



Buildable Lands Inventory

WHAT IS A BLI?

ORS 197.296

-local government shall demonstrate that its comprehensive plan or regional framework plan provides sufficient buildable lands within the urban growth boundary established pursuant to statewide planning goals to accommodate estimated housing needs for 20 years.

- (a) Inventory the supply of buildable lands within the urban growth boundary and determine the housing capacity of the buildable lands; and**
- (b) Conduct an analysis of housing need by type and density range, to determine the number of units and amount of land needed for each needed housing type for the next 20 years.**

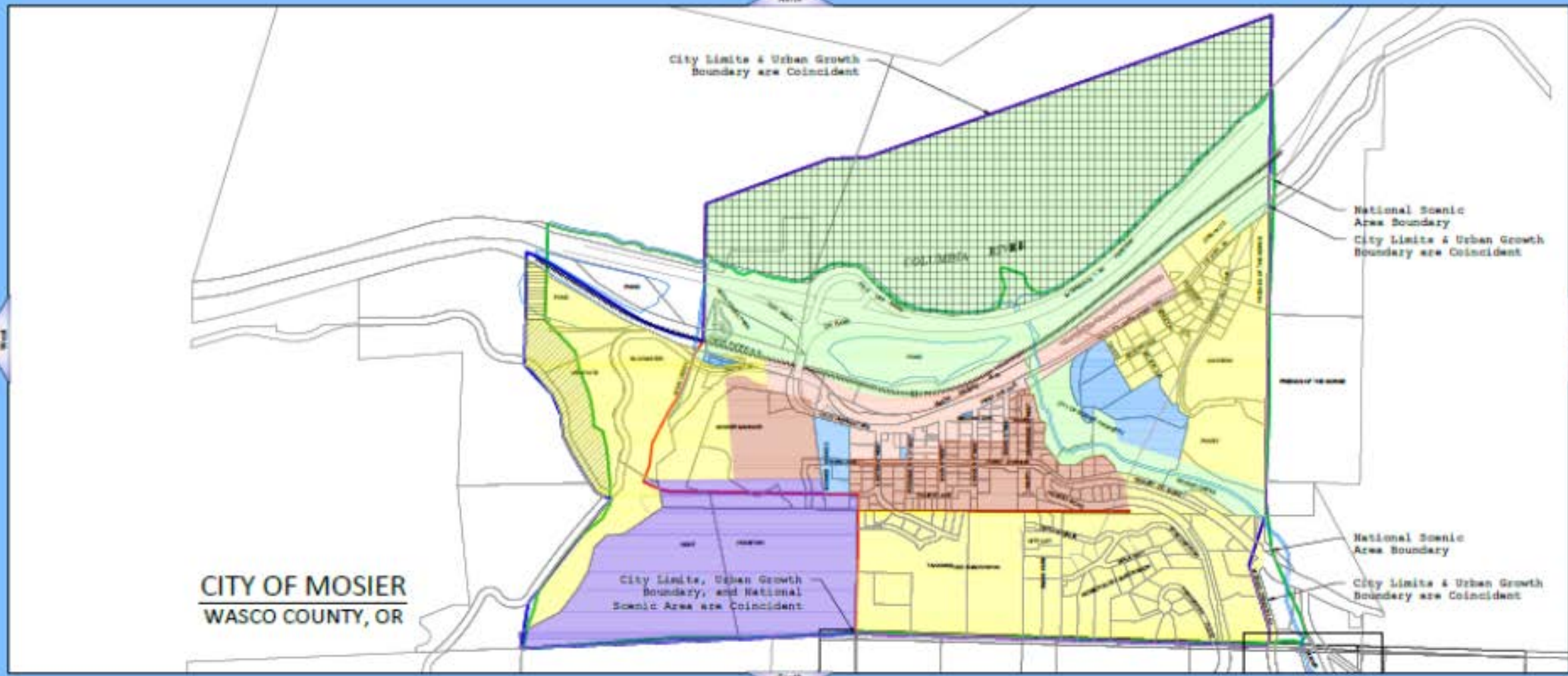
BLI LITE - 2018

City of Mosier last updated the Buildable Lands Inventory and adopted it as part of the Comprehensive Plan Updates in 2006.

Not much has changed structurally – aside from the residential development in Tanawashee and Mosier Bluffs.

No DLCD Grant in 2018 – so we are doing a BLI Lite and can determine whether to a detailed update is needed and what to prioritize. Given the size of Mosier – I think it is more useful to go thru each vacant/underdeveloped property to find opportunities.

Looking at these items is not a land use action. Any changes to code/comp plan need to follow public hearing processes



CITY OF MOSIER
WASCO COUNTY, OR

FIGURE 2
BOUNDARIES/ZONING
SEPTEMBER, 2016

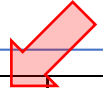


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LEGEND		LEGEND	
City Limits		Columbia River Zone	
Urban Growth Boundary		Public Zone	
National Scenic Area Urban Exempt Area		Open Space Zone	
NSA Open Space		Residential R-5 Zone	
NSA Small Scale Ag		Residential R-10 Zone	
		Commercial C Zone	
		Industrial Zone	

Publicly Owned Lands



Parcels	Acreage	Zoning	Current Housing Units	Est. Buildable %	Est. Buildable acres	Estimated Potential Total Housing Units (no rezone etc)	Slow Growth (20 year)	Mid Range (20 year)	High Growth-Long Range	Assumptions
PUBLICLY OWNED LANDS										
ODOT Pit	35	I	0	50%	17.5	0	0	0	35	Rezone or mixed use development with large multifamily residential
Houston Pit	28.6	I and R-10	0	30%	8.6	0	0	0	17	Rezone or mixed use development with large multifamily residential
State Park Land	12	OS	0	-	-	0	0	0	0	Remain vacant
State Park Land	15	OS	0	-	-	0	0	0	0	Remain vacant
City Reservoir Site	0.82	Res-10	0	100%	0.8	0	0	0	0	if developed for well - no residential within 100'
City of Mosier - Vacant South of Senior Housing	2	Public	0	75%	1.5	0	0	0	12	Rezone or non-profit multifamily residential development
City of Mosier Cemetery/Hillside Parcels	3	Public	0	75%	2.3	0	0	0	12	Rezone or non-profit multifamily residential development
School District Property	1.5	Public	0	50%	0.8	0	0	0	10	Rezone or non-profit multifamily residential development
SUBTOTAL	97.9	-	-	-	31.4	-	-	-	86.2	

Privately Owned Lands

Parcels	Acreeage	Zoning	Current Housing Units	Est. Buildable %	Est. Buildable acres	Estimated Potential Total Housing Units (no rezone etc)	Slow Growth (20 year)	Mid Range (20 year)	High Growth-Long Range	Assumptions
PRIVATELY OWNED LANDS										
Rock Creek - Bloomster Property (outside of CL)	10	Res-10	4	80%	8.0	16	0	12	16	Subdivision to develop within 20 years
Scheler/CS Construction PUD	0.5	C	2	100%	0.5	6	4	4	4	PUD approved - infill within 10 years
Tanawashee Subdivision	12	Res-10	6	80%	9.6	44	38	38	38	In process. Built Out and Occupied within 10 years
Albright/Wallace	4.9	Res-10	2	25%	1.2	2	0	2	2	Small Partitions/Infill within 10 years
Blanchard/Simpson	5	Res-10	3	70%	3.5	7	4	4	4	Small Partitions/Infill within 10 years
Koerner (Block Nine LLC)	2.5	Res-5	2	90%	2.3	11	0	9	16	Small subdivision within 20 years (9 units) or multifamily within 20 years (16 units)
Mosier Bluffs Subdivison	28	Res-10	10	80%	22.4	29	19	19	19	In process. Built Out and Occupied within 10 years
Huskey Road (steep parcels)	4.5	Res-10	2	50%	2.3	5	0	3	3	Small Partitions/Infill within 20 years
Povey/Jackson	16.9	Res-10	3	80%	13.5	27	0	24	24	Subdivision to develop within 20 years
Mosier Creek PUD Vacant Parcel to east	1.2	Res-10	0	75%	0.9	2	2	2	2	Small Partitions/Infill within 10 years
SUBTOTAL	85.5		34.0		64.1	149.0	67.0	116.6	128.0	

Mixed Ownership – Infill Etc.

Parcels	Acreage	Zoning	Current Housing Units	Est. Buildable %	Est. Buildable acres	Estimated Potential Total Housing Units (no rezone etc)	Slow Growth (20 year)	Mid Range (20 year)	High Growth-Long Range	Assumptions
MIXED OWNERSHIP - INFILL ETC.										
HCRH East Cherry Hill (Misc Infill)	3	Res-10	NA	100%	3.0	6	6	6	6	Small Partitions/Infill within 10 years
ADU Potential in all residential (5% of existing un	NA	Res-5	NA	-	-	13	4	13	13	Infill with ADUs - 5% of current housing units
Downtown (Mixed Use Potential)	3.5	C	NA	100%	3.5	30	10	30	30	Assumes large multi-family, mixed-used development on underdeveloped and vacant lots downtown
Downtown Resid. Vacant lots (Vacant)	1.5	Res-5	NA	100%	1.5	6	3	6	6	Infill within 20 years on vacant/underdeveloped lots
Downtown Resid. Dividable lots	NA	Res-5	NA	-	-	12	4	12	12	Infill and ADUs within 20 years
SUBTOTAL	8		0		8	67	27	67	67	

TOTAL ALL LANDS

Parcels	Acreage	Zoning	Current Housing Units	Est. Buildable %	Est. Buildable acres	Estimated Potential Total Housing Units (no rezone etc)	Slow Growth (20 year)	Mid Range (20 year)	High Growth-Long Range	Assumptions
TOTAL ALL LANDS										
	191	-	34	-		216	94	184	281	

Some quick take-aways:

- There is a decent supply of available land – most of it is in private ownership
- Rezone/Multifamily/Infill development significantly increases amount of potential total housing units
- Big questions remain about feasibility to build on some of these vacant lands

BLI -> Population Forecast

40-Year Population Forecast (using PSU growth rates)				
Year	City Population	Rate of Growth	Running Total Housing Units	Total Housing Units needed to serve future population (assuming 2.0 per ERU)
January 1, 2016	456	na	272	na
January 1, 2035	561	1.1%	325	53
January 1, 2066	716	0.8%	402	78
Total Housing Units Needed for 40 year period				130

40-Year Population Forecast (3.0% growth rate in first 20 years-then tapering off)				
Year	City Population	Rate of Growth	Running Total Housing Units	Total ERUs needed to serve future population
January 1, 2016	456	na	272	na
January 1, 2035	799	3.0%	444	172
January 1, 2066	1121	1.1%	605	161
Total Housing Units Needed for 40 year period				333

Housing Strategy (from HR)

**From 2017 Hood River Housing Needs Analysis and BLI Update*

Strategy #1 - Increase the Efficiency of Land within the UGB

- Identify land to rezone to allow additional multifamily development
- Make multifamily an allowed use and not CUP
- Reduce lot size minimums in all Residential Zones
- Review PUD requirements (we allow them but have no detail)
- Consider Cottage Development (small SFH with common space)

Housing Strategy (from HR)

**From 2017 Hood River Housing Needs Analysis and BLI Update*

Strategy #2 – Regulate and manage secondary and short-term rental housing

- Enhance system for licensing and permitting short-term rentals
- Monitor changes in # of STRs and revisit regulations

Quick STR Search Results in Mosier City Limits:

- Approximately 12 full house rentals
- Approximately 3-6 private room rentals
- Around 5% of total (272) housing units

Housing Strategy (from HR)

**From 2017 Hood River Housing Needs Analysis and BLI Update*

Strategy #3 – Develop Affordable Housing

- Identify publicly owned lands and partner with affordable housing developers
- Policies to give nonprofits or city rights to tax delinquent properties
- Reduce parking requirements
- Use Tax Increment Financing to subsidize housing developments
- Develop a community land trust
- Develop Tax abatement program for affordable housing
- Defer SDCs for affordable housing (financing SDCs)



Questions?