

Table 1: Housing Mix

Table 1 OAR 660-038-0040(3): A city shall project the mix of housing types needed for new development over the 14-year period using the ranges of numbers in Table 1				
UGB POPULATION	MEDIUM DENSITY		HIGH DENSITY	
	Existing	Required*	Existing	Required*
UNDER 2,500	0-9 percent	n+3 to n+13percent	N/A	N/A
	9-15 percent	n+1 percent to n+15 percent	N/A	N/A
	>15percent	n percent to n+15percent	N/A	N/A
2,500-10,000	0-11 percent	n+3 to n+13 percent	0-11 percent	n+3 to n+13 percent
	11-16 percent	n+1 percent to n+11 percent	11-17 percent	n+1 percent to n+11 percent
	>16 percent	n percent to n+10percent	>17 percent	n percent to n+10 percent
10,000-25,000	0-14 percent	n+3 to n+13 percent	n+3 to n+13 percent	14-24 percent
	14-17 percent	n+1 percent to n+11 percent	14-17 percent	n+1 percent to n+11 percent
	>17 percent	n percent to n+10percent	>17 percent	n percent to n+10 percent
OVER 25,000	0-17 percent	17-27 percent	0-17 percent	17-27 percent
	17-18percent	n+1 percent to n+11 percent	17-21 percent	n+1 percent to n+11 percent
	>18 percent	n percent to n+10 percent	>21 percent	n percent to n+10 percent

n = existing percentage of medium or high density housing within the city boundaries

** Required percentage may be any whole number or whole number plus a fraction of a whole number within the allowed range*

Table 2: Land Need

Table 2 OAR 660-038-0050(1): To determine the net land needed for each category of residential development over the 14-year period, the city must divide the number of needed units determined in OAR 660-038-0040 by the number of dwelling units per acre from the ranges in Table 2.

	Low	Medium	High
Eastern Oregon*			
Population Less than 2,500	5 to 6.5 du/ac.	10-15 du/ac.	
Population 2,500-10,000	5 to 6.5 du/ac.	10-12 du/ac.	15-24 du/ac.
Population 10,000-25,000	5 to 6.5 du/ac.	10-12 du/ac.	15-24 du/ac.
Population 25,000 or greater	5 to 6.5 du/ac.	10-14 du/ac.	15-33 du/ac.
Outside of Eastern Oregon			
Population Less than 2,500	5 to 6 du/ac.	10-15 du/ac.	
Population 2,500-10,000	5 to 6 du/ac.	10-12 du/ac.	15-24 du/ac.
Population 10,000-25,000	6 to 7 du/ac.	10-12 du/ac.	15-24 du/ac.
Population 25,000 or greater	6 to 7 du/ac.	12-15 du/ac.	20-33 du/ac.

**Eastern Oregon consists of the following counties: Baker, Gilliam, Grant, Harney, Klamath, Lake, Malheur, Morrow, Sherman, Umatilla, Union, Wallowa, and Wheeler.*

Table 3: Current Employment

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City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Adair Village	13	172	Columbia City	38	74
Adams	-c-	-c-	Condon	28	279
Adrian	23	73	Coos Bay	1,425	7,737
Albany	4,228	15,998	Coquille	565	1,199
Amity	60	203	Corvallis	3,968	26,398
Antelope	-c-	-c-	Cottage Grove	617	2,597
Arlington	-c-	127	Cove	5	90
Ashland	1,132	8,616	Creswell	266	831
Astoria	763	4,811	Culver	74	105
Athena	66	139	Dallas	334	3,370
Aumsville	261	311	Dayton	37	274
Aurora	88	109	Dayville	-c-	30
Baker City	915	3,222	Depoe Bay	60	317
Bandon	213	1,158	Detroit	-c-	70
Banks	246	364	Donald	367	21
Barlow	-c-	25	Drain	133	180
Bay City	308	129	Dufur	54	112
Bend	8,493	36,916	Dundee	231	258
Boardman	1,629	738	Dunes City	22	12
Bonanza	24	81	Eagle Point	108	1,088
Brookings	857	2,976	Echo	10	71
Brownsville	105	176	Elgin	437	197
Burns	148	1,027	Elkton	13	54
Butte Falls	26	78	Enterprise	266	1,017
Canby	2,574	3,080	Estacada	383	816
Cannon Beach	96	1,321	Eugene	16,801	71,868
Canyon City	78	163	Falls City	20	74
Canyonville	130	1,229	Florence	249	3,030
Carlton	140	209	Fossil	16	156
Cascade Locks	109	165	Garibaldi	111	225
Cave Junction	-c-	649	Gaston	17	147
Central Point	1,000	2,903	Gates	-c-	7
Chiloquin	5	218	Gearhart	135	356
Clatskanie	133	550	Gervais	154	210
Coburg	708	541	Glendale	153	88

Key: "-c-" denotes confidential data has been withheld by the Oregon Employment Department
Source: Oregon Employment Department, data for covered employment (provided 2015)

Table 3: Current Employment					
City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Gold Beach	280	1,028	Lostine	42	34
Gold Hill	59	178	Lowell	66	127
Grants Pass	3,352	15,273	Lyons	377	97
Grass Valley	-c-	25	Madras	1,189	2,384
Haines	6	69	Malin	91	106
Halfway	-c-	152	Manzanita	25	327
Halsey	118	147	Maupin	36	212
Harrisburg	487	376	McMinnville	3,603	10,580
Helix	-c-	38	Medford	8,897	38,757
Heppner	112	569	Merrill	156	145
Hermiston	2,143	5,441	Metolius	-c-	70
Hines	158	354	Metro	215,150	615,025
Hood River	1,211	5,775	Mill City	285	211
Hubbard	768	194	Millersburg	2,067	537
Huntington	-c-	38	Milton- Freewater	470	1,527
Idanha	-c-	-c-	Mitchell	-c-	24
Imbler	35	65	Molalla	1,046	1,514
Independence	700	1,163	Monmouth	99	2,311
Ione	21	62	Monroe	44	132
Irrigon	28	172	Monument	-c-	26
Island City	239	750	Moro	161	86
Jacksonville	88	726	Mosier	19	48
Jefferson	96	233	Mt Angel	325	865
John Day	467	1,034	Mt Vernon	19	66
Jordan Valley	12	57	Myrtle Creek	203	806
Joseph	106	299	Myrtle Point	137	438
Junction City	542	1,696	Nehalem	20	183
Klamath Falls	3,000	14,069	Newberg	2,564	6,342
La Grande	920	5,005	Newport	970	6,363
La Pine	236	1,044	North Bend	515	3,849
Lafayette	79	151	North Plains	443	380
Lakeside	18	85	North Powder	41	75
Lakeview	453	1,137	Nyssa	407	427
Lebanon	1,626	4,275	Oakland	75	130
Lexington	-c-	16	Oakridge	128	441
Lincoln City	294	4,948	Ontario	1,681	6,045
Long Creek	-c-	24	Paisley	41	50

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Source: Oregon Employment Department, data for covered employment (provided 2015)

Table 3: Current Employment					
City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Pendleton	1,775	6,525	St. Helens	796	3,339
Philomath	500	843	St. Paul	81	176
Phoenix	180	948	Sublimity	20	503
Pilot Rock	122	128	Summerville	-c-	-c-
Port Orford	103	245	Sumpter	6	29
Powers	40	91	Sutherlin	548	1,143
Prairie City	-c-	117	Sweet Home	492	1,392
Prineville	1,964	3,030	Talent	377	617
Rainier	388	366	Tangent	527	341
Redmond	2,813	8,652	The Dalles	1,443	6,854
Reedsport	233	848	Tillamook	773	2,680
Richland	22	40	Toledo	727	453
Riddle	34	112	Turner	261	182
Rockaway Beach	-c-	285	Ukiah	11	12
Rogue River	241	575	Umatilla	679	1,100
Roseburg	2,128	16,613	Union	14	166
Rufus	-c-	34	Unity	-c-	-c-
Salem/Keizer	16,729	100,633	Vale	228	803
Sandy	630	2,746	Veneta	123	855
Scappoose	417	1,454	Vernonia	129	260
Scio	57	363	Waldport	52	466
Scotts Mills	-c-	32	Walla	61	105
Seaside	210	3,407	Warrenton	863	2,279
Seneca	-c-	19	Wasco	29	23
Shady Cove	54	293	Waterloo	-c-	14
Shaniko	-c-	-c-	Westfir	3	-c-
Sheridan	236	782	Weston	413	53
Siletz	5	332	Wheeler	-c-	146
Silverton	814	2,717	Willamina	-c-	262
Sisters	382	1,262	Winston	120	707
Sodaville	-c-	60	Woodburn	3,177	6,556
Spray	-c-	31	Yachats	18	401
Springfield	7,274	20,849	Yamhill	46	187
Stanfield	24	239	Yoncalla	79	87
Stayton	1,376	2,032			

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Source: Oregon Employment Department, data for covered employment (provided 2015)*

Table 4: Projected Regional Long-Term Employment Growth Rates

NOTE: This table provides the projected long-term regional growth rate for commercial and industrial jobs in each of the “regions” (Workforce Innovation and Opportunity Act Areas) for which OED forecasts long-term job growth (see OAR 660-038-0110).

Region	Commercial	Industrial
Lane	15%	17%
Northwest	12%	11%
Douglas	13%	19%
Central Oregon	16%	20%
Marion, Polk, Yamhill	13%	15%
Linn-Benton-Lincoln	12%	13%
South Coast	7%	7%
Rogue Valley	13%	12%
Columbia Gorge	15%	12%
South Central	10%	18%
Columbia Basin	8%	12%
Northeast	9%	12%
Southeast	7%	15%
Clackamas	15%	18%
Multnomah-Washington	17%	14%

Data Source: Oregon Employment Department (provided 2015)

Table 5: Measures to Accommodate Housing Needs

Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:			
Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
1	Does not allow accessory dwelling units	Allows accessory dwelling units: No off-street parking requirement Any type of structure Owner may live in either dwelling Allowed in any zoning district that allows detached single-family No Systems Development Charges for Water, Sewer, or Transportation	High
2	No minimum density standards	Minimum density standard at least 70 percent of maximum density for all residential zoning districts. Exemptions for constrained lands as defined in OAR 660-38-0070 and for minor partitions.	High
3	Single-family detached homes allowed in medium density zoning district (as defined by residential need path standards)	No more than 25 percent of residences in development application in medium density zoning district may be single-family detached homes, unless the detached home is on a lot less than or equal to 3,000 square feet. Minor partitions exempted.	High
4	Off-street parking requirements of one space per multi-family dwelling or greater	Change parking requirements to maximum of no more than one space per multi-family dwelling and no more than .75 spaces per multi-family dwelling within ¼ mile of high frequency transit service (defined as transit service with weekday peak hour service headway of 20 minutes or less). Allow provision of on-street parking spaces to meet off-street parking requirements. Allow reductions below one space per multi-family dwelling for developments that provide spaces for car-share vehicles or free transit passes to residents.	High

Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:

Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
5	No density bonus for affordable housing	Establish density bonus for affordable housing of at least 20 percent with no additional development review standards vs. development applications that do not include a density bonus. The affordable housing units shall constitute at least 20 percent of the overall dwelling units in the development application granted the density bonus. The affordable housing units must be reserved as affordable housing for a minimum of 50 years. Affordable housing is defined as housing that is reserved for households with a maximum household income of 80 percent of a city's mean household income. The percentage threshold for the household affordable housing reservation may also be less than 80 percent of a city's mean household income.	High
6	Current land use/zoning designations	Rezone from low density to medium or high density: City UGB 10,000 to 25,000: at least 10 acres City UGB 25,000 to 50,000: at least 25 acres City UGB > 50,000: at least 50 acres	High
7	Does not allow duplexes in single-family residential zoning districts	Permit duplexes on any lot in single-family residential zoning districts with no additional development review standards vs. single-family detached residences.	High
8	Current public street standards	Reduction in public street right of way width standard by at least two feet.	High
9	Does not allow residences in some commercial zoning districts	Allow residences above the first floor and behind commercial uses on additional commercially-zoned lands, with no off-street parking requirement greater than one space per residence, with provisions for additional parking reductions for shared commercial and residential uses and in areas with approved parking management districts. UGB population 10,000 to 25,000: at least 20 acres UGB population 25,000 to 50,000: at least 50 acres UGB population > 50,000: at least 100 acres	High

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Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
10	Systems Development Charges reductions or waivers	Adopt provisions that eliminate systems development charges for affordable housing units, or reduce systems development charges for such units by a minimum of 75 percent of the total systems development charges assessed to similar units that are not reserved for affordable housing. The affordable housing units must be reserved as affordable housing for a minimum of 50 years. Affordable housing is defined as housing that is reserved for households with a maximum household income of 80 percent of a city's mean household income. The percentage threshold for the household affordable housing reservation may also be less than 80 percent of a city's mean household income.	High
11	Does not authorize property tax exemptions for low income housing development pursuant to ORS 307.515 to 307.537	Authorizes property tax exemptions for low income housing development pursuant to ORS 307.515 to 307.537 under both the criteria set forth in ORS 307.517 and the criteria set forth in ORS 307.518, for all zoning districts within the city that permit multiple-family dwellings, with no additional development review standards vs. equivalent residential development that does not receive the exemption.	High
12	Does not authorize property tax exemptions for non-profit corporation low-income housing development pursuant to ORS 307.540 to 307.548.	Authorizes property tax exemptions for non-profit corporation low-income housing development pursuant to ORS 307.540 to 307.548, with no additional development review standards vs. equivalent residential development that does not receive the exemption.	High
13	Does not authorize property tax exemptions for multiple-unit housing pursuant to ORS 307.600 to 307.637	Authorizes property tax exemptions for multiple-unit housing pursuant to ORS 307.600 to 307.637, with no additional restrictions on location of such exemptions above those set in the statutes, and with required benefits pursuant to ORS 307.618 that are clear and objective and do not have the effect of discouraging the use of the property tax exemption by otherwise qualifying developments through the imposition of unreasonable cost or delay.	High
14	Allows accessory dwelling units, but missing one or more of desired attributes	Allows accessory dwelling units: No off-street parking requirement Any type of structure Owner may live in either dwelling Any zoning district that allows detached units No Systems Dev. Charges for Water or Sewer	Low

Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:

Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
15	Does not allow accessory dwelling units	Allows accessory dwelling units, but with at least one of the attributes from measure #14 above not adopted.	Low
16	Off-street parking requirements greater than one space per multi-family dwelling	Change parking requirements to maximum of one space per multi-family dwelling.	Low
17	No minimum density standards	Minimum density standards at least 50 percent of maximum density for all residential zoning districts. Exemptions for constrained lands as defined in OAR 660-38-0070 and for minor partitions.	Low
18	Minimum density standard less than 70percent of maximum density	Raise minimum density standards to at least 70 percent of maximum density for all residential zoning districts. Exemptions for constrained lands as defined in OAR 660-038-0070 and for minor partitions.	Low
19	Current land use/zoning designations	Rezone from low density to medium or high density: City UGB 10,000 to 25,000: 5 to 10 acres City UGB 25,000 to 50,000: 10 to 25 acres City UGB > 50,000: 20 to 50 acres.	Low
20	Density bonus for affordable housing less than 25 percent or with additional development review restrictions vs. standard housing	Increase density bonus for affordable housing to at least 25 percent with no additional development review standards vs. standard housing	Low
21	Current land use/zoning designations	Reduce minimum lot size for single-family residential zoning districts by at least one-quarter of the current minimum: City UGB 10,000-25,000: at least 25 acres City UGB 25,000-50,000: at least 50 acres City UGB >50,000: at least 100 acres	Low
22	Does not allow residences in some commercial zoning districts	Allow residences above the first floor and behind commercial uses on additional commercially-zoned lands, with no off-street parking requirement greater than one space per residence. UGB population 10,000 to 25,000: 10 to 20 acres UGB population 25,000 to 50,000: 20 to 50 acres UGB population > 50,000: at least 40 to 100 acres	Low
23	Does not have a cottage housing code provision	Adopt a cottage housing code provision authorizing at least 12 du/ac.	Low
24	Does not allow duplexes in single-family residential zoning districts	Permit duplexes on corner lots in single-family residential zoning districts with no additional development review restrictions vs. single-family	Low

Table 5: OAR 660-038-0190(5) Table of measures to accommodate housing needs within the UGB:

Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
		detached residence.	
25	Off-street parking requirements for detached single-family units, attached single-family units, duplexes, or triplexes greater than one space per unit.	Reduce parking requirements for detached single-family units, attached single-family units, duplexes, and triplexes to no greater than one space per unit.	Low
26	No systems development charge deferrals	Adopt provisions that defer payment of systems development charges for affordable housing units to the date of occupancy of the unit. The affordable housing units must be reserved as affordable housing for a minimum of 50 years. Affordable housing is defined as housing that is reserved for households with a maximum household income of 80 percent of a city's mean household income. The percentage threshold for the household affordable housing reservation may also be less than 80 percent of a city's mean household income.	Low
27	Does not authorize property tax exemptions for single-unit housing in distressed areas pursuant to ORS 307.651 to 307.687	Authorizes property tax exemptions for single-unit housing pursuant to ORS 307.651 to 307.687, with design standards pursuant to ORS 307.657(3) that are clear and objective and do not have the effect of discouraging the use of the property tax exemption by otherwise qualifying developments through the imposition of unreasonable cost or delay.	Low
28	Does not authorize freeze in property tax assessment valuation for rehabilitated residential property pursuant to ORS 308.450 to 308.481	Authorizes freeze in property tax assessment valuation for rehabilitated residential property pursuant to ORS 308.450 to 308.481. The boundaries of the area that qualifies for the assessment freeze shall be between 10 percent and 20 percent of the city's total land area. The city shall promulgate standards and guidelines for review of applications under the program pursuant to ORS 308.456(3) that are clear and objective and do not have the effect of discouraging use of the program by otherwise qualifying rehabilitations through the imposition of unreasonable cost and delay.	Low
29	Single-family homes allowed in high density zoning district (as defined by residential need path standards)	New single-family homes not allowed in high density zoning district	Low
30	Does not allow attached-single family residences in a single-	Permit attached single-family residences in a single-family residential district with a minimum lot size of	Low

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Item	Current Zoning Code Provision	Adopted change (note: none of these changes may require approval of a conditional use permit)	High or Low Impact
	family residential district with a minimum lot size 5,000 square feet or less	5,000 square feet or less.	
31	No maximum lot size for single-family detached dwellings in zoning districts that permit attached and multi-family housing	Maximum lot size for single-family detached dwellings in zoning districts that permit attached and multi-family housing of 5,000 square feet. Minor partitions exempted.	Low