Comprehensive Plan Amendment

Housing Element (Element G)

Housing Needs Analysis

ONLINE OPEN HOUSE

Process

Timeline for Proposed Changes

August 2016-November 2016– Citizen Advisory Committee Meetings
September 22, 2016– Planning Commission Study Session #1
October 27, 2016– Planning Commission Study Session #2
December 22, 2016– Planning Commission Study Session #3
January 26, 2017 – Planning Commission Public Hearing
February 15, 2017 – City Council Public Hearing

Background

- Housing trends were last evaluated in 2001 using 2000 Census data.
- City prepared a Buildable Lands Inventory for Housing Lands.
- Housing Needs Analysis has five main components.
  - Buildable Lands Inventory
  - Historical and Recent Development Trends
  - Demographic and Other Factors Affecting Residential Development
  - Housing Needs in Talent
  - Residential Land Sufficiency within Talent

Goals

- Develop a Housing Element that is consistent with the requirements of Statewide Planning Goal 10.
- Analyze the City's residential land inventory.
- Incorporate updated local, state and national trends into the revised Housing Element.
- Present factors that affect housing need in Talent, focusing on age, income, and housing composition.
- Evaluate housing affordability in Talent relative to the larger region.
- Forecast housing growth in Talent, describing housing need by density ranges and income levels.
- Estimate Talent's residential land sufficiency needed to accommodate expected growth over the planning period.

BLI Definitions

VACANT LAND -
- Tax lots that have no structures or have buildings with very little improvement value.
- For the purpose of this inventory, residential lands with improvement values under $10,000 are considered vacant.

PARTIALLY VACANT -
- Partially vacant tax lots are those occupied by a use but which contain enough land to be further subdivided without need of rezoning.
- Residential parcels designated RL and RM one-half acre or more were assumed to be partially-vacant.
- One-quarter acre (10,890 square feet) of the parcel area was subtracted to account for the existing dwelling and assuming that the remainder is buildable land.

BLI Definitions

UNDEVELOPED LAND -

- Vacant land that is under the minimum lot size for the underlying zoning district.
- Land that has no access or potential access.
- Land that is already committed to other uses by policy, or tax lots that are more than 90% constrained.
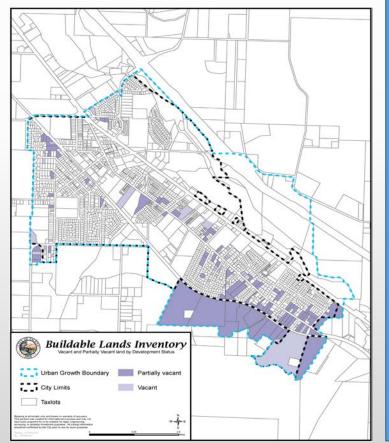- Land used by a home-owners association.

PUBLIC LANDS –

- Lands in public or semi-public ownership are considered unavailable for residential development including, Federal, State, County, or City ownership as well as lands owned by churches and other semi-public organizations, such as hospitals.
- Public lands were identified using the Talent County Assessment data with a total assessed value of $0 and aided by using the property owner name.

Land Inventory

- Res. Low: 107 acres
  - City Limits 38 acres
  - UGB: 69 acres
- Res. Medium: 5 acres
- Res. High: 12 acres

Buildable Lands Inventory
Vacant and Partially Vacant land by Development Status

- Urban Growth Boundary
- City Limits
- Taxlots
- Partially vacant
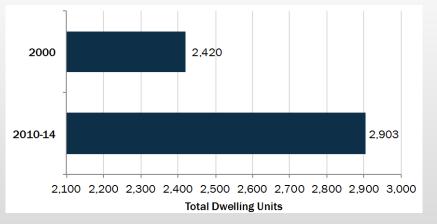- Vacant

Capacity of Buildable Lands

Gross density accounts for land for rights-of-way
Average Lot Sizes: 8,400 sq ft single-family detached lots
4,400 sq ft lots in Medium Density
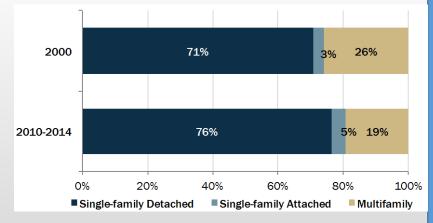Average density: 5.1 dwelling units per gross acre

Plan Designation	Buildable/ Suitable Acres	Gross Density (du/acre)	Dwelling Units Capacity
Low Density (RL-CL)	38	4.0	152
Low Density (RL-UGB)	69	4.0	276
Medium Density (RM)*	5	7.7	38
High Density (RH)	12	13.7	164
Total	124	5.1	630

Trends in Housing Mix

Exhibit 8. Total Dwelling Units, Talent, 2000 and 2010-14
Source: Census Bureau, 2000 Decennial Census, SF3 Table H030, and 2010-14 ACS Table B25024.

Exhibit 7. Change in Housing Mix, Talent, 2000 and 2010-14
Source: Census Bureau, 2000 Decennial Census, SF3 Table H030, and 2014 ACS Table B25024
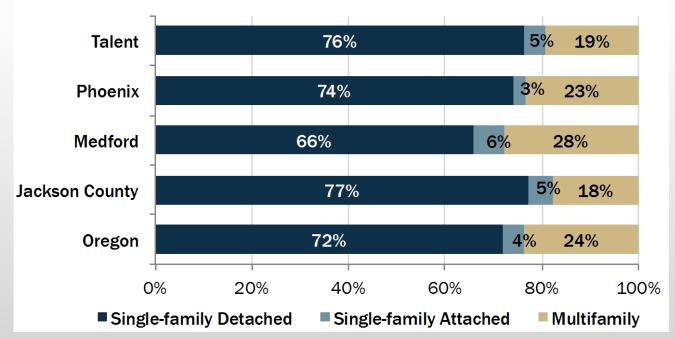
Trends in Housing Mix

Exhibit 6. Housing Mix, 2010-2014
Source: Census Bureau, 2010-2014 ACS Table B25024

	Single-family Detached	Single-family Attached	Multifamily
Talent	76%	5%	19%
Phoenix	74%	3%	23%
Medford	66%	6%	28%
Jackson County	77%	5%	18%
Oregon	72%	4%	24%

Trends in Tenure

Housing tenure describes whether a dwelling is owner or renter-occupied. This section shows:

- **About 61% of Talent's households own their home.**In comparison, 68% of Phoenix households and 51% of Medford households are homeowners.

- **Homeownership in Talent is close to the county average.** In Jackson County, 62% of households are homeowners. This is also similar to the state average (62%).

- **Homeownership in Talent increased between 2000 and 2010-2014.** In 2000, 57% of households were homeowners. This dropped to 55% in 2010, but rose to 61% for the 2010-2014 period.

- **Nearly all Talent homeowners (97%) live in single-family detached housing, while many renters (43%) live in multifamily housing.**

Vacancy Rates

In 2000, the vacancy rate in Talent was 4%, lower than the County, and the State

Exhibit 13. Percent of Housing Units that are Vacant, 2000
Source: Census Bureau, 2000, Summary File 1 Table QT-H1

4.0%	5.6%	4.6%	5.6%	8.2%
Talent	Phoenix	Medford	Jackson County	Oregon

From 2000 to 2010, Talent's vacancy rate rose to 6.6%, but still stood below that of the county and state.

Exhibit 14. Percent of Housing Units that are Vacant, 2010
Source: Census Bureau, 2000, Summary File 1 Table QT-H1

6.6%	6.9%	7.2%	8.6%	9.3%
Talent	Phoenix	Medford	Jackson County	Oregon

In the 2010-2014 period, the vacancy rate in Talent was below that of Jackson County and Oregon.

Exhibit 15. Percent of Housing Units that are Vacant, 2010-2014
Source: Census Bureau, 2010-14 ACS Table B25002

4.7%	5.0%	8.0%	9.1%	9.7%
Talent	Phoenix	Medford	Jackson County	Oregon

Housing Densities

- 1993 to 1997: 6.1 dwelling units per net acre

- 1998 to 2002: 6.4 dwelling units per net acre

- 2003 to 2007: 7.7 dwelling units per net acre

- 2008 to 2012: 7.4 dwelling units per net acre

Existing multifamily housing in Talent has a density of about 12.4 dwelling units per net acre.

Exhibit 16. Sample of Density of Multifamily Housing, Talent, 2016
Source: City of Talent staff

Development	Dwelling Units	Net Acres	Density (DU/Net Acre)
Anderson Vista	36	2.3	15.6
Anjou Club	170	13.8	12.3
Holiday Gardens	56	4.6	12.2
Parkside	123	10.3	11.9
Patio Village	64	5.3	12.2
Total	**449**	**36.3**	**12.4**

Steps in Housing Needs Analysis

- Identify relevant national, state and local demographic and economic trends and factors that may affect the 20-year projection of structure type mix;
- Describe the demographic characteristics of the population and, if possible, the housing trends that relate to the demand of different types of housing;
- Determine the types of housing that are likely to be affordable to the projected households based on household income.

Determining Housing Demand

- **Age of householder** is the age of the person identified (in the Census) as the head of household. Households make different housing choices at different stages of life.
- **Size of household** is the number of people living in the household. Younger and older people are more likely to live in single-person households. People in their middle years are more likely to live in multiple person households (often with children).
- **Income** is the household income. Income is strongly related to the type of housing a household chooses (e.g., single-family detached, duplex, or a building with more than five units) and to household tenure (e.g., rent or own).

National Trends

- Household growth returned to its expected pace, and new home construction was up by 11 percent. Household growth continues to gain momentum, and the housing sector should be an engine of growth.
- Foreclosures have slowed recently, but tight mortgage credit is not helping the transition into owning a home either.
- Among those earning less than $15,000, more than 83% paid over 30% of their income and almost 70% of households paid more than half of their income.

State Trends

- Housing cost increases that far surpass wage growth
- Limited supply of rental housing at prices that are affordable to moderate and low income households.
- Extremely low vacancy rates in some parts of the state, due to population growth, lack of new unit production, and increase in rental households due to foreclosures.
- Expiration of subsidies on about 49% of housing units that are currently federally subsidized by the Section 8 or HUD Multifamily Assistance programs
- Increasing homelessness and housing instability
- Lack of housing stock that is suitable for the elderly and people with disabilities
- Increasingly older, more diverse, and less affluent households.

Projected Population Growth

From 2000 to 2010-14 Talent's median age increased from 34.3 to 40.5 years.

In 2010, about 52% of Talent residents were aged between 20 and 59.

Talent has more young people (less than 40 years old) than Jackson County as a whole.
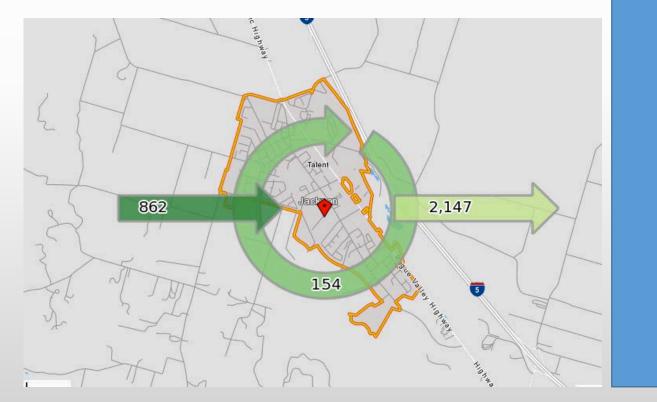
Exhibit 22 Median Age, Years, 2000 to 2010-14
Source: US Census Bureau, 2000 Decennial Census Table B01002, 2010-14 ACS, Table B01002.

2000	34.3 Talent	41.0 Phoenix	37.0 Medford	39.2 Jackson County	36.3 Oregon
2010-14	40.5 Talent	48.8 Phoenix	37.9 Medford	42.7 Jackson County	38.9 Oregon

Exhibit 21 Forecast of Population Growth at the County Level, 2017 - 2037
Source: Oregon Population Forecast Program, Portland State University, Population Research Center.

1.7% 2,662 people Talent	0.9% 44,090 people Jackson County

Exhibit 23 Population Distribution by Age, 2010
Source: US Census Bureau, 2010 Decennial Census Table P12.

Commuting Trends

More than 862 people commute into Talent for work and nearly 2,147 people living in Talent commute out of the city for work. 154 people who live in Talent also work there.

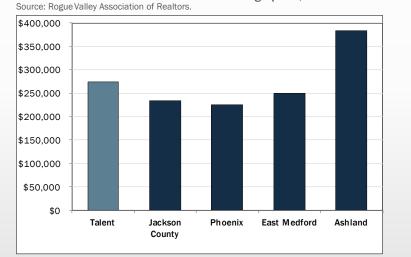# Trends Affecting Affordability

Talent's median home sale price was above all but Ashland's median home sale price.

Exhibit 37 **Median Sales Price** Talent area Geographies, 2016
Source: Rogue Valley Association of Realtors.

Median gross rent in Talent is about $992 a month.

Exhibit 1. Median Gross Rent, 2010-2014
Source: US Census Bureau, 2010-2014 ACS Table B25064

$992	$716	$926	$871	$885	$894
Talent	Phoenix	Ashland	Medford	Jackson County	Oregon

Trends Affecting Need

- Growth in housing will be driven by growth in population.

- Housing affordability will continue to be a key challenge in Talent.

- Without substantial changes in housing policy, on average, future housing will look a lot like past housing.

- If the future differs from the past, it is likely to move in the direction (on average) of smaller units and more diverse housing types.

- No amount of analysis is likely to make the distant future completely certain: the purpose of the housing forecasting in this study is to get an approximate idea about the future so policy choices can be made today.

Forecast of Housing Growth

2017-2037

Change in persons	**2,716**
minus Change in persons in group quarters	**14**
equals Persons in households	**2,702**
Average household size	**2.28**
New occupied DU	**1,185**
times Vacancy rate	**7.3%**
equals Vacant dwelling units	**87**
Total new dwelling units (2017-2037)	**1,272**
Annual average of new dwelling units	**64**

Types of New Housing

2017-2037

Needed new dwelling units (2017-2037)	1,272
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	65%
equals Total new single-family detached DU	826
Single-family attached	
Percent single-family attached DU	10%
equals Total new single-family attached DU	127
Multifamily	
Percent multifamily detached DU	25%
equals Total new multifamily DU	318
Total new dwelling units (2017-2037)	1,272

Allocations of Housing

Based on Plan Designation

Comprehensive Plan Designation	Residential Plan Designations				Commercial Designations	Total
	Low Density (RL-CL)	Low Density (RL-UGB)	Medium Density (RM)*	High Density (RH)		
Dwelling Units						
Single-family detached	324	413	64	25	-	826
Single-family attached	-	-	64	64	-	128
Multifamily	-	-	38	197	83	318
Total	324	413	166	286	83	1,272
Percent of Units						
Single-family detached	25%	32%	5%	2%	0%	65%
Single-family attached	0%	0%	5%	5%	0%	10%
Multifamily	0%	0%	3%	15%	7%	25%
Total	25%	32%	13%	22%	7%	100%

Comparison of Land Capacity

Talent has a deficit of land for housing in all plan designations

Plan Designation	Dwelling Units Capacity of Buildable Land	Needed Dwelling Units (2017-2037)	Surplus or Deficit of Dwelling Units	Gross Density (du/acre)	Land Deficit (Gross Acres)
Low Density	428	737	-309	4.0	-77
Low Density (RL-CL)	152	324	-172	4.0	-43
Low Density (RL-UGB)	276	413	-137	4.0	-34
Medium Density (RM)*	38	166	-128	7.7	-17
High Density (RH)	164	286	-122	13.7	-9
Commercial	0	83	-83	13.7	-6
Total	630	1,272	-642		

Key Conclusions

Talent will need to address land deficits

- Address development constraints in the Railroad District Master Plan Area
- Add a medium density designation to the Comprehensive Plan
- Provide opportunity for development of more diverse housing types
- Increase densities on land outside of city limits and within UGB (or increase density in city limits to off-set lower densities in this area) to meet RPS density requirements
- Work with the RPS Committee on urban reserve issues

Next Steps

- Online Open House Available From December 6, 2016 – January 19, 2017
- Housing Needs Analysis Open House on December 15, 2016
- Planning Commission Study Session on December 22, 2016
- Planning Commission Public Hearing on January 26, 2017 to bring back final recommendation and changes from CAC and obtain a recommendation.
- City Council Public Hearing on February 15, 2017 for final adoption
- Second reading of adopted Housing Element on March 1, 2017
- Effective April 1, 2017
- Begin Regional Problem Solving (RPS) amendments – Summer 2017

Questions or Comments?

Please provide us with your feedback. Click the link below to provide the City with comments or to submit your questions.

Submit Questions or Comments to Zac Moody (zmoody@cityoftalent.org)

All comments and questions will be addressed during the Planning Commission Public Hearing scheduled for:

January 26, 2017 at 6:30PM in Town Hall, 206 E. Main St., Talent, OR

Take our survey to provide comments and feedback.