

Housing Needs Analysis

City of Salem

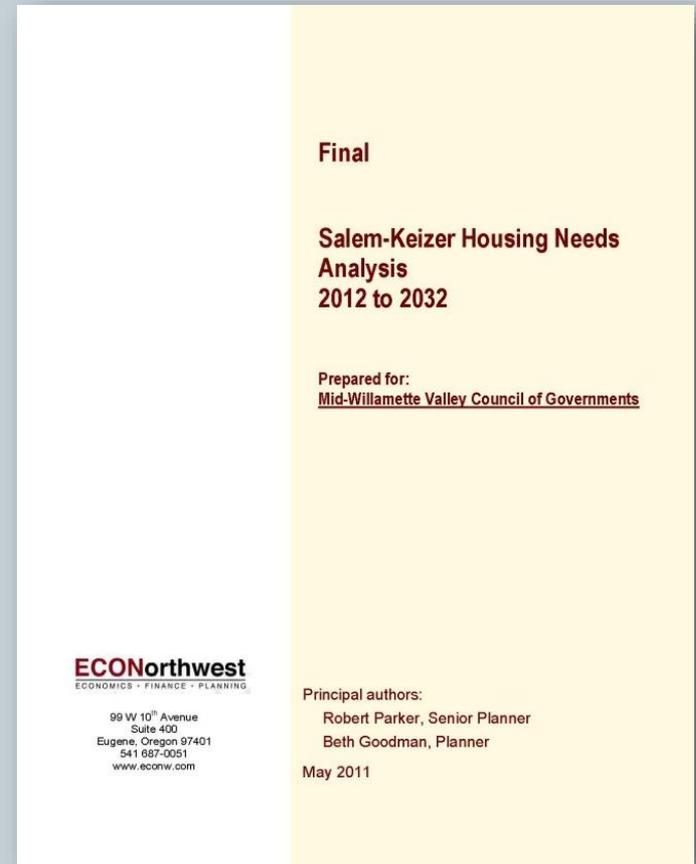
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Lisa Anderson-Ogilvie, AICP
Planning Administrator

PROJECT OVERVIEW

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- **2011 Regional Studies**
 - Salem, Keizer, Turner, Polk & Marion County
 - Not adopted by City
 - Continue to have controversial Zone Changes



Housing Needs Analysis

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- Estimate Future Land Needs for Housing
 - Single Family
 - Multifamily
- 20-year Forecast (2015-2035)

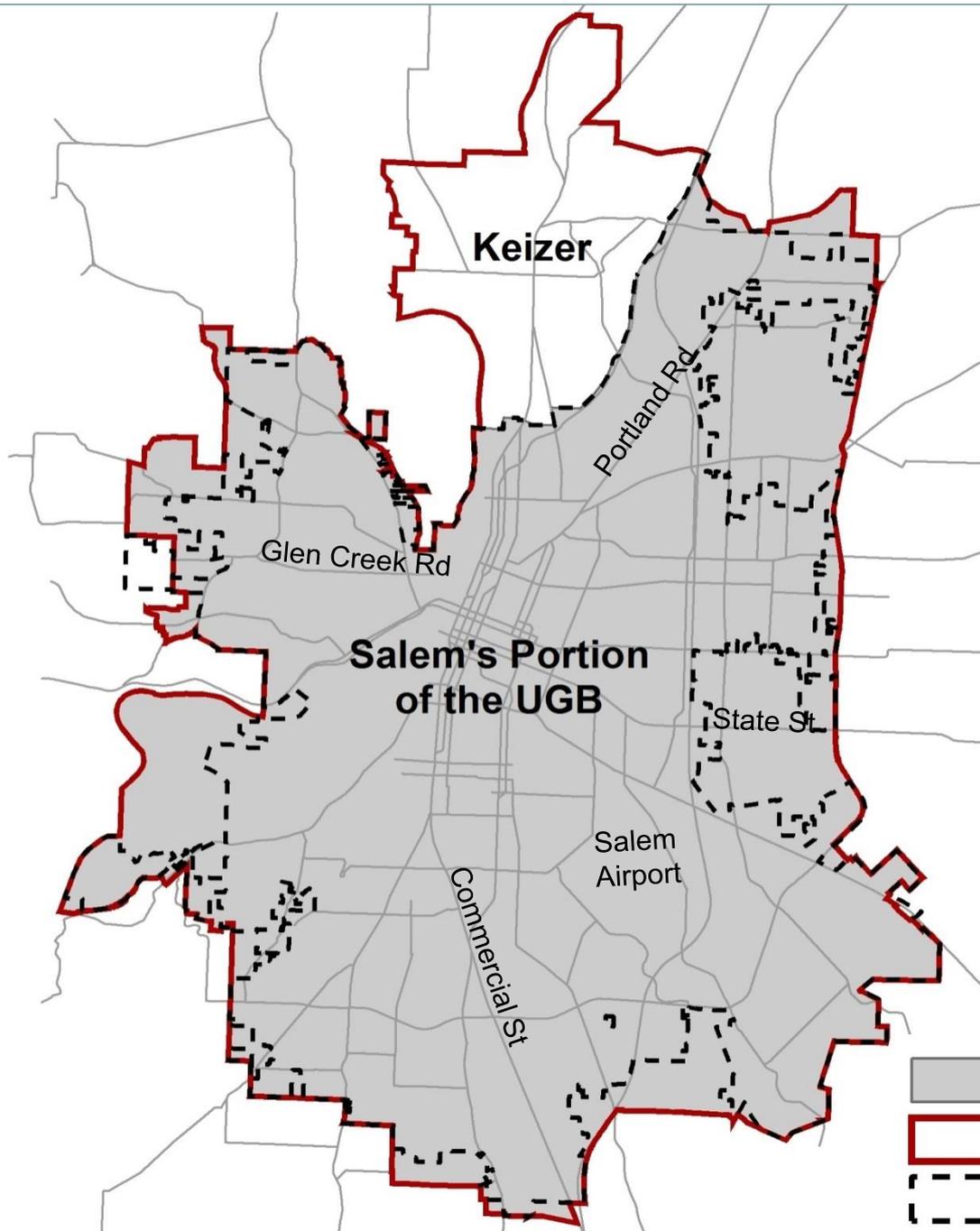


HNA Objectives

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- Ensure Sufficient Land for Housing
- Inform Comprehensive Plan / Zone Changes





Keizer

Portland Rd

Glen Creek Rd

Salem's Portion
of the UGB

State St

Salem
Airport

Commercial St

-  Salem's Portion of the UGB
-  Urban Growth Boundary
-  Salem City Limits

Population Forecast

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Table B-7. Population forecast, Salem-Keizer UGB, 2010 to 2035

Year	Keizer	Salem	Salem-Keizer UGB
2010	36,478	197,386	233,864
2015		210,035	
2030	46,900	253,080	299,980
2032	48,089	-	
2035	49,930	269,274	319,203
Average Annual Growth Rates			
2010-2030	1.26%	1.25%	1.25%
2015-2035			
AAGR		1.25%	0.00%
People		59,239	-

HNA Findings

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- No UGB Expansion



HNA Findings

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- No UGB Expansion
- Single-Family Land: **Surplus of 1,975 acres** (*9,131 units*)
- Multifamily Land: **Deficit of 207 acres** (*2,897 units*)



What Does This Mean?

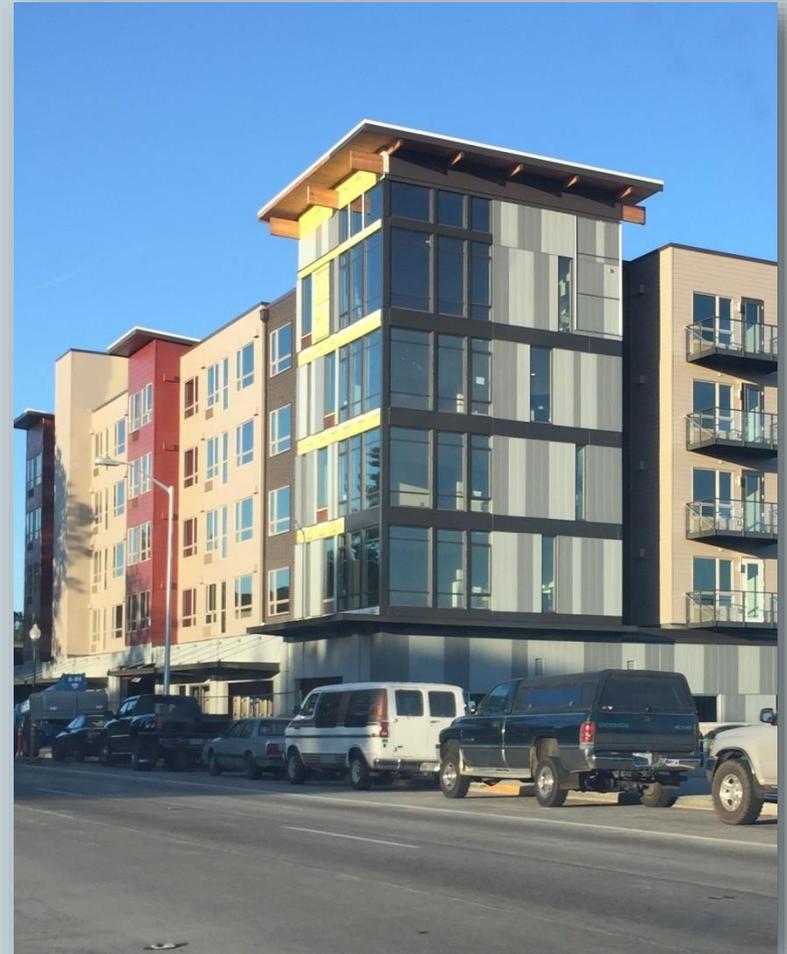
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- Required to Provide More Multifamily Land

What Does This Mean?

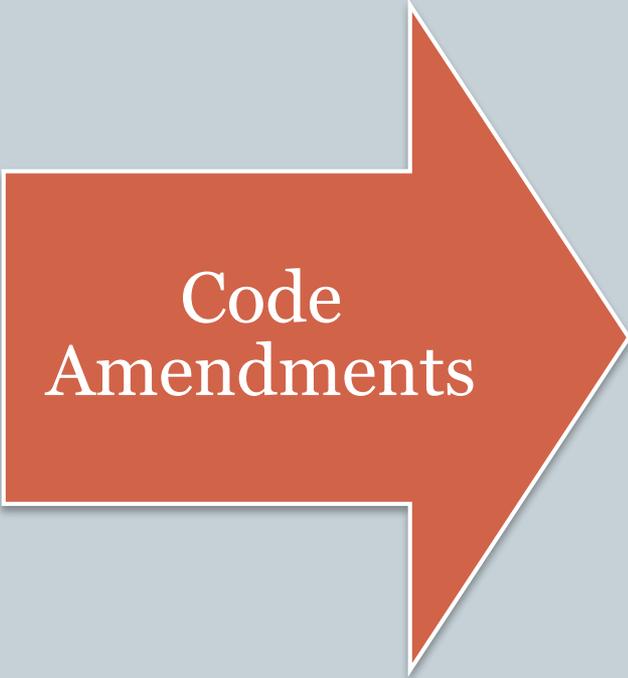
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- **Opportunity** to Engage the Community
 - Better prepare to meet Salem's future needs
 - Advance innovative housing and mixed-use efforts
 - Pursue community priorities



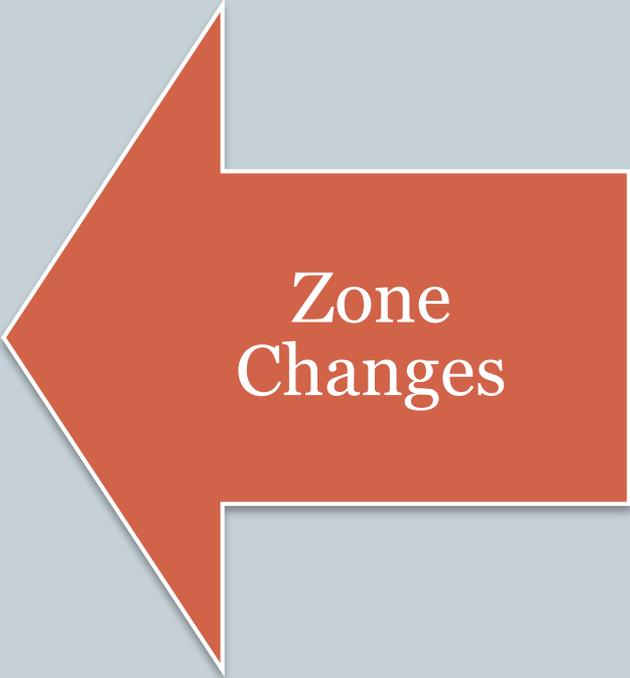
HNA Recommendations

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Code
Amendments

**Address
207-Acre
Multifamily
Deficit**



Zone
Changes

Adopted Work Plan

Phase	Code Amendments	Estimated Time to Complete
Phase 1 – Expand Housing Choices		
	<ol style="list-style-type: none"> 1. Allow accessory dwelling units 2. Allow more multifamily housing types in single-family zones 	18 - 21 months
Phase 2 – Encourage Multifamily Development		
	<ol style="list-style-type: none"> 1. Revise design review process 2. Revise Planned Unit Development regulations 3. Identify tools to increase redevelopment 	12 - 15 months
Phase 3 – Redesignation of Land		
	<ol style="list-style-type: none"> 1. Redesignate land for multifamily housing 	18 - 24 months
	Total	48 - 60 months (4 - 5 years)

Work Plan - Phase 1

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- Increase Land Available for Multifamily Development
 - Allow accessory dwelling units

Accessory Dwelling Unit



Accessory Dwelling Unit



Work Plan - Phase 1

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- Increase Land Available for Multifamily Development
 - Duplexes, tri-plexes, four-plexes and townhouses in single-family zones

Triplex



Duplex



Work Plan - Phase 2

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- **Lower Barriers to Multifamily Development**
 - Menu of options of design standards
 - PUD revisions
 - Review parking standards

Multifamily



Planned Unit Development



Work Plan - Phase 2

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- Increase Redevelopment Activity
 - Identify and evaluate incentives

Mixed
Use



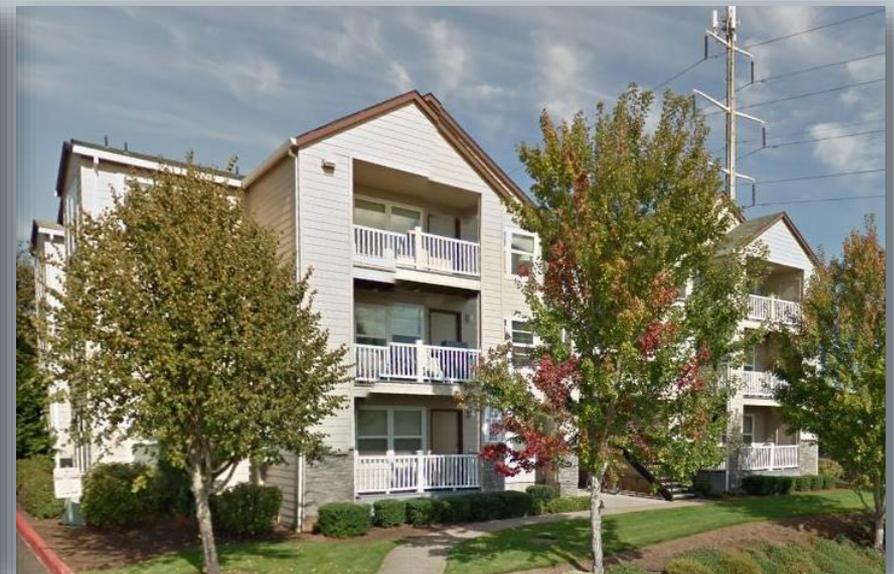
Mixed
Use



Work Plan - Phase 3

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- Redesignate or Rezone Land to Multifamily

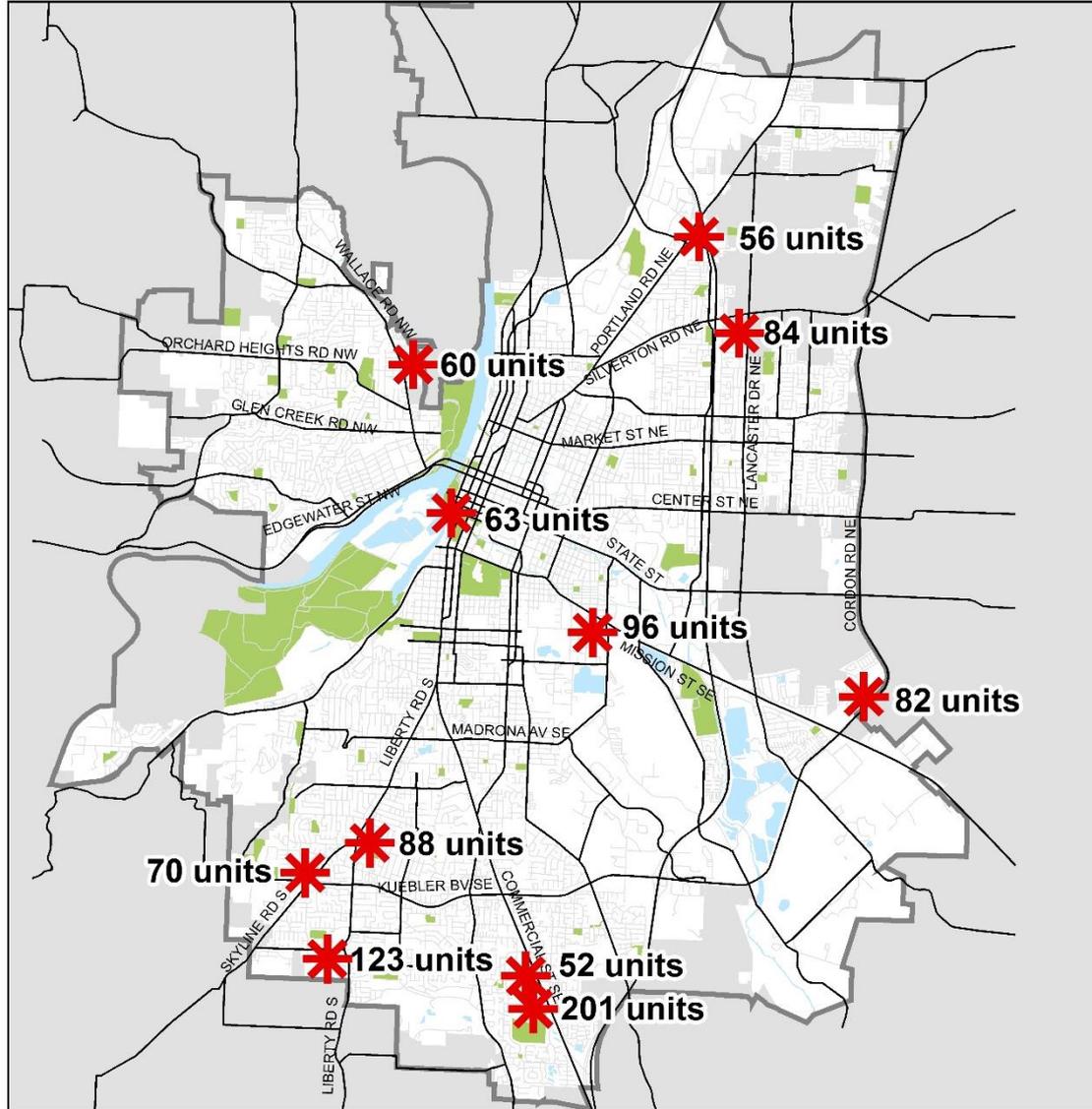


1990's Housing Needs Analysis

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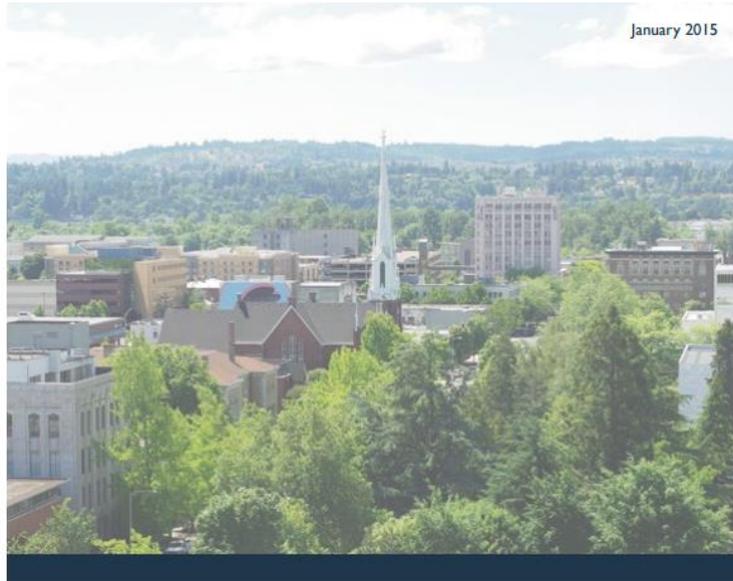
- **Salem Multi-Family Residential Land Study (SMFRLS)**
 - Late 1990's
 - Periodic Review
- **Redesignate and Rezone ~600 acres to MF**
 - Created MF Design Standards
 - Designated some SF areas for duplex/triplex
 - Created Mixed-Use Areas
 - Upzoned all MF land to higher density MF

Multifamily Housing Projects



Misconceptions

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Salem Housing Needs Analysis and Economic Opportunities Analysis

Summary Report

ECONorthwest
ECONOMICS • FINANCE • PLANNING

- Deficit exists today
- Low vacancy rate result of inaction on rezoning
- Rezoning = lower homeless population
- Design doesn't matter
- Can't adopt until we address the need

Questions and Discussion

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HNA Recommendations

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- **Increase Opportunities for New Affordable Housing**
 - Different standards for existing homes in older neighborhoods
 - Affordable housing policies



EOA Results

Table 7. Comparison of Suitable Buildable Land with Demand for Land, Salem's portion of the Salem-Keizer UGB, 2015-2035

Land Type	Suitable Buildable Land (Gross Acres)	Demand (Gross Acres)	Surplus (Deficit) (Gross Acres)
Industrial	1,393	486	907
Commercial	298	569	(271)

Source: ECONorthwest

Vacant and Partially Vacant Residential Land

