

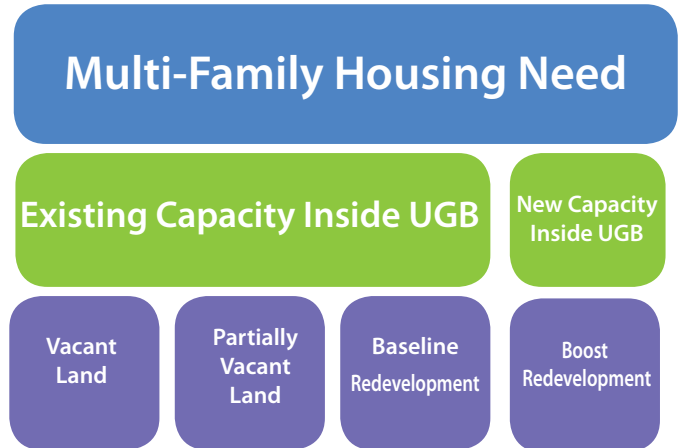
## Envision Eugene - Technical Summaries

# Land for Multi-family Homes

### Medium Density Residential and High Density Residential Land

There are several components that help determine whether we have sufficient land to meet our future land need for multi-family housing, including:

- Housing Need
- Existing Capacity inside the UGB
- Measures to Create New Capacity inside the UGB
- Remaining Need



## Multi-family Housing Need

Eugene’s population is expected to increase by approximately 34,000 people over the next 20 years. Based on this population growth, it is estimated that approximately 15,000 new homes will be needed in that time frame. The housing demand is further refined to estimate how many of those 15,000 homes should be planned as single-family housing (such as conventional single-family homes, manufactured homes, and secondary dwelling units) and how many should be planned as multi-family housing (such as duplexes, apartments and condominiums).

The current mix of housing types in Eugene is 61% single-family/ 39% multi-family. The preliminary recommendation is to plan for new housing to be a mix of 55% single-family/45% multi-family. We currently have a lack of housing that is affordable for people in the low to moderate income levels due to several factors. These can include the average wage and the availability of housing at different price ranges and rent levels. The proposed housing mix is intended to expand the variety of housing types and prices available and to move towards the vision set out in the Envision Eugene pillars. That vision includes more compact growth for a shifting demographic towards an aging population and smaller household size. At the end of the 20-year planning period, this will equate to an overall housing mix of 60% single-family/ 40% multi-family, counting both existing and new housing. Resulting in a 1% shift in our overall housing makeup, this is a reasonable target to set for the next 20 years. Go to [this link](#) for additional information on housing mix.



Duplex



Prairie View Affordable Housing

The number of new homes and the type of land that we need to plan for under various housing mixes is shown in the table below. Additional information about single-family housing is provided in the Technical Summary n page 4-1.

		Recommendation			
	60 SF / 40 MF	55 SF / 45 MF	50 SF / 50 MF	45 SF / 55 MF	40 SF / 60 MF
Single-family Housing Demand (LDR Land)	9,301 homes	8,682 homes	8,006 homes	7,305 homes	6,726 homes
Multi-family Housing Demand (MDR & HDR Land)	5,681 homes	6,301homes	6,977 homes	7,676 homes	8,256 homes

## Existing Capacity Inside the UGB

The majority of multi-family housing occurs on lands designated or planned in the Metro Plan for Medium Density Residential (MDR) and High Density Residential land (HDR). The primary difference between MDR and HDR is the amount of density (or homes per acre) that can occur on those lands. MDR has a density range of 10 to 20 homes per acre, while HDR densities has over 20 homes per acre.

### Vacant Lands

Vacant lands include lots that are planned for multi-family housing that currently have no development on them.

- Approximately 1,974 multi-family homes can be accommodated on vacant MDR land
- Approximately 1,460 multi-family homes can be accommodated on vacant HDR land

Go to [this link](#) for a map showing the location of vacant lands.

### Partially Vacant Lands

Partially vacant lands include lots that are planned for multi-family housing and are .5 acre or greater in size in MDR and 1 acre or greater in size in HDR that have some level of existing development with the potential for accommodating additional housing.

- Approximately 2,364 additional multi-family homes can be accommodated on partially vacant MDR land
- Approximately 231 additional multi-family homes can be accommodated on partially vacant HDR land

Go to [this link](#) for a map showing the location of partially vacant lands.

Redevelopment means expanding or replacing buildings on land that is already developed, but not to its full capacity. "Baseline" redevelopment is the natural amount of redevelopment we expect to occur without additional actions taken by the city. The following categories are all considered Baseline Redevelopment. Go to [this link](#) for more information on Eugene's redevelopment potential.

### Redevelopment on MDR and HDR Lands

Redevelopment lands include lots that are planned for multi-family housing and are less than .5 acre in size in MDR and less than one acre in size in HDR that have some level of existing development that may be converted to more intensive residential use in the next 20 years. In Eugene, there is a strong likelihood that redevelopment will continue on MDR and HDR land according to past trends, which on average accommodated about 31 additional homes each year.

- Approximately 253 additional multi-family homes can be accommodated through redevelopment on MDR land
- Approximately 368 additional multi-family homes can be accommodated through redevelopment on HDR land

### Redevelopment on Commercial Lands

Multi-family housing, particularly high density housing, can also take place on Commercially designated lands. Based on a market analysis and local expertise, there is a strong likelihood that multi-family homes will be provided on Commercially designated lands.

- Approximately 645 additional high-density multi-family homes can be accommodated through redevelopment on Commercial land

### Redevelopment for Student Housing on Commercial Lands

Student housing is a unique economic situation in this community because it currently has a higher feasibility to be profitable than other types of multi-family housing development. Based on a market analysis and local expertise, there is a strong likelihood that multi-family student housing will be provided on Commercial lands.

- Approximately 791 additional high density multi-family homes can be accommodated through redevelopment on Commercial land

The total existing capacity inside the UGB is for 4,591 homes on MDR land and 3,495 homes on HDR land.

## Remaining Need

### Re-designation

Some areas that are currently planned for multi-family housing (designated MDR) may be better suited for single-family housing (designated LDR). Based on location, capacity and compact development goals, a target of 236 acres of MDR land has been identified for re-designation to LDR, which equates to a reduction in capacity for approximately 2,194 medium density homes. The actual properties to re-designate, and the impact on the city's supply of land for medium density housing, will be determined through future planning with property owners and service providers to determine appropriate locations for housing, parks, utilities and streets.

Additionally, re-designation of the former Naval Reserve site on 13th Avenue, east of Chambers Street, from Government and Education to Medium Density Residential will increase the city's supply of MDR land and add capacity for 30 additional multi-family homes.

Capacity changes from re-designation:

- Decrease in capacity of approximately 2,194 multi-family homes on MDR land redesignated to LDR
- Increase in capacity of approximately 30 multi-family homes on MDR land redesignated from Government and Education

The net decrease in capacity of approximately 2,164 homes is subtracted from the overall capacity for multi-family homes on MDR land. No re-designation of HDR land has been identified.

### Other Uses

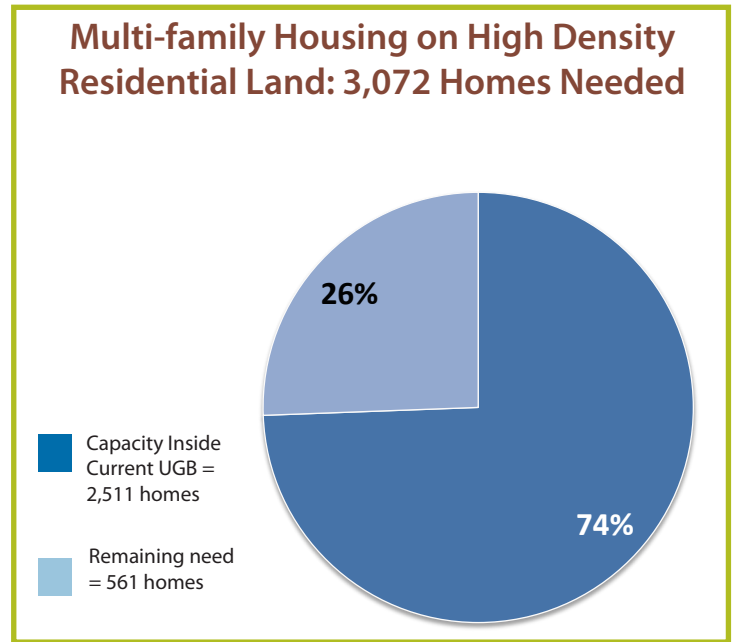
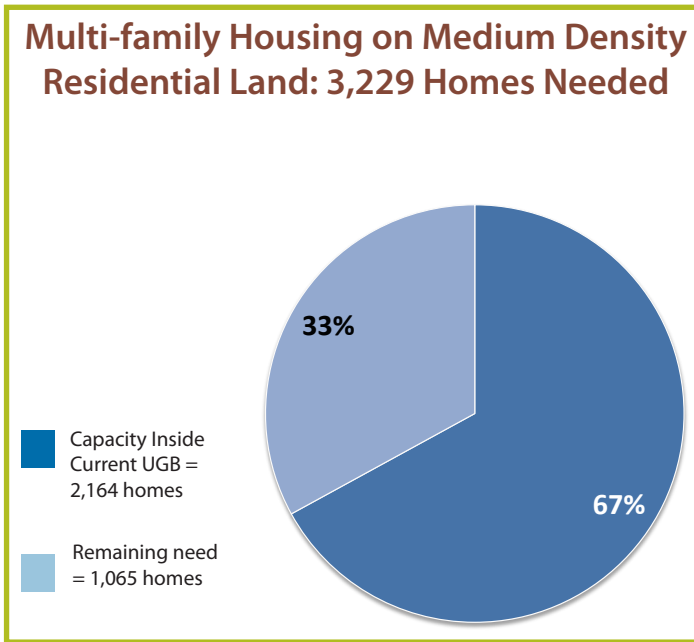
MDR and HDR lands are mostly developed with multi-family housing, although they also include a small amount of land for other uses such as single-family housing, group quarters (such as assisted living facilities), public lands (such as parks, infrastructure and the University of Oregon) and neighborhood commercial services. These uses displace capacity for multi-family housing that would otherwise occur on MDR and HDR land and this loss must be incorporated into the capacity analysis.

Capacity changes from other uses in MDR and HDR:

- Decrease in capacity of the equivalent of 263 multi-family homes on MDR land
- Decrease in capacity of the equivalent of 984 multi-family homes on HDR land

This decrease in capacity is subtracted from the overall capacity for multi-family homes on MDR and HDR land.

The remaining need for land to accommodate new multi-family housing depends on which housing mix is used. Assuming a 55% single-family/45% multi-family housing mix, the graphics below show that there is a remaining need for 1,065 units of multi-family housing on MDR land and there is a remaining need for 561 units on HDR land.



The following table shows the amount of remaining homes that will need to be accommodated in each plan designation under the various housing mix ratios. Go to [this link](#) for additional information on the multi-family housing land need.

### Medium Density Residential (MDR)

		Recommendation			
	60 SF / 40 MF	55 SF / 45 MF	50 SF / 50 MF	45 SF / 55 MF	40 SF / 60 MF
Total MDR Need	2,879 homes	3,229 homes	3,501 homes	3,736 homes	4,144 homes
New and Existing Capacity inside UGB	4,591 homes	4,591 homes	4,591 homes	4,591 homes	4,591 homes
Reduced MDR Capacity from re-designation	2,164 homes	2,164 homes	2,164 homes	2,164 homes	2,164 homes
Reduced MDR Capacity from "Other Uses"	263 homes	263 homes	263 homes	263 homes	263 homes
Total MDR Capacity inside UGB	2,164 homes	2,164 homes	2,164 homes	2,164 homes	2,164 homes
<b>Remaining MDR Need</b> (total need minus total capacity)	715 homes	1,065 homes	1,337 homes	1,572 homes	1,980 homes

		Recommendation			
	60 SF / 40 MF	55 SF / 45 MF	50 SF / 50 MF	45 SF / 55 MF	40 SF / 60 MF
Total HDR Need	2,802 homes	3,072 homes	3,476 homes	3,940 homes	4,112 homes
Existing HDR Capacity inside UGB	3,495 homes	3,495 homes	3,495 homes	3,495 homes	3,495 homes
Reduced HDR Capacity from "Other Uses"	984 homes	984 homes	984 homes	984 homes	984 homes
Total HDR Capacity inside UGB	2,511 homes	2,511 homes	2,511 homes	2,511 homes	2,511 homes
<b>Remaining HDR Need</b> <small>(Total need minus total capacity)</small>	<b>291 homes</b>	<b>561 homes</b>	<b>965 homes</b>	<b>1,429 homes</b>	<b>1,601 homes</b>

## Measures to Create New Capacity Inside the UGB



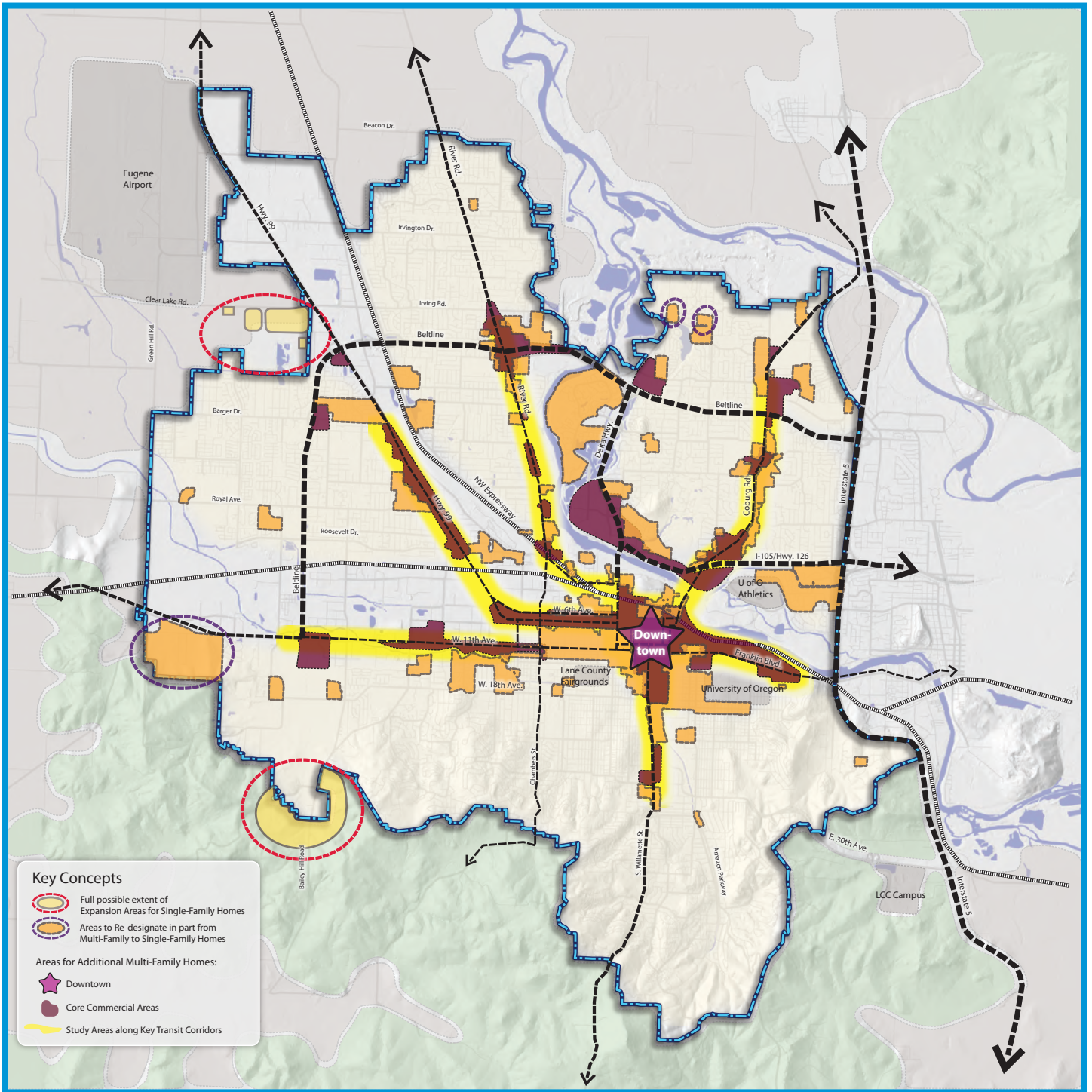
A goal of Envision Eugene is to accommodate the 20-year multi-family housing need within the exiting UGB. Therefore, the remaining multi-family housing need will be accommodated through measures that are likely to affect market forces in a way that increases the capacity for multi-family homes through the following strategies.

- Increasing the amount of redevelopment for multi-family homes in the downtown, along transit corridors and in core commercial areas. Tools to encourage additional redevelopment for multi-family housing in these areas are described in the Commercial Land Technical Summary on page 4.15. An important element to achieving higher densities in targeted areas is to design appropriate transitions from higher density uses to single-family homes. Through area planning, these transitions can be identified and planned for by using implementation tools such as a form-based code as was used in the Walnut Station area.
- Increasing the average density for multi-family homes in the downtown, along transit corridors and in core commercial areas. While the range of allowed densities is currently 10-20 units per acre for MDR land and over 20 units per acre for HDR land, average densities of 10.5 and 20.5 respectively were used to determine the existing capacity for homes inside the UGB. By encouraging higher (but currently allowed) densities in the downtown, along key transit corridors and in core commercial areas, additional capacity can be realized.
- Identifying new locations for multi-family housing through collaborative public processes such as Opportunity Siting. Opportunity Siting is a process by which neighbors, developers, and the City work to locate additional areas for multi-family homes that are compatible with their surroundings.

The success of these strategies will be monitored and evaluated throughout implementation. If these strategies are not successful at addressing the multi-family housing need, new strategies may need to be identified. Additional strategies could include re-designation of lands for more multi-family housing and/or additional expansion of the UGB.



# Land for Homes



March 14, 2012