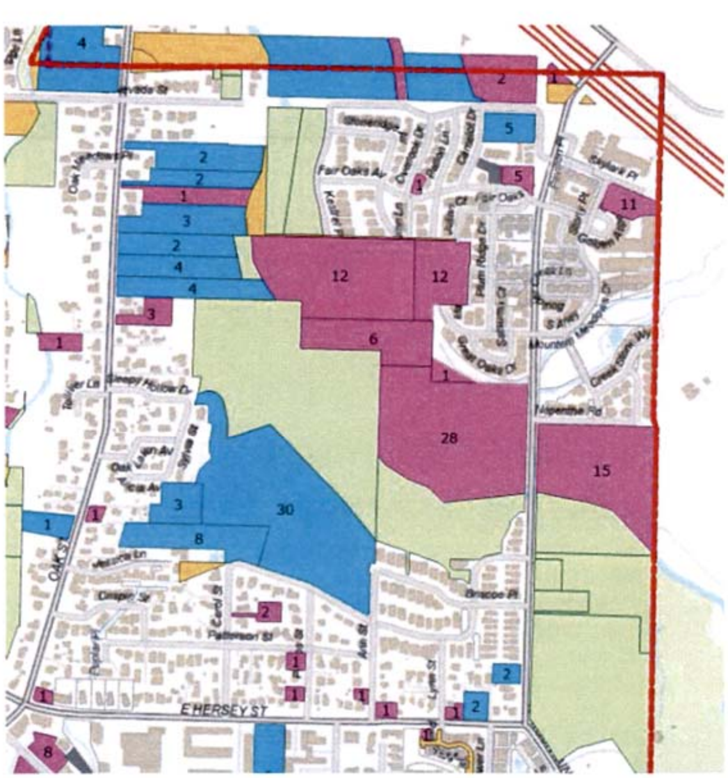
2019


Buildable Lands Inventory
Vacant
Partially Vacant
V/OS-Park
V/Airport
V/Parking
V/UnDev
City Limits
Urban Growth Boundary
DRAFT Buildable Lands Inventory Map, 2019
Produced by the Department of Community Development
Sources:
Ashland Building Department data
Jackson County Assessor data
City of Ashland 2000, 2005, 2011 BLI
City of Ashland GIS
0.25 0 0.25 0.5 0.75 1
Miles

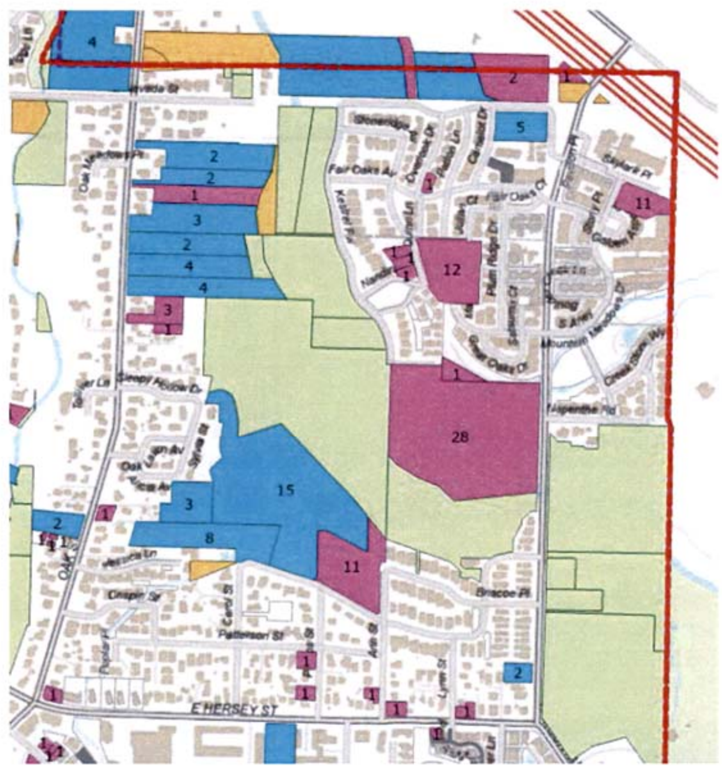
2024


Buildable Lands Inventory
Buildable Lands Inventory
Vacant
Partially Vacant
Vacant/Open Space-Park
Vacant/Airport
Vacant/Parking
Vacant/Undevelopable
City Limits
Urban Growth Boundary
CITY OF ASHLAND
Buildable Lands Inventory Map 2024
Produced by the Department of Community Development
Sources
Ashland Building Department data
Jackson County Assessor data
City of Ashland 2000, 2005, 2011 and 2019 BLI
City of Ashland GIS

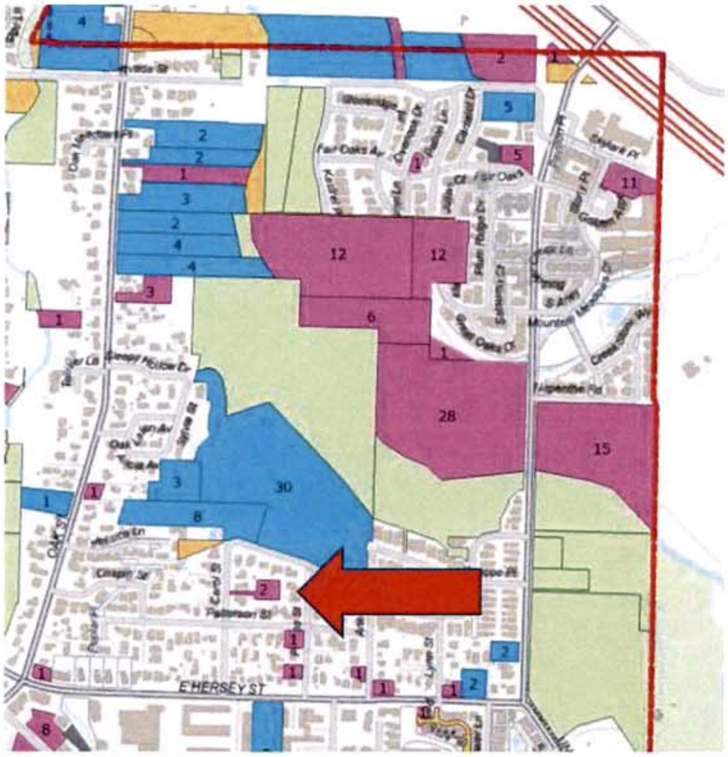
North Mountain Neighborhood

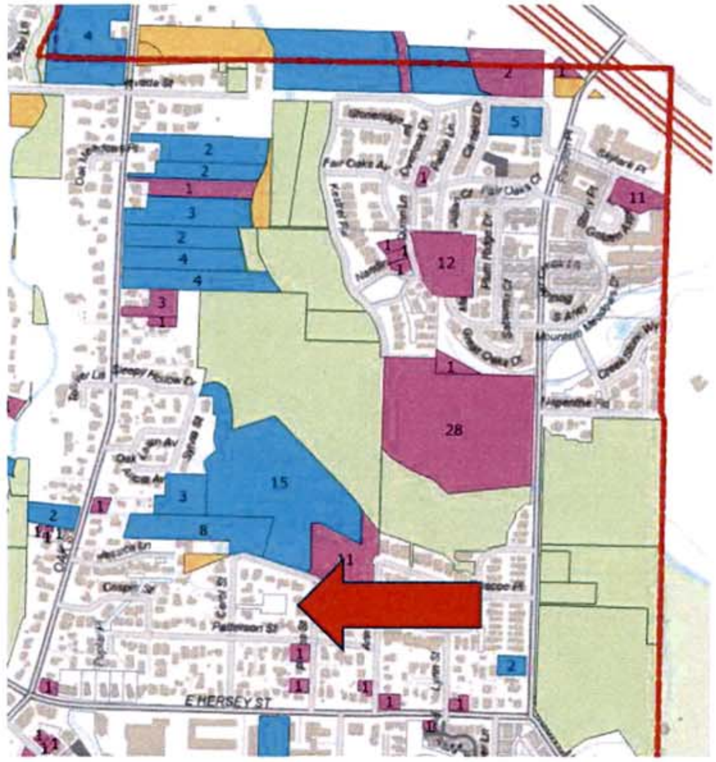


2019

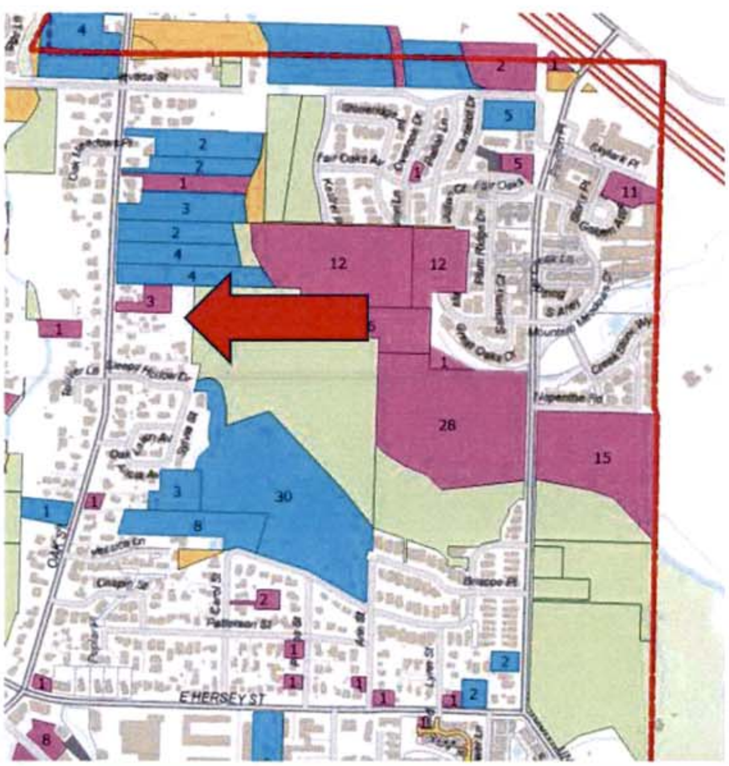


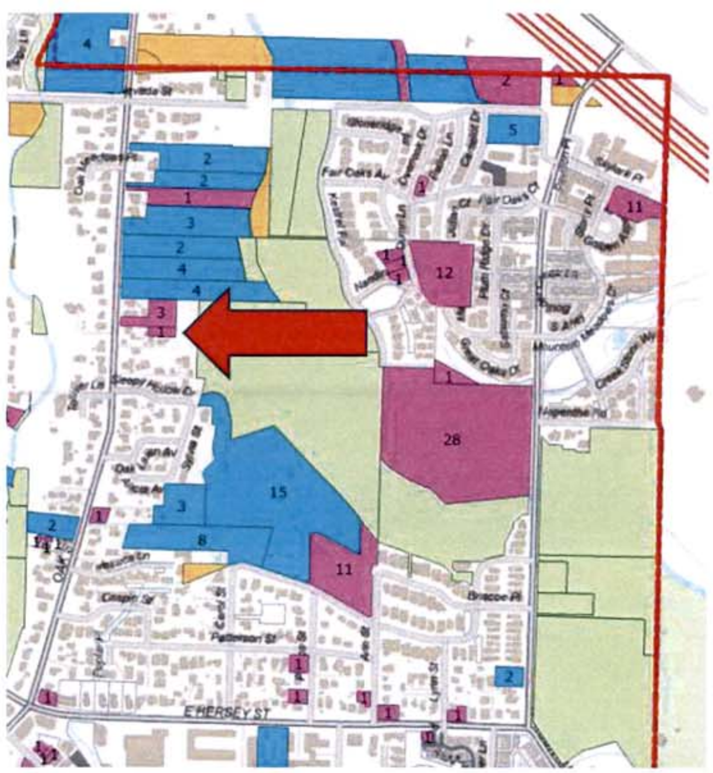
2024



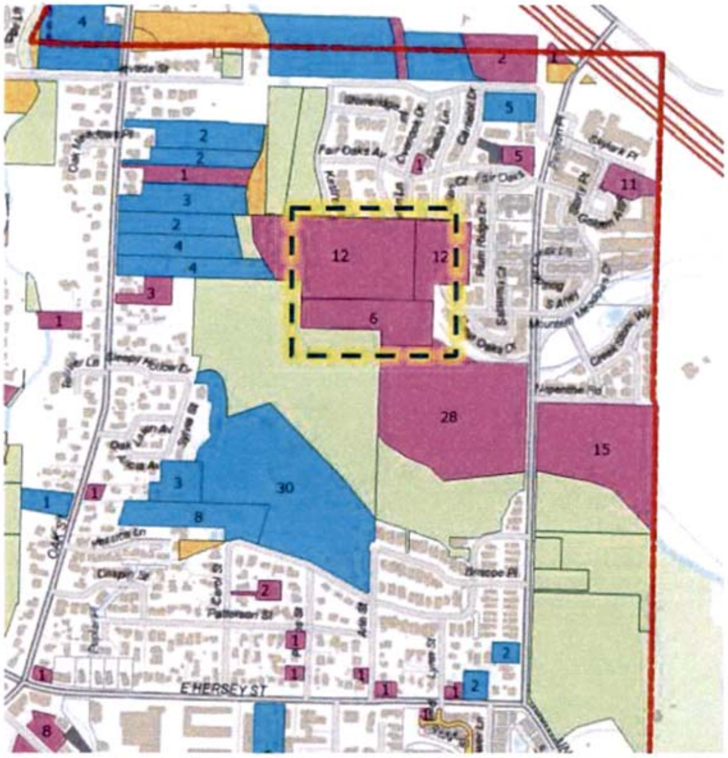


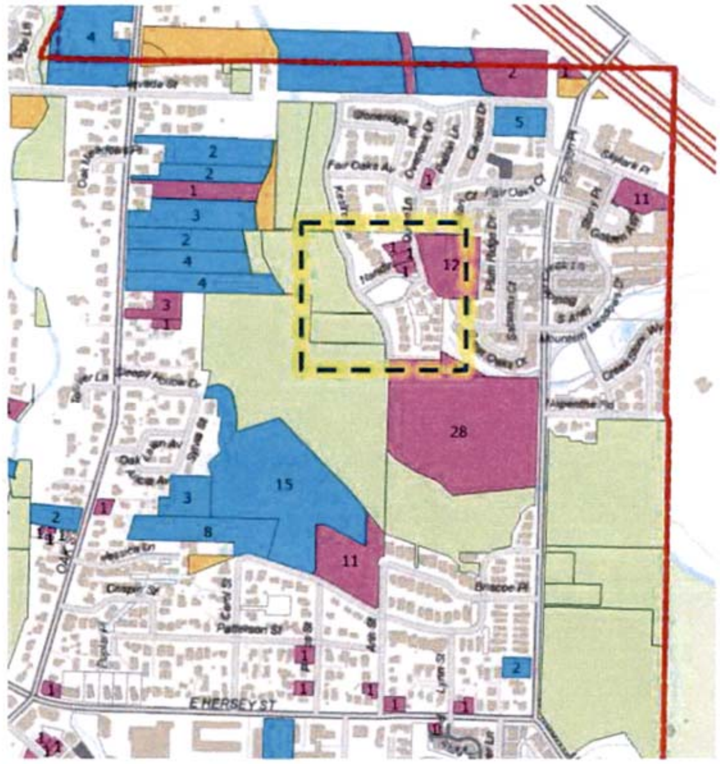
2019 2024



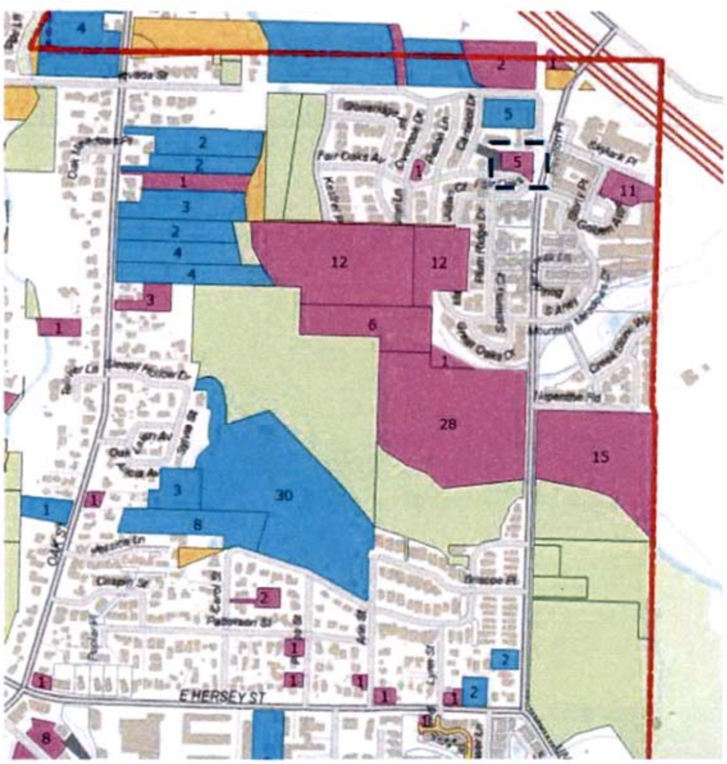


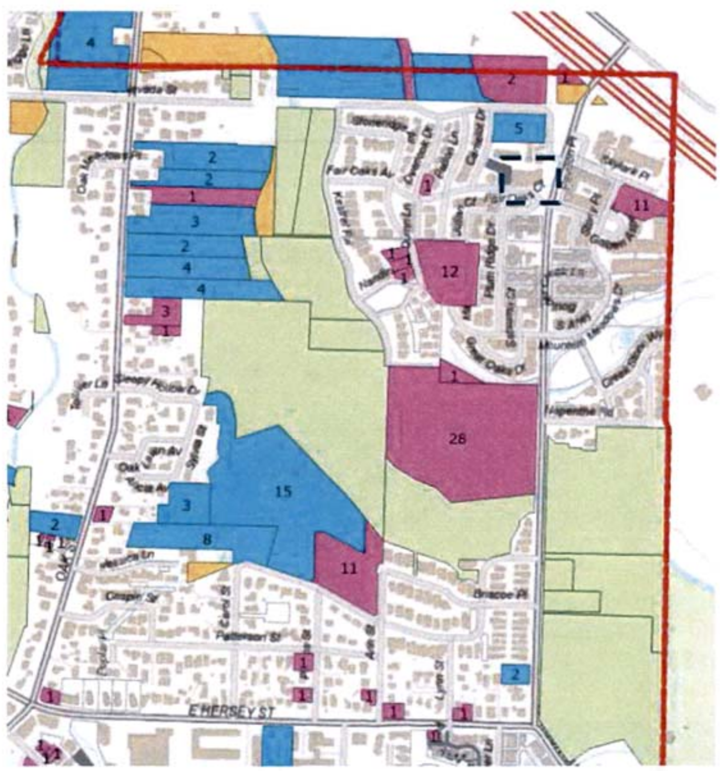
2019 2024



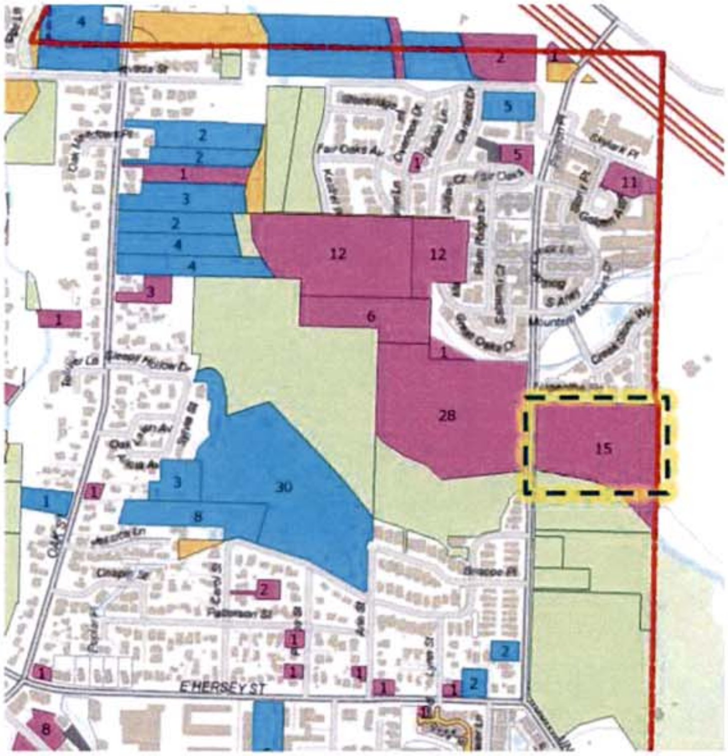


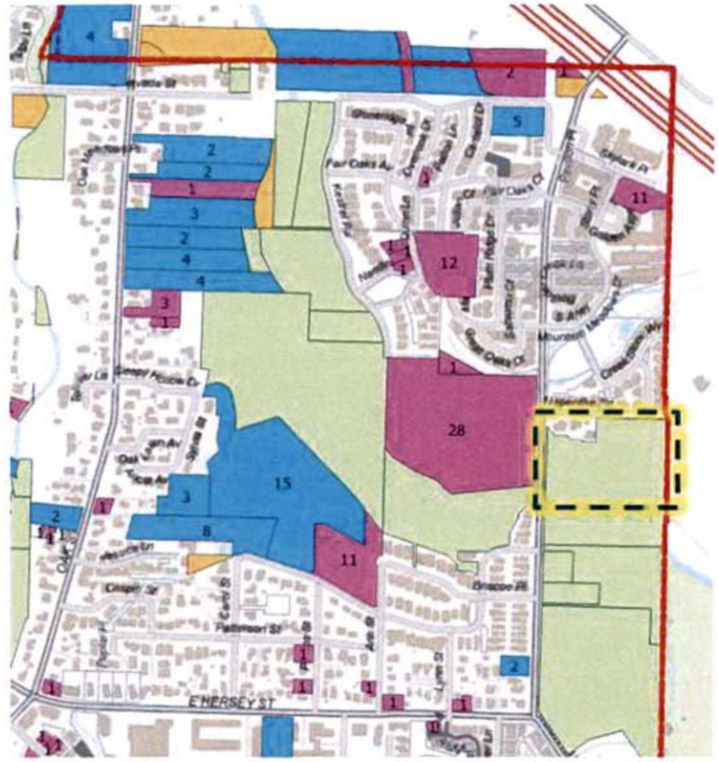
2019 2024



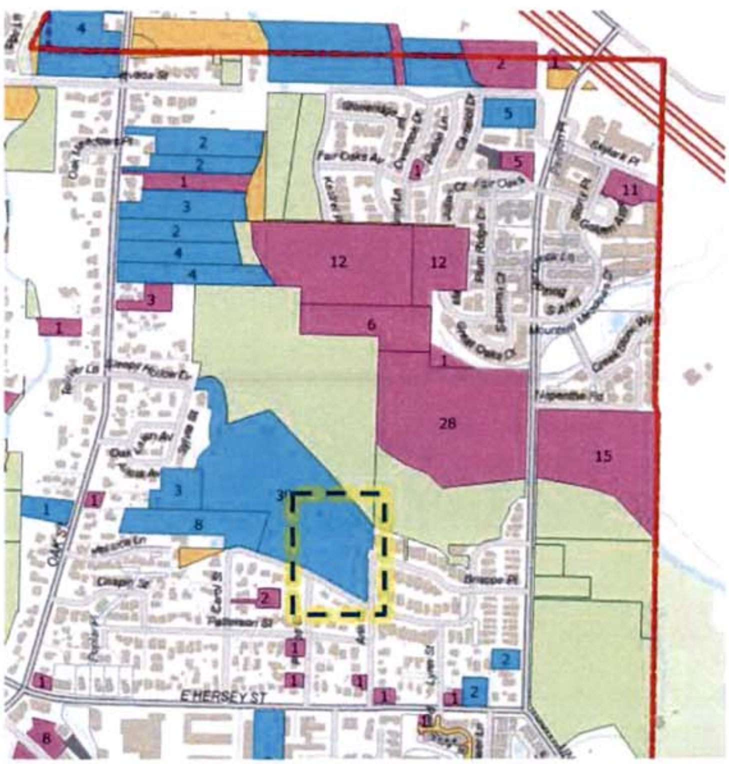


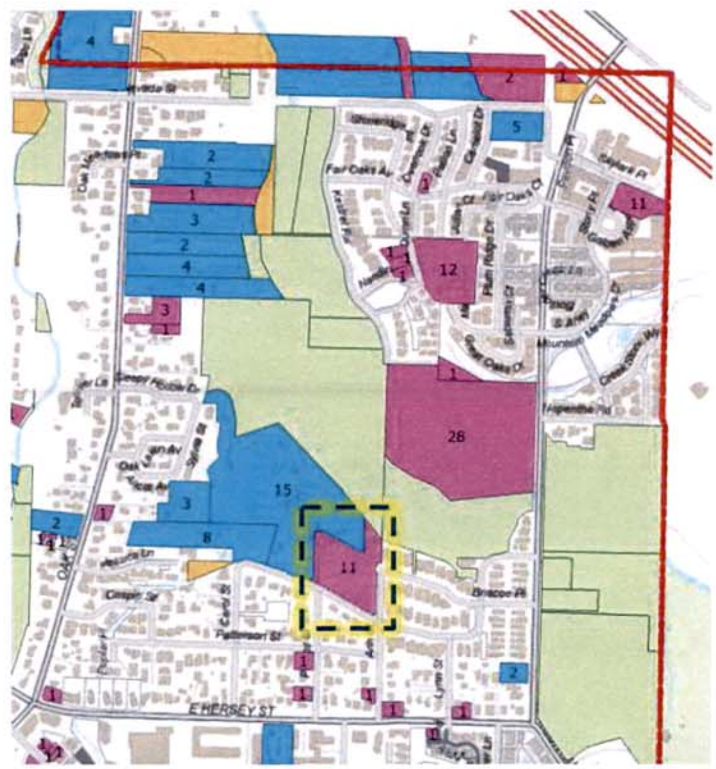
2019 2024



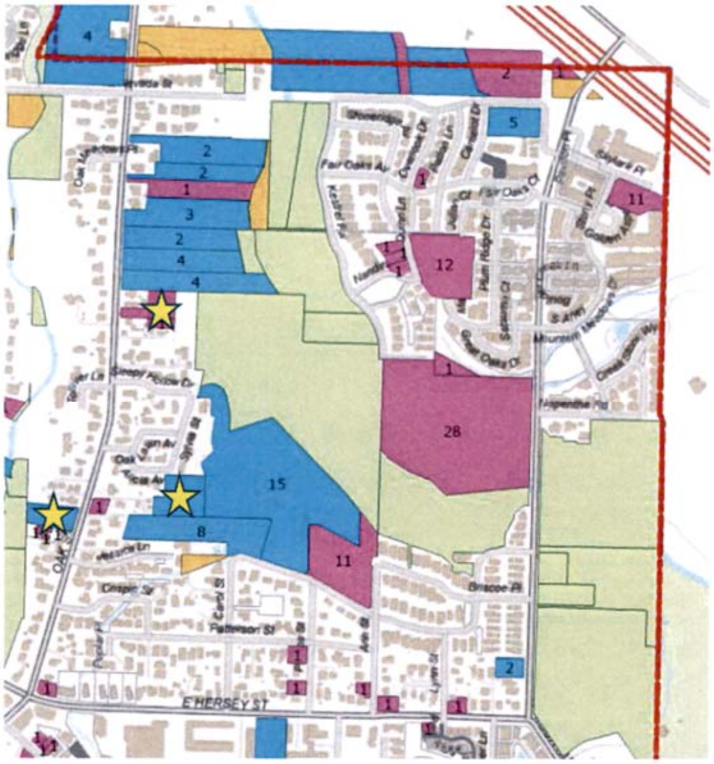


2019 2024

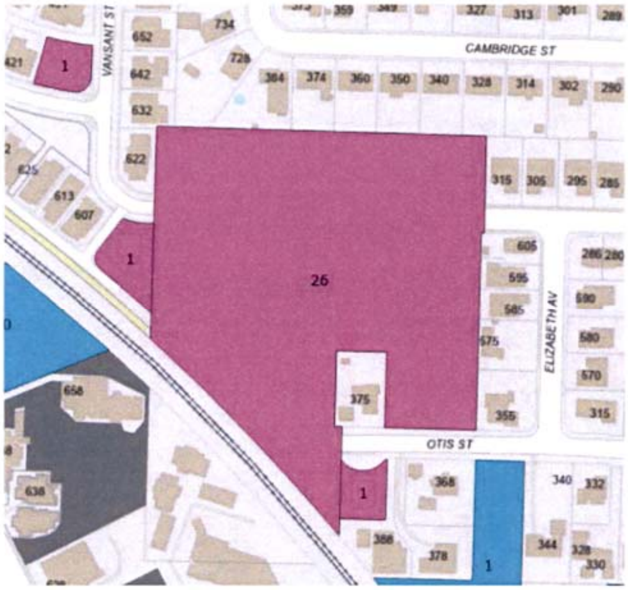


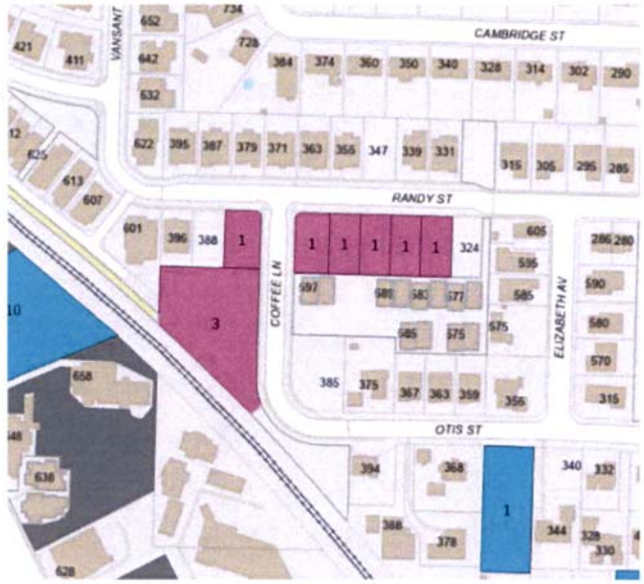


2019 2024

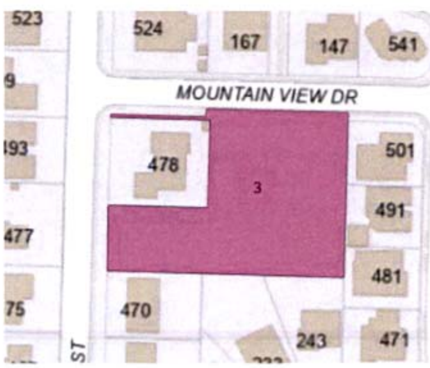


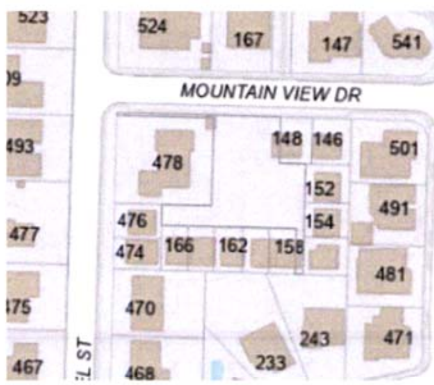
West Village & Surrounding





2019 2024



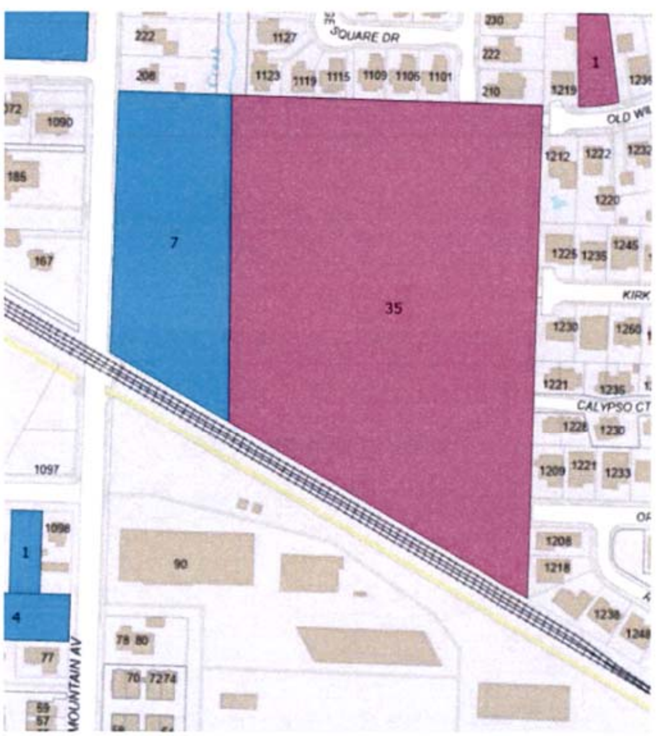


2019

Cottage Housing 2024

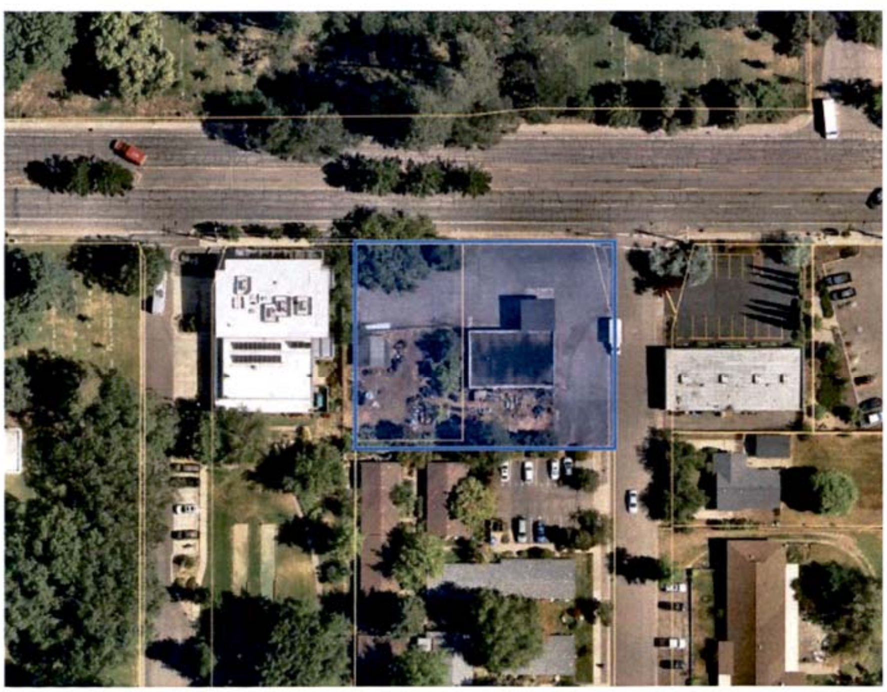
Beach Creek

ANNEXATION



2019

2024



0.59 ac x 13.5 du/ac
base density = 7.96

Using transit triangle regulations 30+ apartments would be possible.

Conclusions

Based on the findings of the Housing Capacity Analysis the City will have a demand for 858 dwellings over the next twenty-year period.

This updated BLI shows that the City has potential development capacity of 1,407 dwellings within the city limits, and an additional 1,303 dwellings possible within the UGB.

This exceeds the forecast demand for new dwellings and demonstrates that there is sufficient buildable land for the projected demand over the twenty-year period.

Exhibit 66. Forecast of demand for new dwelling units, Ashland UGB, 2021 to 2041
Source: Calculations by ECONorthwest.

Variable	New Dwelling Units (2021-2041)
Change in persons	1,691
minus Change in persons in group quarters	58
equals Persons in households	1,633
Average household size	2.06
New occupied DU	793
times Vacancy rate	8.2%
equals Vacant dwelling units	65
Total new dwelling units (2021-2041)	**858**
Annual average of new dwelling units	**43**

Historic Residential Production

Table 14 - Residential Production

Residential Units built per fiscal year	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	average	total
SFR	36	39	32	44	32	17	33.3	200
ARU	13	19	12	12	15	12	13.8	83
Multi-family	29	34	3	96	4	20	31.0	186
Mixed-Use	2	2	36	30	1	0	11.8	71
	80	94	83	182	52	49	90.0	540

BLI as a living document

As was pointed out in the document there have been numerous changes in state law including:

- duplexes and Accessory Dwelling Units (ADUs) without restriction
- Middle Housing Land Divisions
- Elimination of parking requirements
- Allowing residential development on commercial lands
- Requiring the allowance of 'adjustments' to local regulations
- Climate Friendly Area's and CFEC rules

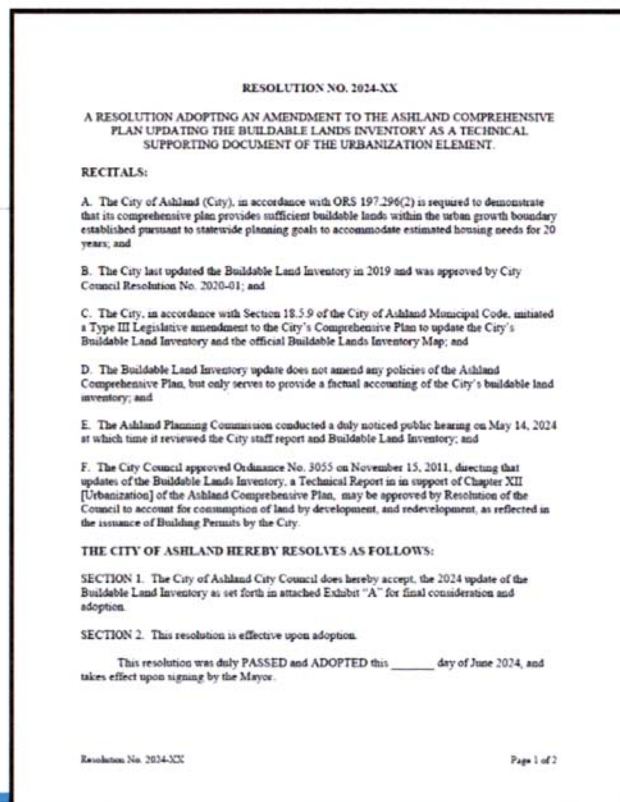
As new guidance is issued regarding methodology to take these changes into account future updates of the BLI will take these changes into account

Next Steps

The Planning Commission reviewed and recommended forwarding the BLI to Council for Approval

Because of timelines for state notification the formal adoption can not happen until July 16th.

Additionally, this updated BLI will be used to support ongoing efforts with regards to CFA planning and an updated Economic Opportunity Analysis.



RESOLUTION NO. 2024-XX

A RESOLUTION ADOPTING AN AMENDMENT TO THE ASHLAND COMPREHENSIVE PLAN UPDATING THE BUILDABLE LANDS INVENTORY AS A TECHNICAL SUPPORTING DOCUMENT OF THE URBANIZATION ELEMENT.

RECITALS:

A. The City of Ashland (City), in accordance with ORS 197.296(2) is required to demonstrate that its comprehensive plan provides sufficient buildable lands within the urban growth boundary established pursuant to statewide planning goals to accommodate estimated housing needs for 20 years; and

B. The City last updated the Buildable Land Inventory in 2019 and was approved by City Council Resolution No. 2020-01; and

C. The City, in accordance with Section 18.5.9 of the City of Ashland Municipal Code, initiated a Type III Legislative amendment to the City's Comprehensive Plan to update the City's Buildable Land Inventory and the official Buildable Lands Inventory Map; and

D. The Buildable Land Inventory update does not amend any policies of the Ashland Comprehensive Plan, but only serves to provide a factual accounting of the City's buildable land inventory; and

E. The Ashland Planning Commission conducted a duly noticed public hearing on May 14, 2024 at which time it reviewed the City staff report and Buildable Land Inventory; and

F. The City Council approved Ordinance No. 3055 on November 15, 2011, directing that updates of the Buildable Lands Inventory, a Technical Report in in support of Chapter XII [Urbanization] of the Ashland Comprehensive Plan, may be approved by Resolution of the Council to account for consumption of land by development, and redevelopment, as reflected in the issuance of Building Permits by the City.

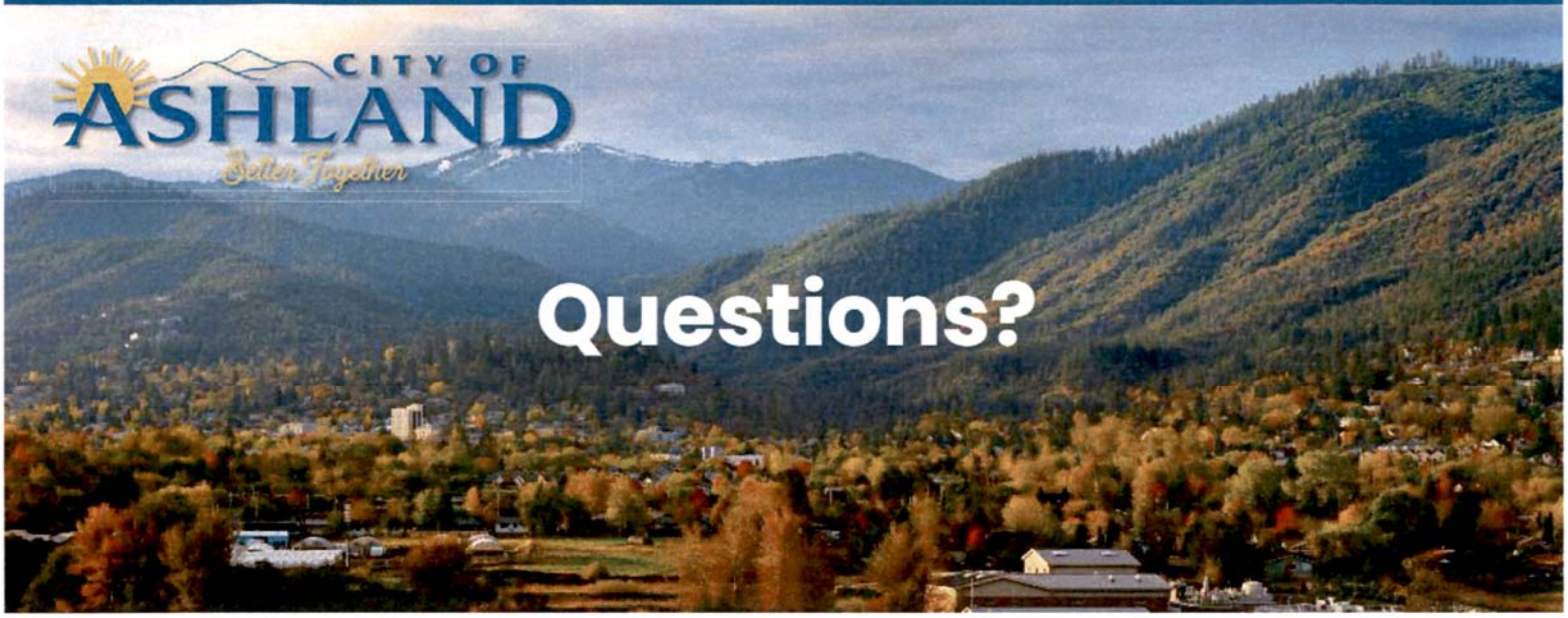
THE CITY OF ASHLAND HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City of Ashland City Council does hereby accept, the 2024 update of the Buildable Land Inventory as set forth in attached Exhibit "A" for final consideration and adoption.

SECTION 2. This resolution is effective upon adoption.

This resolution was duly PASSED and ADOPTED this _______ day of June 2024, and takes effect upon signing by the Mayor.

Resolution No. 2024-XX Page 1 of 2


CITY OF
ASHLAND
Better Together
Questions?

Land Banking

Land Banking – Housing Production Strategy

- **Get policy direction from City Council on the role the City should take in land banking.**
- **Inventory publicly and privately-owned properties** in areas well-suited for a land bank purpose.
- **Partner with and contribute funds or land to an existing non-profit land bank** or participate in the formation of a new non-profit land bank.
- **Partner with and contribute land to a community land trust** that is led by an existing entity, often a nonprofit organization.
- **Acquire land** or maintain existing land until it can be made available to to develop as affordable housing

Land Banking

Development Partnerships: Collaborate with developers, nonprofits, and community groups to develop affordable housing, a community land trust, and/or land bank.

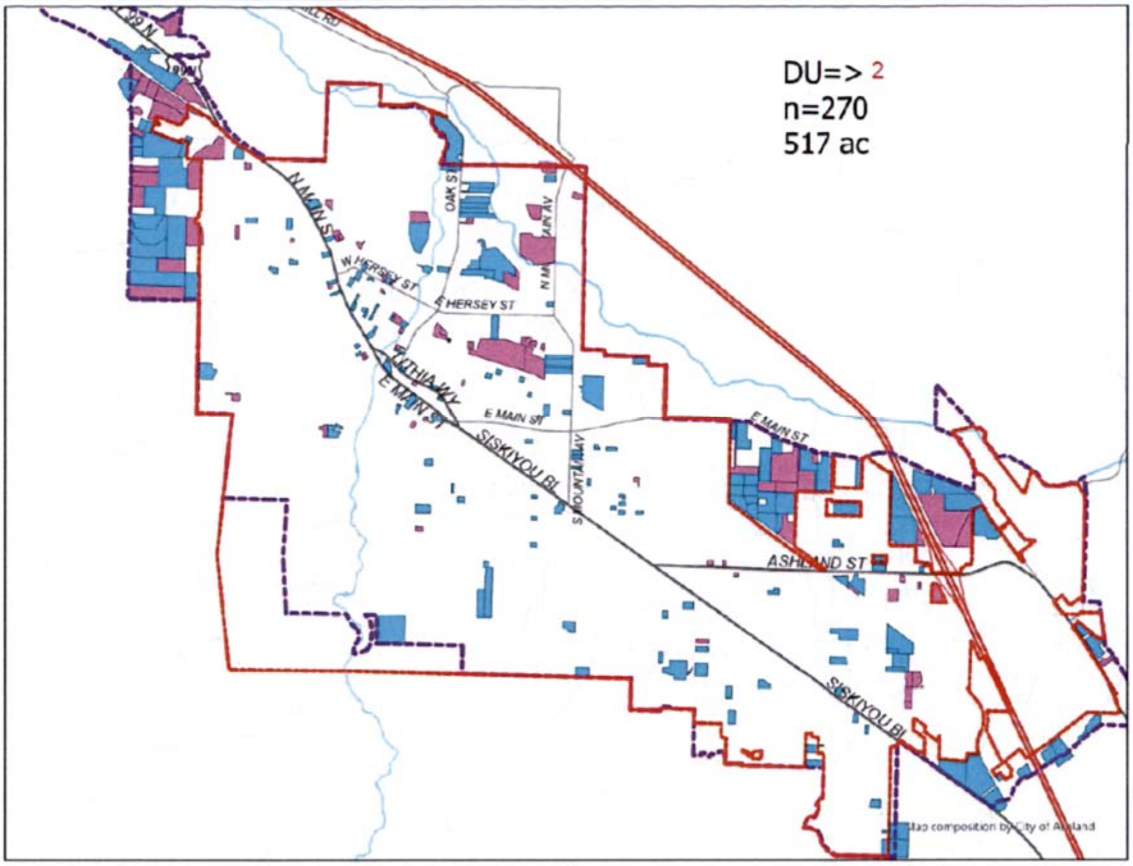
Property Acquisition: Identify funding to obtain vacant or underused properties through purchase, donation, or surplus City property

Stewardship and Oversight: Maintain and monitor properties to ensure they meet community goals and standards, adjusting plans as needed.

Land Banking – Housing Production Strategy

Exhibit 2. Housing Initiatives, Potential Actions, and Proposed Adoption
■ Primary Focus of the initiative ☐ Secondary Focus of the initiative

Action Name	Initiative Name				Proposed Adoption Timing
	Encourage development of low- and moderate-income affordable rental housing	Increase opportunities for affordable homeownership	Encourage development of income-restricted affordable housing units	Preserve existing supply of low- and moderate-income affordable housing	
A. Evaluate participating in or establishing a land bank.	■	■	■		2026*

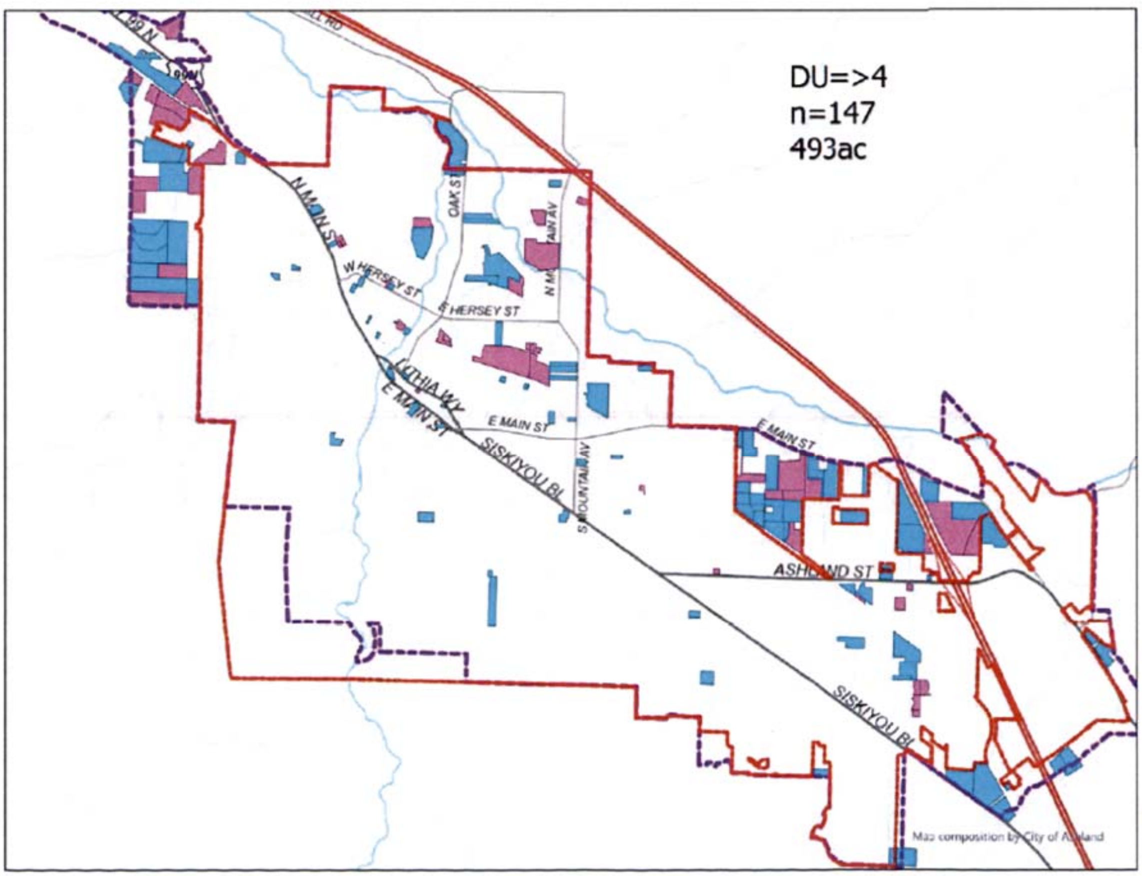


Residential Land

Partially Vacant

Vacant

Lots with Residential Development Capacity of **two** new dwellings or more.

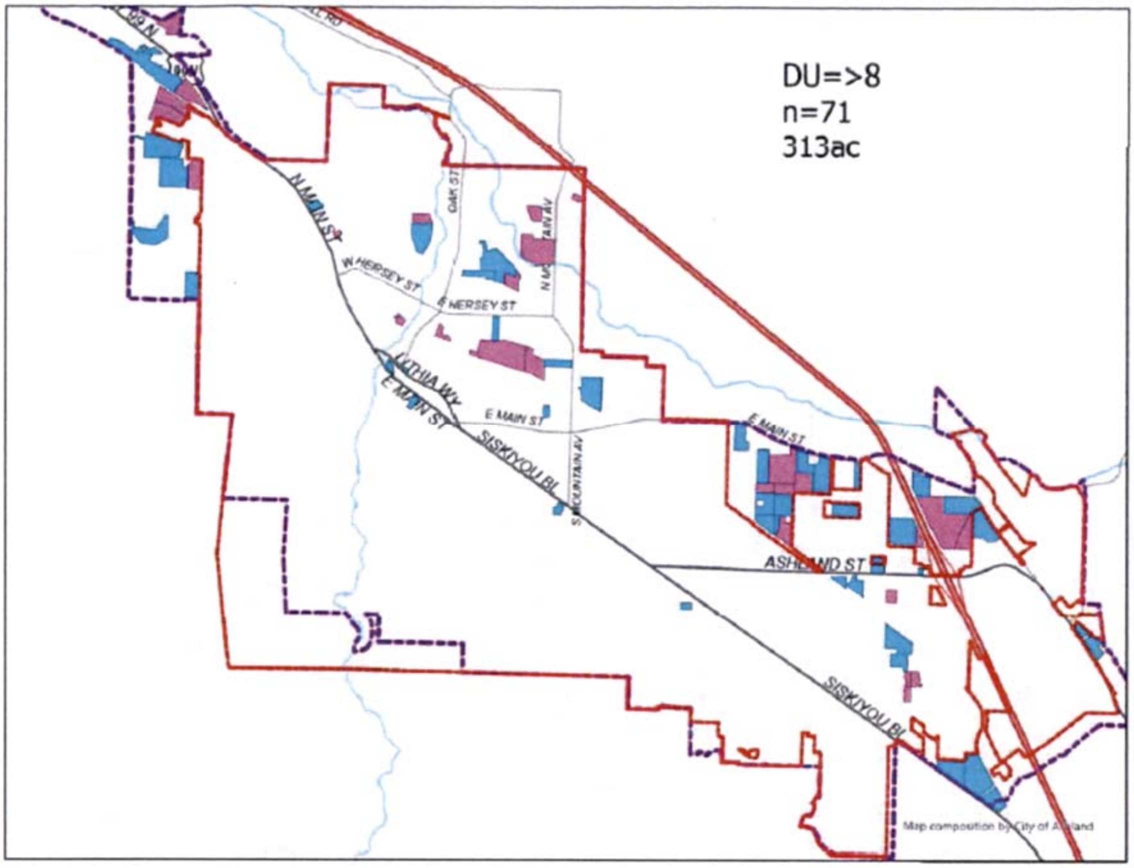


Residential Land

Partially Vacant

Vacant

Lots with Residential Development Capacity of **<u>four</u>** new dwellings or more.

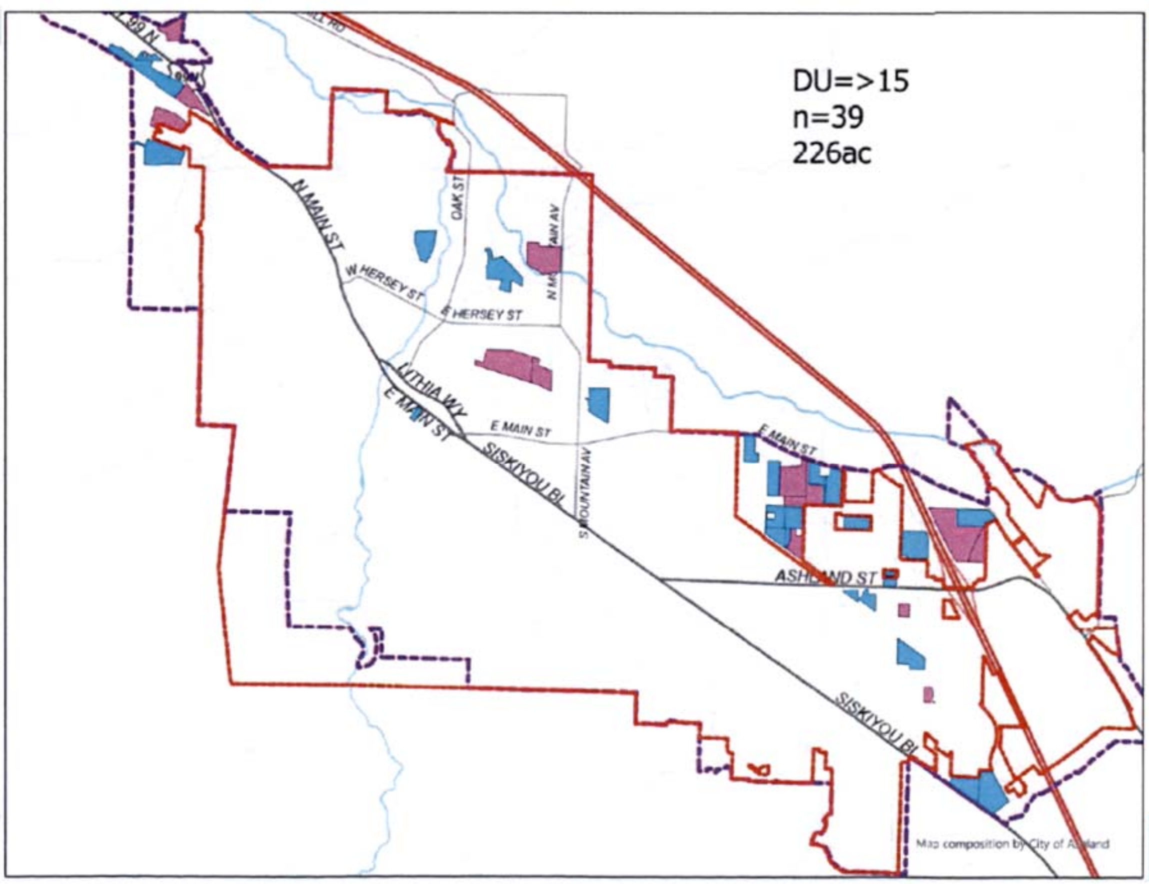


Residential Land

Partially Vacant

Vacant

Lots with Residential Development Capacity of **eight** new dwellings or more.

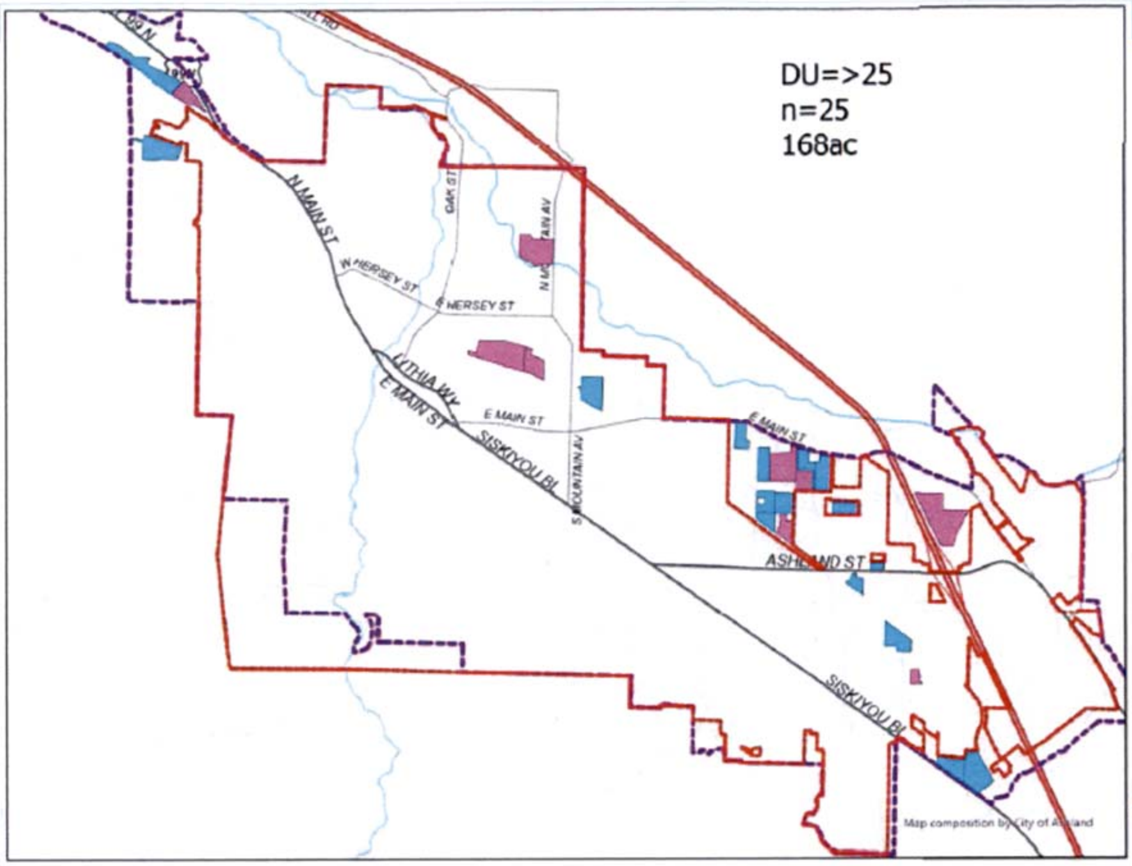


Residential Land

Partially Vacant

Vacant

Lots with Residential Development Capacity of **15** new dwellings or more.



Residential Land

Partially Vacant

Vacant

Lots with Residential Development Capacity of **25** new dwellings or more.

City Surplus Land (June 2022 Council Discussion)

Table 1: Surplus Properties

Note:

•Green-status ready to next steps

•Yellow-additional work and associated planning still required

Property Name	DEPT	Zoning	Comments	Recommendation
North Mountain Avenue (391E04AD TL#100)	ADMIN	NM .35 acres	Property Only-no improvements (appraisal $300k, 2021)	Declared as surplus: Sell
380 CLAY ST	ADMIN	R-2 .32 acres	front lot with home (appraisal $340k, 2021)	Declared as surplus: Sell
East Main Street Parking (391E09BC TL#201)	ADMIN	C-1-D .06 acres	Currently leased for parking-no appraisal	Declared as surplus: Sell
1097 B STREET "B ST YARD"	PW	E-1, R-1-5 (5 lots)	appraised$1.93-2.04 Million, 2021 (depending on final zoning)	Appraisal complete, intended for surplus once Hardesty is operational. Staff will bring back the formal action to surplus for sale.
1291 OAK ST "HARDESTY PROPERTY"	PW	EFU	Partition House and adjacent property (appraisal $685,000, 2021)	May be able to sell the lot/house with the northern portion preserved by perpetual easement for riparian protection and future wetlands. Staff is requesting direction from Council on this option.
IMPERATRICE PROPERTY (NORTHERN LOTS)	PW	EFU	purchased 1996 $950K	Work with the Parks Department and Southern Oregon Land Conservancy to define needs for the northern lots and bring back recommendation to Council (include in site master plan work)
IMPERATRICE PROPERY (SOUTHERN LOTS)	PW	EFU	Currently Leased purchased 1996 $950K	Longer term - evaluate best overall use (site master plan)

City Surplus Land (June 2022 Council Discussion)

North Mountain Property:
Declared Surplus
Realtor engaged to list and sell this property currently

- Based density for this parcel is 4.2 dwelling units. (The allowed residential density in NM-MF is 12 du/ac See: AMC 18.3.5.060.)
- Installation of half street improvements.

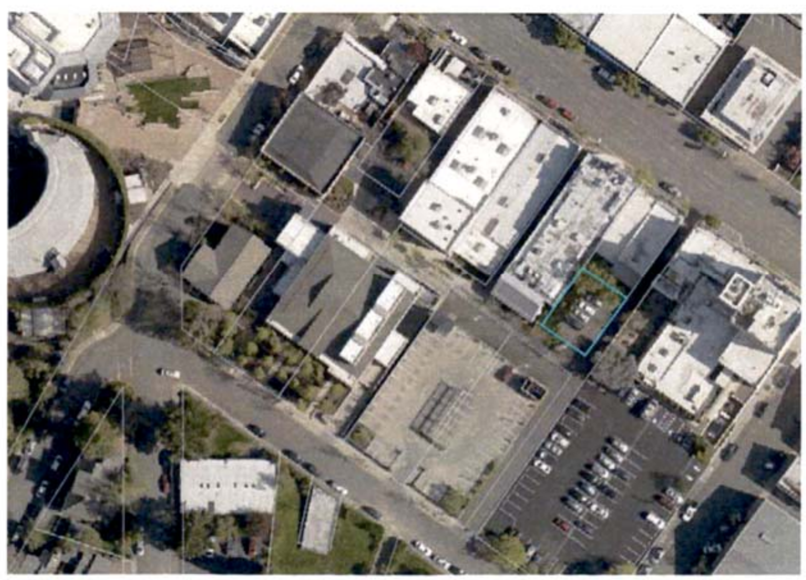
City Surplus Land (June 2022 Council Discussion)

Downtown Parking lot (391E09BC 201)
Declared Surplus 4/6/2021

The property is a .06 acre lot located in the downtown zoned C-1-D.

The parcel is currently leased for parking. The parcel provides 5 parking spaces.

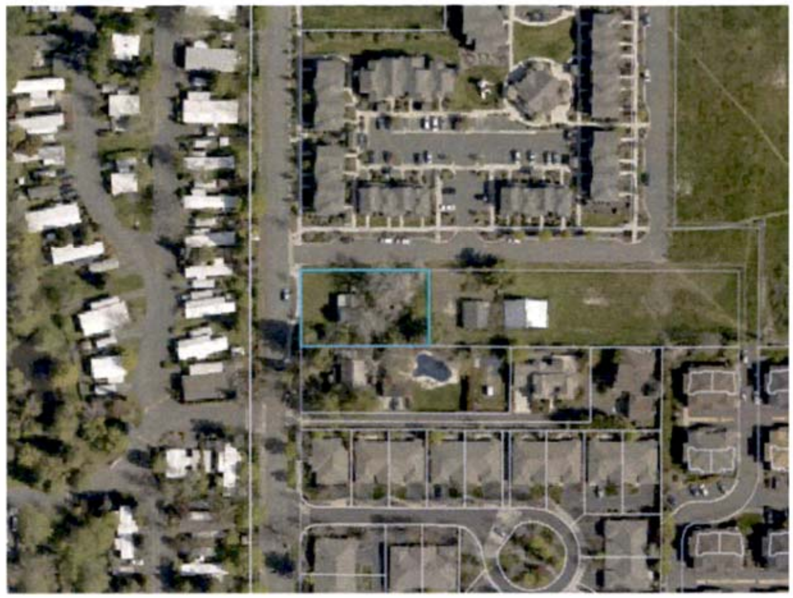
Parking use licensing agreements are in place with several of the current users of the spaces and can be terminated to allow for sale.



City Surplus Land (June 2022 Council Discussion)

380 Clay Street:
No final Council decision of disposition yet.

- The property is .32-acres
- Residentially zoned (R-2) with has a base density of 4.33 units.
- 2021 appraised value of $340k.
- The property contains an 1890 two-story 1093 square-foot house, open pit well, and large cottonwood protected through prior action.



City Surplus Land (June 2022 Council Discussion)

B Street Yard:
Relocation of Yard necessary prior to sale

- The property is 2.22 acres over 4 lots
- Employment zoned (E-1)
- Once a building has been constructed on the Hardesty property and equipment relocated the B Street property, the Council can move forward with a defined surplus strategy.

City Surplus Land (June 2022 Council Discussion)

Imperatrice Property:

- The Imperatrice Property was purchased in 1996 for $950,288 using Food and Beverage Tax proceeds.
- zoned Exclusive Farm Use (EFU)
- 864 acres total on 7 tax lots
- 472 acres has been used for leased farming.
- Not in City or UGB