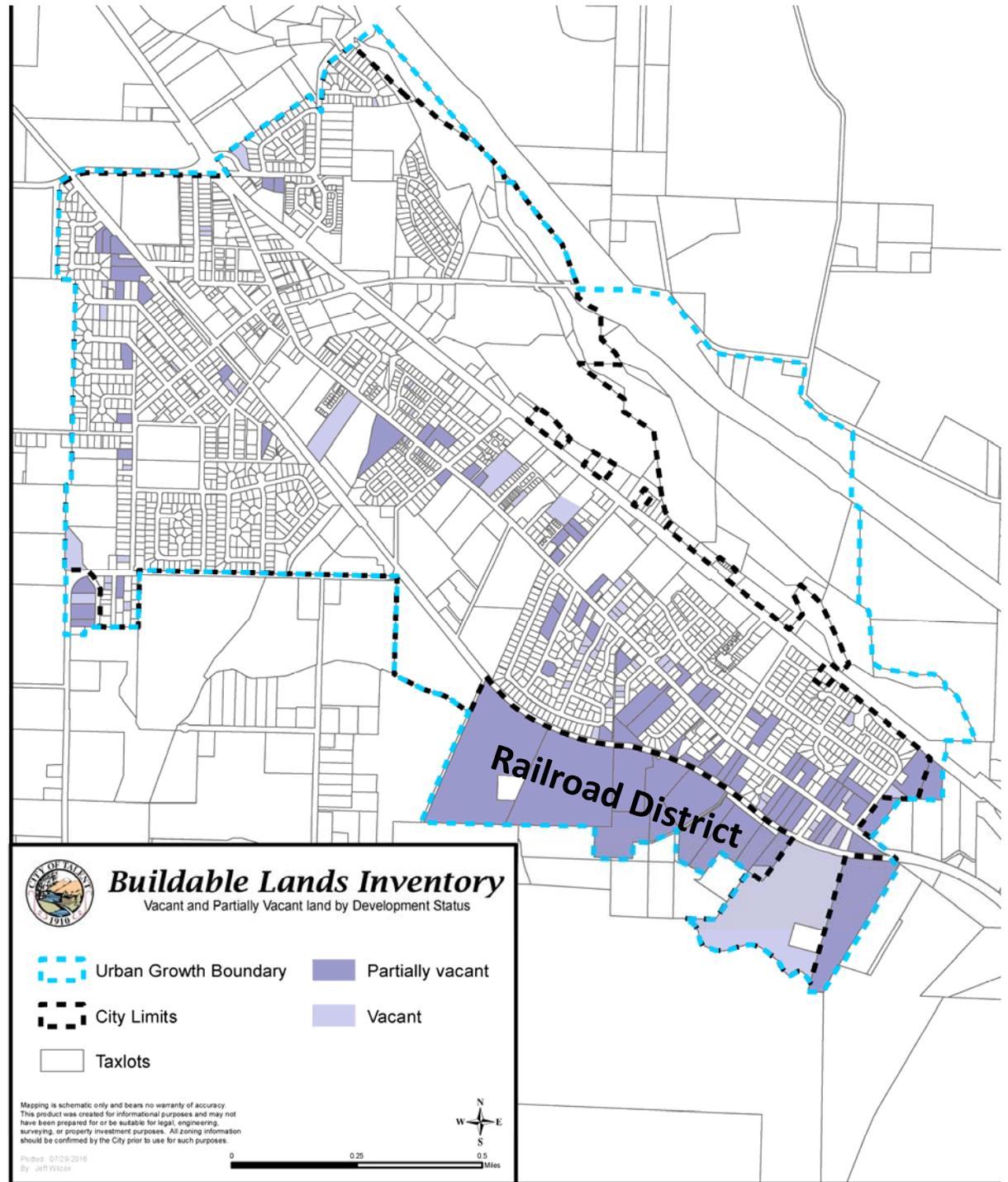

Talent Housing Needs Analysis: Review of Findings

November 29, 2016

Vacant and Partially Vacant Residential Land

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



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

Forecast of Housing Growth, 2017-2037

Change in persons	2,716
<i>minus</i> Change in persons in group quarters	14
<i>equals</i> Persons in households	2,702
Average household size	2.28
New occupied DU	1,185
<i>times</i> Vacancy rate	7.3%
<i>equals</i> 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	
<i>Single-family detached</i>	
<i>Percent single-family detached DU</i>	65%
<i>equals Total new single-family detached DU</i>	826
<i>Single-family attached</i>	
<i>Percent single-family attached DU</i>	10%
<i>equals Total new single-family attached DU</i>	127
<i>Multifamily</i>	
<i>Percent multifamily detached DU</i>	25%
<i>equals Total new multifamily DU</i>	318
Total new dwelling units (2017-2037)	1,272

Allocation of Housing to Plan Designations

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 and land demand for housing

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