

## City of Lake Oswego Housing Needs Analysis Outline

HNA Section	Notes
<b>Acknowledgements</b>	
<b>Introduction: Background and Context</b>	Responding to periodic review. Documents funded by a grant from DLCD, due May 30, 2011.
<b>Requirements</b>	
<ul style="list-style-type: none"> <li>▪ Statewide Planning Goal 10 (Housing) and</li> <li>▪ State Metropolitan Housing Rule (OAR 660-007)</li> </ul>	State Administrative Rule that implements the Goal: <ul style="list-style-type: none"> <li>▪ Opportunity for housing under clear &amp; objective standards</li> <li>▪ Opportunity on buildable land for 50/50 mix of detached and attached housing</li> <li>▪ Opportunity on buildable land for average density of 10 du/acre</li> </ul>
<ul style="list-style-type: none"> <li>▪ Metro Functional Plan Title 1</li> </ul>	Metro Regional Functional Plan (Like a Regional Comprehensive Plan) requirement for no net loss in housing capacity.
<b>Housing Vision and Goals</b>	Complete Neighborhoods and Housing in the 2035 Draft Vision Statement.
<b>Demographic and Population Overview</b>	
<ul style="list-style-type: none"> <li>▪ Regional Demographic Trends and Forecast</li> </ul>	Include state as a backdrop. Regional is Metro's forecast for the region.
<ul style="list-style-type: none"> <li>▪ Local Demographic Trends and Forecast</li> </ul>	Currently considering two growth rates (see comparison chart; Attachment 4).
<b>Housing Land Supply and Capacity Analysis</b>	Buildable lands inventory. How much land is vacant, likely to redevelop with new housing units within the 20-year planning horizon, or available for infill (e.g., secondary dwelling units).
<ul style="list-style-type: none"> <li>▪ Housing Occupancy and Structure Type</li> </ul>	Based on existing conditions.
<ul style="list-style-type: none"> <li>▪ Housing Costs, Household Incomes and Housing Affordability</li> </ul>	In Lake Oswego, and compared to region.

Attachment 3

<b>Housing Needs Analysis</b>	
<ul style="list-style-type: none"> <li>▪ Projection of Number of Future Households and Housing Units</li> </ul>	Based on trend; also to consider draft vision and aspirations (e.g. availability and location for families with children, seniors).
<ul style="list-style-type: none"> <li>▪ Future Needed Housing Types</li> </ul>	Also needs to be on a regional basis.
<ul style="list-style-type: none"> <li>▪ Future Land Needs</li> </ul>	Based on needed housing types (acres to units).
<ul style="list-style-type: none"> <li>▪ Distribution of Housing Units;</li> <li>▪ Average Lot Size</li> </ul>	Location and type of structure.
<ul style="list-style-type: none"> <li>▪ Housing Units and Acres of Land Needed by Zone</li> </ul>	Numeric conclusion.
<ul style="list-style-type: none"> <li>▪ Comparison of Land Supply and Land Need</li> </ul>	<p>Does the supply of existing land and corresponding housing types:</p> <ul style="list-style-type: none"> <li>▪ Fit the housing need projection</li> <li>▪ Provide the capacity to meet the State Housing Rule</li> <li>▪ Identification of any deficiencies</li> </ul> <p>Results of a) buildable lands inventory, b) redevelopment and infill assumptions, c) demand projections according to the Goal 10, Metropolitan Housing Rule, the Metro Functional Plan, and local aspirations.</p>
<b>Implementation</b>	Recommendation of policies and actions to adopt into updated Comprehensive Plan. Includes reaffirming existing policies, recommending policy amendments or new policies to reconcile housing capacity with housing need. Identify and schedule implementing actions. Identify coordination with community partners (e.g., schools, other).
<b>Conclusions and Recommendations</b>	Summary of need and methods to address them
<b>Appendix</b>	Adoption-ready policies

**City of Lake Oswego  
Economic Opportunity Analysis Outline**

<b>EOA Section</b>	<b>Notes</b>
<b>Acknowledgements</b>	
<b>Introduction: Background and Context</b>	Responding to periodic review. Documents funded by a grant from DLCD, due May 30, 2011.
<b>Statewide Planning Goal 9 (Economic Development) &amp; Statewide Oregon Administrative Rule (OAR 660-009)</b>	Provide 20-year supply of land to accommodate employment growth.
<b>Economic Development Vision</b>	
<ul style="list-style-type: none"> <li>• Vision</li> </ul>	Economic Vitality section of draft 2035 vision statement
<ul style="list-style-type: none"> <li>• Community Economic Development Objectives</li> </ul>	See working draft CEDOs, Attachment 5.
<b>Economic Trends Analysis</b>	
<ul style="list-style-type: none"> <li>• Population Trends</li> </ul>	Working with two population forecast options. See comparison table, Attachment 4.
<ul style="list-style-type: none"> <li>• Employment Trends</li> </ul>	Working with three employment forecast options. See comparison table, Attachment 4.
<b>Economic Development Potential</b>	
<ul style="list-style-type: none"> <li>• Business Clusters Analysis</li> </ul>	Potential growth; informs industry targets.
<ul style="list-style-type: none"> <li>• Targeted Industries</li> </ul>	Can differ from trend.
<b>Site Suitability Analysis (Demand)</b>	
<ul style="list-style-type: none"> <li>• Employment Projections</li> </ul>	See comparison table, Attachment 4
<ul style="list-style-type: none"> <li>• Land Demand Estimate</li> </ul>	Conversion of job need to acres by job type
<b>Inventory of Suitable Sites (Supply)</b>	Includes redevelopment potential (analysis underway)
<ul style="list-style-type: none"> <li>• Short-Term Land Supply Determination</li> </ul>	Portion of land demand that could be developed within one year
<b>Assessment of Potential (Reconciliation)</b>	
<ul style="list-style-type: none"> <li>• Short-Term Land Need Determination</li> </ul>	Demand compared to supply – one year
<ul style="list-style-type: none"> <li>• Long-Term Land Need Determination</li> </ul>	Demand compared to supply – twenty years
<ul style="list-style-type: none"> <li>• Site Characteristics</li> </ul>	Needed sites; types of sites
<ul style="list-style-type: none"> <li>• Planning, Market, Cost and Risk Factors</li> </ul>	Additional considerations for employment growth.

<b>Implementation</b>	
• Draft Policies	Strategies for existing, amended or new Comprehensive Plan policies to adopt with the Plan update
• Draft Actions	Strategies for implementing actions to support updated policies.