

Table 1: Housing Mix/Density Safe Harbors

A. Coordinated 20- Year Population Forecast	B. Housing Density Safe Harbor Numbers are in Dwelling Units (DU) per net buildable acre	C. Housing Mix Safe Harbor (Percentage of DU that Must be <i>Allowed</i> by zoning)		
		Low Density Residential	Medium Density Residential	High Density Residential
Less than 2,500	<ul style="list-style-type: none"> Required Overall Minimum: 3 Assume for UGB Analysis: 4 Zone to Allow: 6 	70%	20%	10%
2,501 – 10,000	<ul style="list-style-type: none"> Required Overall Minimum: 4 Assume for UGB Analysis: 6 Zone to Allow: 8 	60%	20%	20%
10,001 – 25,000	<ul style="list-style-type: none"> Required Overall Minimum: 5 Assume for UGB Analysis: 7 Zone to Allow: 9 	55%	25%	20%
More than 25,000 but not subject to ORS 197.296	<ul style="list-style-type: none"> Required Overall Minimum: 6 Assume for UGB Analysis: 8 Zone to Allow: 10 	50%	25%	25%

- **Low Density Residential:** A residential zone that *allows* detached single family and manufactured homes and other needed housing types on individual lots in the density range of 2-6 units per net buildable acre (DU/NBA). The specified mix percentage is a maximum; a local government may allow a lower percentage.
- **Medium Density Residential:** A residential zone that *allows* attached single family housing, manufactured dwelling parks and other needed housing types in the density range of 6-12 units per net buildable acre. The specified mix percentage is a minimum; a local government may allow a higher percentage.
- **High Density Residential:** A residential zone that *allows* multiple family housing and other needed housing types in the density range of 12-40 units per net buildable acre. The specified mix percentage is a minimum; a local government may allow a higher percentage.
- **More than 25,000 but not subject to ORS 197.296:** The current population estimate for the city is less than 25,000 but the 20-year population forecast for the UGB is 25,000 or more. This safe harbor is not available for a jurisdiction subject to ORS 197.296 at the time of a UGB amendment.

**Table 2: Alternative Density Safe Harbors for
Small Exception Parcels and High Value Farm Land**

A. Coordinated 20-Year Population Forecast	B. Small Exception Parcels added to the UGB (Dwelling Units per net buildable acre)	C. High Value Farm Land added to the UGB (Dwelling Units per net buildable acre)
Less than 2,500	<ul style="list-style-type: none"> • Assume for UGB Analysis: 2 	<ul style="list-style-type: none"> • Required Overall Minimum: 5 • Assume for UGB Analysis: 6 • Must Allow: 8
2,501 – 10,000	<ul style="list-style-type: none"> • Assume for UGB Analysis: 4 	<ul style="list-style-type: none"> • Required Overall Minimum: 6 • Assume for UGB Analysis: 8 • Must allow: 10
10,001 – 25,000	<ul style="list-style-type: none"> • Assume for UGB Analysis: 5 	<ul style="list-style-type: none"> • Required Overall Minimum: 7 • Assume for UGB Analysis: 9 • Must Allow: 11
More than 25,000 but not subject to ORS 197.296	<ul style="list-style-type: none"> • Assume for UGB Analysis: 6 	<ul style="list-style-type: none"> • Required Overall Minimum: 8 • Assume for UGB Analysis: 10 • Must allow: 12

- The standard Housing Density Safe Harbor density assumptions apply to land within the existing UGB and to land within the expanded UGB that is *not* “Small Exception Parcels” or “High Value Farm Land.” The standard Housing Mix safe harbor in Table 1 must be applied to ALL land in the UGB, including Small Exception Parcels and High Value Farmland added to the UGB.
- High Value Farmland must be planned and zoned to achieve at least two units more per net buildable acre than required by the standard Housing Density safe harbor.
- A Small Exception Parcel is a parcel five acres or less with a house on the property.
- “Not subject to ORS 197.296” means that the current population estimate for the city is less than 25,000 but the population forecast is 25,000 or more. This safe harbor is not available for a jurisdiction subject to ORS 197.296 at the time of a UGB amendment.

**Table 3: Methodology to Calculate Housing Mix for the
“Incremental Housing Mix Safe Harbor” in OAR 660-024-0040(8)(i)**

Example 1: The developed housing mix in the UGB currently consists of 93% Low Density, 6% Medium Density and 1% High Density.

Step 1: $5\% + 1\% = 6\%$ High Density Residential

Step 2: $10\% + 6\% = 16\%$ Medium Density Residential

Step 3: Total for Medium and High Density: $6\% + 16\% = 22\%$ Medium and High Density Residential*

Step 4: $100\% - 22\% = 78\%$ Low Density Residential

Under the Alternative Housing Mix **safe harbor** in OAR 660-024-0040(8)(i), buildable land in the UGB must be Zoned to Allow:

Safe Harbor Housing Mix = 78% Low Density, 16% Medium Density and 6% High Density.

Example 2: The developed housing mix in the UGB currently consists of 91% Low Density, 9% Medium Density and 0% High Density

Step 1: $5\% + 0\% = 5\%$ High Density Residential

Step 2: $10\% + 9\% = 19\%$ Medium Density Residential

Step 3: Total for Medium and High Density: $5\% + 19\% = 24\%$ Medium and High Density Residential*

Step 4: $100\% - 24\% = 76\%$ Low Density Residential

Under the Alternative Housing Mix **Safe Harbor** in OAR 660-024-0040(8)(i), buildable land in the UGB must be Zoned to Allow:

Safe Harbor Housing Mix = 76% Low Density, 19% % Medium Density and 5% High Density.

* If current housing mix has two tiers instead of three (for example, Low Density Residential and Medium-High Density, or Single-Family and Multi-Family), apply the “Low Density Residential” safe harbor percentage for Low Density Residential or Single-Family, and apply the combined “Medium Density” and “High Density” safe harbor percentages of 10% and 5%, or 15%, to Medium-High Density or Multi-Family.