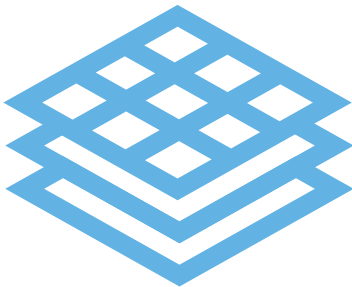


Planning for Goal 10: Housing

Development-Ready Land Inventory

What is a Development-Ready Land Inventory?

A Development-Ready Land Inventory (DRLI) assesses how much of a local government’s residential land is ready for near-term housing construction with utilities available. The inventory considers investments a city plans to make in the near-term, as well as capacity limitations of existing service.



Why do we need one?

In response to concerns that long-range planning for housing does not address near-term needs, local governments use a Development-Ready Land Inventory (DRLI) to assess readiness conditions of buildable residential land from their Buildable Land Inventory (BLI). The DRLI ensures that enough land is development-ready in the next six to eight years for local governments to meet their respective housing production targets.

Who develops a DRLI?	When?
Portland Metro: Counties and cities with more than 10,000 people	On a 6-year cycle
Outside Portland Metro: Cities with more than 10,000 people Cities and communities outside of the UGB in Tillamook County	On an 8-year cycle
All other jurisdictions	As desired

Steps and Deliverables

What land is available to develop?

Identification of Development-Ready Land

Land is considered development-ready if:

- It is zoned for residential use, and
- It is served by nearby public facilities such as roads, sewer, water, and stormwater,
- or -
- The city has funding committed to provide those services in the near term, and
- It is not prevented from development by local, state, or federal policies or protections.

Local governments inventory and map residential land that meets this definition.

Collaborators

- Planning departments
- Public works
- Service providers
- Other public entities

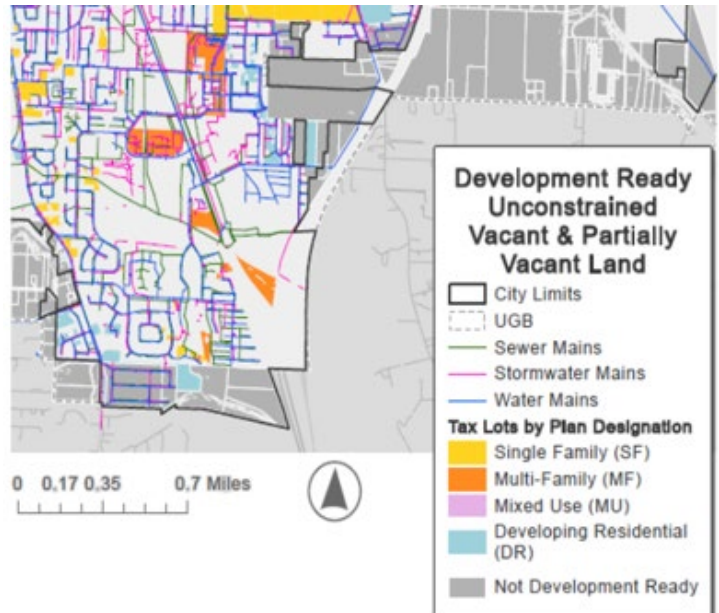
Where is land actually ready for residential development?

Mapping development-readiness and capacity

Local governments map land that is considered development-ready. These maps indicate where homebuilders can anticipate readily-available utility service with capacity to serve new construction. Maps should also indicate where builders might anticipate environmental or other policy protections. Development-ready land will be designated as:

1. Readily-served now,
2. To be served in the near-term, or
3. Not ready.

Further, the map will show constrained utility areas, where existing utility service limits new construction capacity.



What if there is not enough land capacity to support housing needs in the near-term?

Housing Production Strategy

Development-ready land is measured in acres and capacity. If a local government does not have enough capacity, it addresses the shortage through Housing Production Strategy actions. Local governments may identify a set of actions like:

- Incorporating more land into a local government's service district(s) to make it eligible for development,
- Making policy changes that add development potential to land already served by public facilities, and
- Investing in infrastructure that catalyzes residential development opportunities.

Actions that add land and/or capacity to a local government's Development-Ready Land Inventory focus on near-term investments and commitments to make sure available land can support the housing that a community anticipates needing.

Finalization and Review

Deliverable	Completion Method	Does this require a land use decision?
<i>Development-Ready Land Inventory Map (in Housing Production Strategy)</i>	Submitted to DLCD for review; DLCD recommends local adoption by resolution	No

