



CITY OF LAKE OSWEGO

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MEMORANDUM

TO: Comprehensive Plan Citizen Advisory Committee

FROM: Sarah Selden, Associate Planner

SUBJECT: Housing and Employment Forecast Summary Table

DATE: March 4, 2011

At the February CAC meeting, the committee was presented with a range of possible growth forecasts for the accommodation of new jobs and dwelling units over the next 25 years. The attached forecast summary table was created to help clarify and compare the range of alternatives.

As noted in the table, staff is in the process of conducting an analysis of housing capacity that exists through redevelopment in medium and high-density residential zones, and in commercially zoned mixed-use areas. This analysis will identify currently developed land that is likely to redevelop by 2035, and has the capacity to add additional housing in the community. The allowed housing density of these lands is counted toward meeting the required capacity average of 10 dwelling units/net buildable acre under the State's housing rule, and will likely provide a significant increase in the city's capacity for housing.

At the February 22 CAC meeting, the committee asked to review a higher residential forecast option that would demonstrate compliance with the State's housing density rule. Staff would like to hold the development of any additional ranges until we determine the density requirement gap based on the redevelopment analysis later this month.