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**CITY OF KEIZER MISSION STATEMENT**

***KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION***

# **A G E N D A**

## **KEIZER CITY COUNCIL/KEIZER PLANNING COMMISSION**

### **JOINT WORK SESSION**

**Wednesday, May 19, 2021**

**6:00 p.m.**

**Robert L. Simon City Council Chambers**

**Keizer Civic Center**

**Keizer, Oregon 97303**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DISCUSSION**
  - a. Buildable Lands Inventory/Housing Needs Analysis Report**
- 4. OTHER BUSINESS**
- 5 ADJOURN**

# **Keizer's Housing Needs Analysis Update**

**Joint City Council and  
Planning Commission Worksession  
May 19, 2021**

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING

- Overview of the HNA Update Project
  - Update from February 2021 meeting
- Presentation & Discussion: BLI Update and Revised, Preliminary Land Sufficiency Results
  - Revised BLI from RCOD changes
  - New population forecast
  - New state policies (HB 2001)
- Next Steps
  - Final report by August 2021



# Overview of the Housing Needs Analysis (HNA) Update Project

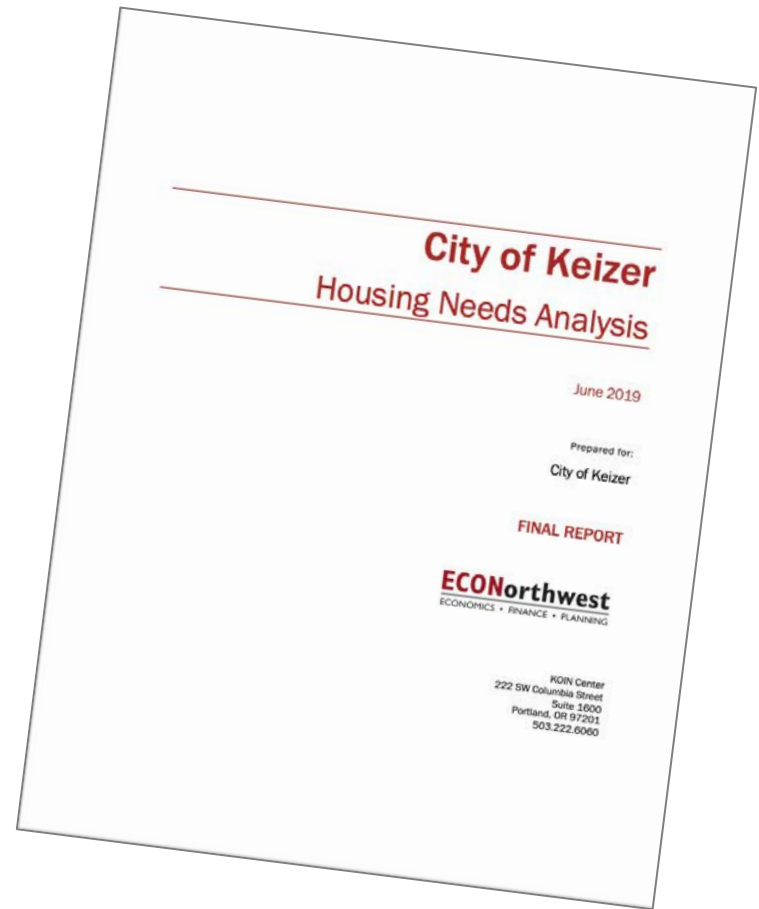
# Reminder: What is a Housing Needs

**A Housing Needs Analysis, answers important land use planning questions:**

- **How much growth in 20-years?**
- **How much land?**
- **Where is the buildable land?**
  - **Vacant; unconstrained physically or by policy**
- **Does Keizer have enough buildable residential land?**
- **What policies are needed to meet Keizer's housing needs?**

# Reminder: Why is Keizer updating its 2019

**After making substantial changes to its zoning code (implementation of River Cherry Overlay District), Keizer received a grant from DLCD to update their BLI**



# Coordinating Land Needs with City of Salem:

- **Discussion is ongoing with the City of Salem.**
- **Salem recently adopted their vision for development**
  - **Salem has capacity to accommodate additional single-family housing and missing-middle housing types**
- **Continue discussions to formalize the coordination with Salem**



# 2020 Buildable Lands Inventory and Land Sufficiency Results: Reminder

# Unconstrained Vacant/Partially Vacant

 River Cherry Overlay District

 City Limits

Plan Designations

 Commercial

 Low Density Residential

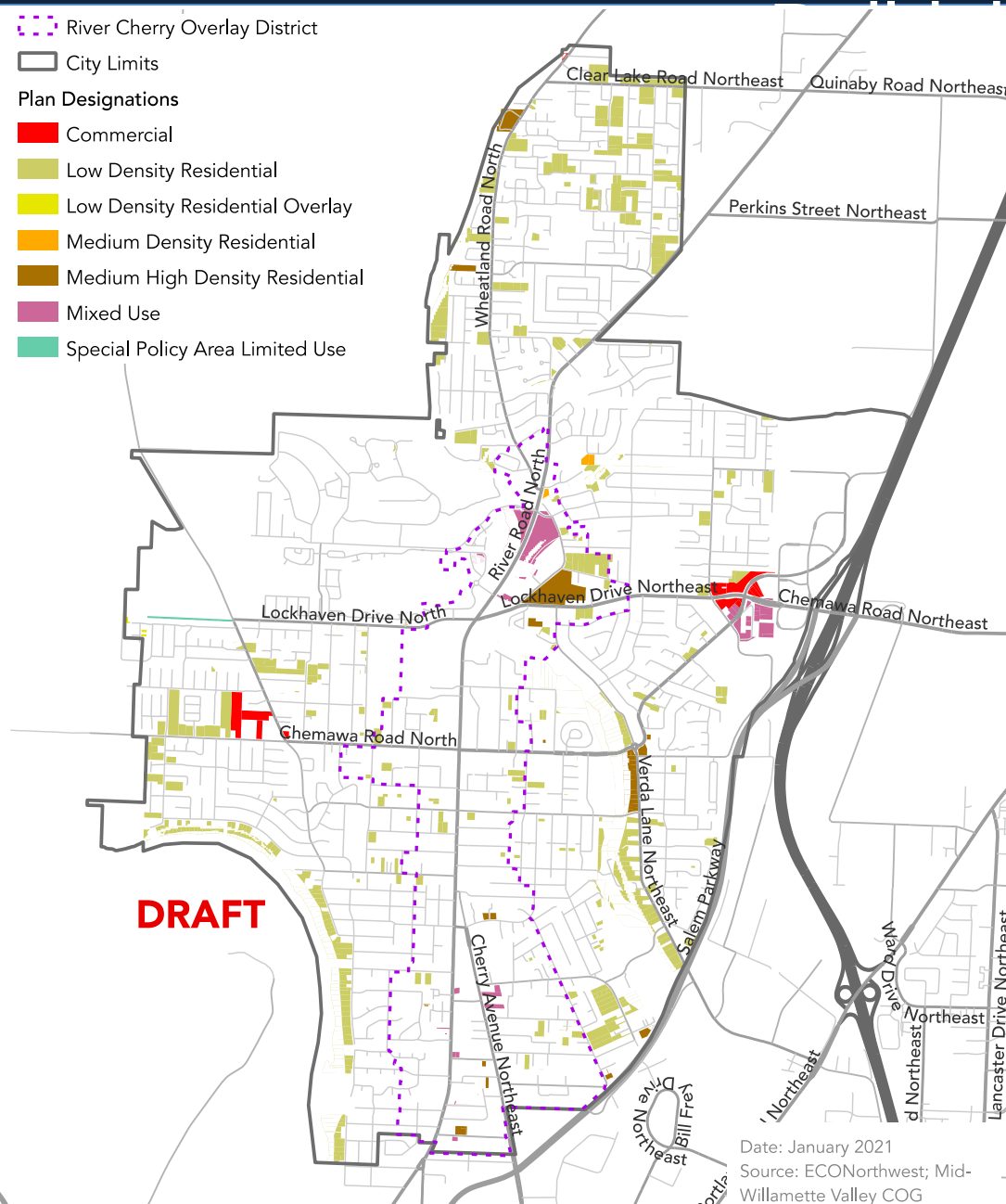
 Low Density Residential Overlay

 Medium Density Residential

 Medium High Density Residential

 Mixed Use

 Special Policy Area Limited Use



Date: January 2021

Source: ECONorthwest; Mid-Willamette Valley COG

# Vacant and Partially Vacant Buildable Land

| Generalized Plan Designation                 | Buildable Acres<br>in Vacant Lots | Buildable Acres<br>in Partially<br>Vacant Lots | Total Buildable<br>Acres |
|----------------------------------------------|-----------------------------------|------------------------------------------------|--------------------------|
| <i>Outside River Cherry Overlay District</i> | 52                                | 133                                            | 185                      |
| Low Density Residential                      | 25                                | 120                                            | 145                      |
| Low Density Residential (Odor Overlay Zone)  | -                                 | -                                              | -                        |
| Medium Density Residential                   | -                                 | 1                                              | 1                        |
| Medium-High Density Residential              | 7                                 | 5                                              | 12                       |
| Mixed Use                                    | 7                                 | 2                                              | 9                        |
| Special Policy Area (SPA-LU)                 | 2                                 | -                                              | 2                        |
| Commercial                                   | 11                                | 5                                              | 16                       |
| <i>Inside River Cherry Overlay District</i>  | 21                                | 28                                             | 49                       |
| Low Density Residential                      | 3                                 | 16                                             | 19                       |
| Medium Density Residential                   | -                                 | -                                              | -                        |
| Medium-High Density Residential              | 3                                 | 12                                             | 15                       |
| Mixed Use                                    | 15                                | -                                              | 15                       |
| <b>Total</b>                                 | <b>73</b>                         | <b>161</b>                                     | <b>234</b>               |

## What changed from the 2019 Analysis?

Keizer's 2019 BLI showed 253 residential buildable acres, of which 86 acres were in vacant lots (34%) and 167 acres were in partially vacant lots (66%).

# New Estimated Population Forecast

| Year                       | Forecast Based on 2017 Forecast | Estimated Preliminary 2021 Forecast |
|----------------------------|---------------------------------|-------------------------------------|
| 2021                       | 40,348                          | 40,197                              |
| 2041                       | 50,306                          | 44,783                              |
| <b>Change 2021 to 2041</b> |                                 | -                                   |
| Number                     | 9,958                           | 4,586                               |
| Percent                    | 25%                             | 11%                                 |
| AAGR                       | 1.11%                           | 0.54%                               |

## Why the difference?

PSU forecasts much lower growth in Marion County in general and in Salem and Keizer in particular.

The 2021 forecast gives an estimate for Keizer separately from Salem. Previously, we estimated that 15.6% of the Salem/Keizer UGB's population was within Keizer.

The actual forecast, due in June 2021, may be lower than this estimate, based on units built over the last few years. The HNA will be updated in July/August to reflect the actual forecast.

# Preliminary Housing Forecast

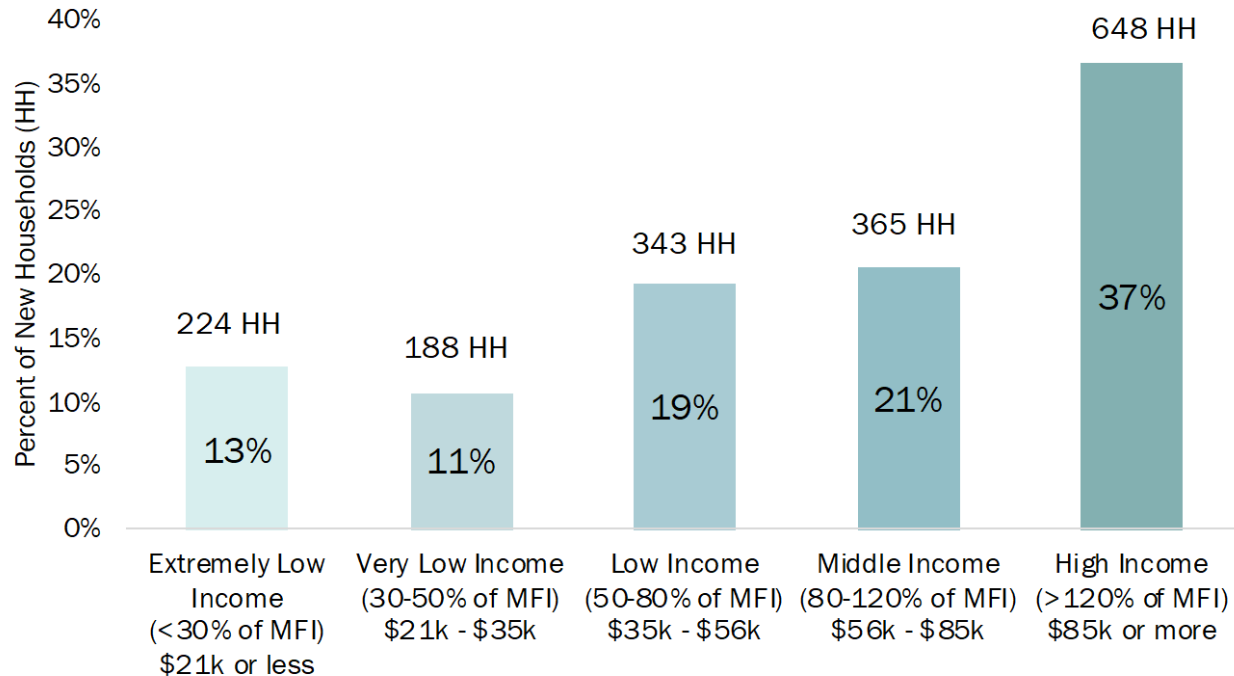
| Variable                                         | New Dwelling Units<br>(2021-2041) |
|--------------------------------------------------|-----------------------------------|
| Change in persons                                | 4,586                             |
| <i>minus</i> Change in persons in group quarters | 43                                |
| <i>equals</i> Persons in households              | 4,543                             |
| Average household size                           | 2.71                              |
| New occupied DU                                  | 1,676                             |
| <i>times</i> Aggregate vacancy rate              | 5.5%                              |
| <i>equals</i> Vacant dwelling units              | 92                                |
| <b>Total new dwelling units (2021-2041)</b>      | <b>1,768</b>                      |
| <b>Annual average of new dwelling units</b>      | <b>88</b>                         |

## What changed from the 2019 Analysis?

For the 2019-2039 period, Keizer was planning for 3,820 dwelling units.

The number of new units will change based on the final June 2021 forecast.

# New Households by Income



## What changed from the 2019 Analysis?

Households by income now skew further toward the higher income bracket (> 120% of MFI).

# Housing Forecast by Housing Type

| Variable                                       | Housing Mix<br>(2021-2041) |
|------------------------------------------------|----------------------------|
| <b>Needed new dwelling units (2021-2041)</b>   | <b>1,768</b>               |
| Dwelling units by structure type               |                            |
| Single-family detached                         |                            |
| Percent single-family detached units           | 63%                        |
| <b>Total new single-family detached units</b>  | <b>1,114</b>               |
| Single-family attached                         |                            |
| Percent single-family attached units           | 10%                        |
| <b>Total new single-family attached units</b>  | <b>177</b>                 |
| Duplex, triplex, and quadplex units            |                            |
| Percent Duplex, triplex, and quadplex          | 11%                        |
| <b>Total new duplex, triplex, and quadplex</b> | <b>194</b>                 |
| Multifamily (5+ units per structure)           |                            |
| Percent multifamily units                      | 16%                        |
| <b>Total new multifamily units</b>             | <b>283</b>                 |
| <b>Total new dwelling units (2021-2041)</b>    | <b>1,768</b>               |

## What changed in the mix from the 2019 Analysis?

The share of multifamily housing (27%) is now split into two categories to differentiate between (1) duplexes, triplexes, and quadplexes AND (2) multifamily housing with 5+ units per structure.

# Forecast of Units Requiring Vacant/Partially

| Variable                                                          | Revised Housing Mix<br>(2021-2041) |                  |
|-------------------------------------------------------------------|------------------------------------|------------------|
| <b>Dwelling Units Accomodated by ADU or through Redevelopment</b> |                                    |                  |
| Single-family detached                                            | 50                                 | ← ADUs           |
| Single-family attached                                            | -                                  |                  |
| Duplex, triplex, quadplex                                         | -                                  |                  |
| Multifamily                                                       | 160                                | ← Redevelopment  |
| <b>Total Units in ADU or Redevelopment</b>                        | <b>210</b>                         |                  |
| <b>Dwelling Units Requiring Vacant or Partially Vacant</b>        |                                    |                  |
| Single-family detached                                            | 1,064                              | ← These numbers  |
| Single-family attached                                            | 177                                | ← will change    |
| Duplex, triplex, quadplex                                         | 194                                | ← with the June  |
| Multifamily                                                       | 123                                | ← 2021 forecast. |
| <b>Total Units Requiring Vacant/Partially Vacant I</b>            | <b>1,558</b>                       | ←                |

## What changed from the 2019 Analysis?

Nothing – ADU and redevelopment assumptions remain the same. ADUs were deducted from the single-family detached forecast and redeveloped units were deducted from the the multifamily forecast.

# Density Assumptions

| Plan Designation                              | Average Net Density<br>(du/net acre) | Percentage for Rights-of-Way | Average Gross Density<br>(du/gross acre) |
|-----------------------------------------------|--------------------------------------|------------------------------|------------------------------------------|
| <b>Low Density Residential (LDR)</b>          |                                      |                              |                                          |
| <i>Inside RCOD</i>                            | 8.0                                  | 21%                          | 6.3                                      |
| <i>Outside RCOD</i>                           | 6.3                                  | 21%                          | 5.0                                      |
| <b>Medium Density Residential (MDR)</b>       |                                      |                              |                                          |
| <i>Inside RCOD</i>                            | 11.0                                 | 17%                          | 9.1                                      |
| <i>Outside RCOD</i>                           | 5.1                                  | 17%                          | 4.2                                      |
| <b>Medium-High Density Residential (MDHR)</b> |                                      |                              |                                          |
| <i>Inside RCOD</i>                            | 20.0                                 | 15%                          | 17.0                                     |
| <i>Outside RCOD</i>                           | 7.3                                  | 15%                          | 6.2                                      |
| <b>Mixed-Use (MU)</b>                         |                                      |                              |                                          |
| <i>Inside RCOD</i>                            | 20.0                                 | 10%                          | 18.1                                     |
| <i>Outside RCOD</i>                           | 11.4                                 | 10%                          | 10.3                                     |
| <b>Commercial (C)</b>                         |                                      |                              |                                          |
| <i>Outside RCOD</i>                           | 25.5                                 | 9%                           | 23.2                                     |

## What changed from the 2019 Analysis?

Density assumptions outside the RCOD were updated to account for residential development since the 2019 study was completed.

Density assumptions inside the RCOD were added to the analysis.

The analysis accounts for a 3% increase in density outside the RCOD, as part of HB 2001.

# Capacity Analysis

Keizer has capacity for 1,679 dwelling units.

| Plan Designation                              | Total<br>Unconstrained<br>Buildable Acres | Density<br>Assumption<br>(DU/Gross Acre) | Capacity<br>(Dwelling Units) |
|-----------------------------------------------|-------------------------------------------|------------------------------------------|------------------------------|
| <b>Low Density Residential (LDR)</b>          |                                           |                                          |                              |
| <i>Inside RCOD</i>                            | 19                                        | 6.3                                      | 119                          |
| <i>Outside RCOD</i>                           | 145                                       | 5.0                                      | 725                          |
| <b>Medium Density Residential (MDR)</b>       |                                           |                                          |                              |
| <i>Inside RCOD</i>                            | -                                         | 9.1                                      | 0                            |
| <i>Outside RCOD</i>                           | 1                                         | 4.2                                      | 4                            |
| <b>Medium-High Density Residential (MDHR)</b> |                                           |                                          |                              |
| <i>Inside RCOD</i>                            | 15                                        | 17.0                                     | 255                          |
| <i>Outside RCOD</i>                           | 12                                        | 6.2                                      | 74                           |
| <b>Mixed-Use (MU)</b>                         |                                           |                                          |                              |
| <i>Inside RCOD</i>                            | 15                                        | 18.1                                     | 271                          |
| <i>Outside RCOD</i>                           | 9                                         | 10.3                                     | 92                           |
| <b>Commercial (C)</b>                         |                                           |                                          |                              |
| <i>Outside RCOD</i>                           | 6                                         | 23.2                                     | 139                          |

## What changed from the 2019 Analysis?

The 2019 analysis showed that Keizer had capacity for 1,362 dwelling units, compared to 1,679 units in this analysis. The increase in capacity is the result of higher densities in the RCOD than in the prior analysis.

# Preliminary Land Sufficiency Results

Keizer does not have enough land in its portion of the shared Salem-Keizer UGB to accommodate all its housing needs.

Keizer has a capacity deficit of 210 dwelling units.

| Plan Designation                       | Capacity<br>(Dwelling Units) | Need<br>(Dwelling Units) | Group Quarters<br>(Dwelling Units) | Remaining<br>Capacity<br>(Dwelling Units) | Land Sufficiency<br>(Gross Acres) |
|----------------------------------------|------------------------------|--------------------------|------------------------------------|-------------------------------------------|-----------------------------------|
| Low Density Residential (LDR)          | 844                          | 870                      |                                    | (26)                                      | (4)                               |
| Medium Density Residential (MDR)       | 4                            | 188                      |                                    | (184)                                     | (20)                              |
| Medium-High Density Residential (MDHR) | 329                          | 251                      | 43                                 | 35                                        | 2                                 |
| Mixed-Use (MU)                         | 363                          | 198                      |                                    | 165                                       | 9                                 |
| Commercial (C)                         | 139                          | 51                       |                                    | 88                                        | 4                                 |

## What changed from the 2019 Analysis?

The 2019 analysis showed that Keizer had a capacity deficit of 2,248 dwelling units, compared to a capacity deficit 210 dwelling units in this analysis.



# Strategies to Address Keizer's Land Needs

# 2019 Draft Keizer Housing Strategy

- Strategic Priority 1: Land Supply and Availability
  - Coordinate with Salem to ensure that there is sufficient capacity within the shared UGB for the housing deficit in Keizer
- Strategic Priority 2: Encourage a Broader Mix of Housing Types
  - Allow “middle” housing types in single-family zones, consistent with HB 2001
    - Duplexes, tri- and quad-plexes, townhouses, cottage housing

# 2019 Draft Keizer Housing Strategy

- Strategic Priority 3: Identify Strategies to Support Affordable Housing
  - Preserve manufactured housing parks
  - Evaluate reduced parking requirements
  - Partner on development and preservation of affordable housing
- Strategic Priority 4: Evaluate Funding Tools to Support Residential Development
  - Evaluate: creation of an Urban Renewal District, changes to SDCs, imposition of a Construction Excise Tax, implementation of a Local Improvement District, partnerships to pursue grants or loans

- ECONorthwest will refine the HNA
  - Revised HNA due to City in August 2021
- Continue coordination with Salem
- Adoption of the HNA and update the Comprehensive Plan in Fall 2021

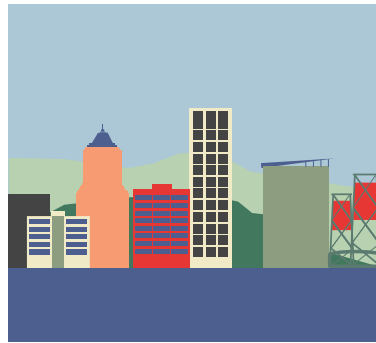


# ECONorthwest

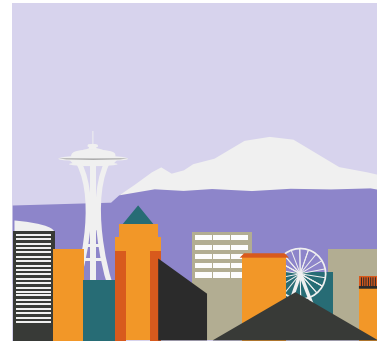
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