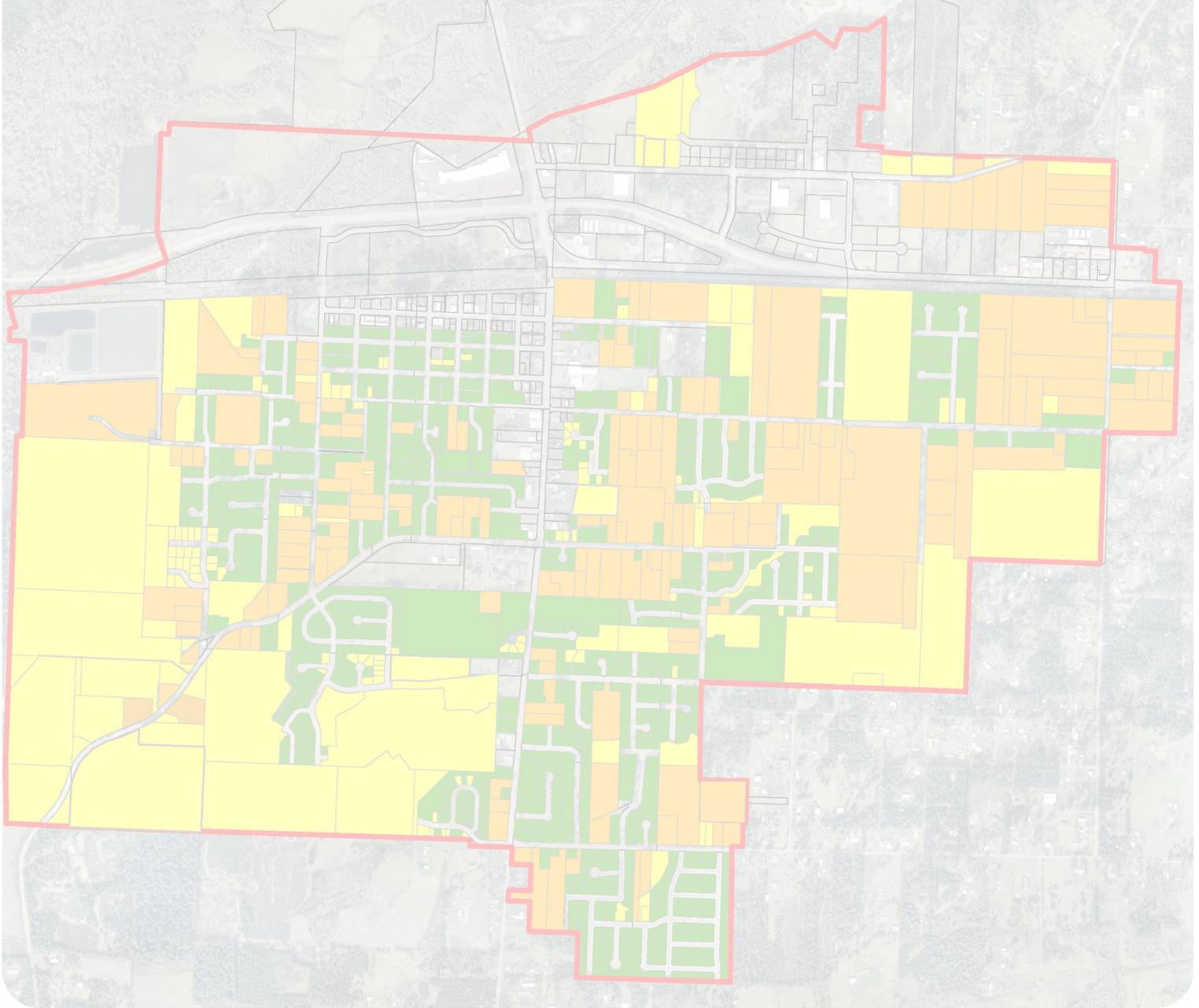


City of Veneta

Residential Buildable Land Inventory and Housing Needs Analysis



A Technical Supporting Document to the Housing Element
of the Veneta Comprehensive Plan

Prepared by the Veneta Community Development Department
2013

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Executive Summary

The purpose of the Veneta Residential Land Inventory and Housing Needs Analysis is to determine whether there is a sufficient amount of buildable land to meet future housing demands within the existing Urban Growth Boundary. The study provides the technical analysis required to determine the 20 year need for residential land, consistent with Oregon Statewide Goal 14, Oregon Revised Statute (ORS) 197.296, and Oregon Administrative Rule (OAR) 660-008.

The Veneta Residential Lands Study followed these basic steps: 1) inventory how much buildable residential land the City has, 2) Identify housing needs based on certified population forecast, and 3) determine if there is enough land to accommodate growth between 2013 and 2033. Findings from the analysis are as follows:

Population Growth

- Veneta's population is forecast to more than double between 2013 and 2035 from 4635 to 10,505. In 2033 Veneta's population is estimated to be 10, 242.
- Growth will be higher between 2010 and 2020 and will begin to slow afterwards until 2035.
- Veneta's growth will be comparable to the cities of Creswell and Junction City and is expected to grow much faster than Lane County and the Eugene-Springfield Metro area as a whole, with an annual average growth rate of 4.3%.

Residential Land Inventory

- Veneta has a total of 475.8 acres of buildable residential acres. The majority of buildable residential land acres is designated Rural Residential and Low Density Residential totaling 347.6 and the remaining 128 acres is designated Medium Density Residential.

Housing and Land Need

- Veneta will need to provide 2,120 new dwelling units between 2013-2033 plus an additional 63 group quarter units to accommodate the forecasted population.
- A majority of the dwelling units needed will be for single family dwellings (84.0%) and the remaining housing types will be multi-family, duplexes, mobile homes and group quarters.
- City of Veneta will need a total of 321.8 acres of residential land; 287.2 acres of Low Density Residential Land and 34.6 acres of Medium Density Residential land.

Comparing Supply and Demand of Residential Acres

- Veneta has a surplus of 153 acres of residential land. There is a surplus of approximately 60 acres of Low Density/Rural Residential land and 93 acres of Medium Density Residential land.
- Veneta has an adequate supply of residential land to meet the 20 year projected demand within its current UGB.

Chapter One: Inventory Methodology and Results

Introduction

This document summarizes the Residential Buildable Lands Inventory and Housing Needs Analysis for the City of Veneta Urban Growth Boundary. The purpose of this work is to provide the city with information to evaluate the city's Comprehensive Plan and development code to determine if changes are needed to comply with Statewide Planning Goal 10, Housing. Goal 10 is, "to provide for the housing needs of the state." This goal requires cities to inventory buildable lands for residential use.

The purpose of conducting a "Buildable Lands Inventory" (BLI) is to quantify the amount of vacant and underdeveloped land available within the Urban Growth Boundary (UGB) of Veneta. A BLI allows a community to determine whether or not there is an adequate supply of buildable land to accommodate future housing needs based on a 20-year population forecast. This buildable land inventory is based on land information as of June 2013 and population forecast to the year 2033.

A Housing Needs Analysis will determine the **number** of housing units needed to meet the forecasted population growth over the next 20 years. A more detailed demographic analysis, looking at local, state, national trends and the demographic characteristics of the Veneta will help us understand the **types** of housing that will best meet the needs of the community.

If it is determined that future population growth will require more buildable land than is available, a UGB analysis will be completed so the community's governing bodies can make informed decisions, and implement appropriate measures to provide for the unmet housing land needs.

Background

Since 2000, Veneta has been the fastest growing city in Lane County. Population has grown 67 percent from 2000 to 2013; from 2,755 to 4635 people.

Rapid growth has placed pressure on City facilities, specifically available water supply. The 2009 Water Master Plan in particular pointed out current and future deficiencies that could not be met by continued development of groundwater resources, leaving the City to look outside of the UGB for new water sources. These water limitations threaten both residential service and future economic development. Over the last three years, the City has developed a partnership with Eugene Water & Electric Board (EWEB) to supply water to Veneta; this pipeline will meet the City's water supply needs far into the future (50 years or more). The water pipeline project broke ground in the fall of 2012 and was completed in the fall of 2013. The water pipeline project is the impetus for the City to bring all its relevant planning documents, most of which were developed from 1998-2000, up to date in reflecting existing and future conditions and projections.

By 2035, Veneta is projected to have a population of 10,505 based on the Lane County Coordinated Population Forecast also warranting new analysis and plan amendments. In order to plan for this projected growth, the City will conduct several planning studies. These studies

will be completed as individual projects, as described below to meet timing considerations of the City:

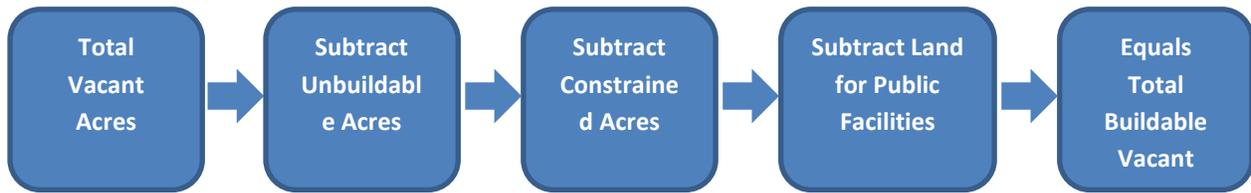
1. Residential Buildable Land Inventory: Identify the amount of built, vacant, potential infill, potential re-developable and environmentally constrained residential designated land within the existing UGB.
2. Commercial and Industrial Buildable Land Inventory (CIBL): Identify the amount of built, vacant, potential infill, potential re-developable and environmentally constrained employment land within the existing UGB.
3. Housing Needs Analysis (HNA): Determine the amount of residential land needed to meet future housing demand at appropriate densities and housing types. The analysis is based on historical and future population change, demographics, and development trends. The HNA will address Statewide Planning Goal 10 Housing requirements. The Department of Land Conservation workbook, "Planning for Residential Growth" is used as the primary guide.
4. Economic Opportunities Analysis (EOA): Estimate the types and amounts of industrial and commercial development and land that will be needed to accommodate forecasted economic growth.
5. Land Supply & Demand Analysis: Compare the land inventories (supply) with Statewide Planning Goal 9 (Economic) and Goal 10 (Housing) land need estimates (demand).
6. Efficiency Measures. Examine policies that will promote higher residential densities prior to any effort made to expand the Urban Growth Boundary (UGB).
7. UGB Expansion Analysis: Conduct analysis per Goal 14 Urbanization location factors, if UGB expansion is needed.
8. Comprehensive Plan & Map Amendments & Adoption: Prepare findings and incorporate the results of these studies and any policy changes into Comprehensive Plan text and Map for local adoption.

Buildable Land Inventory Methodology

Tasks outlined in the Department of Land Conservation handbook, "Planning for Residential Growth – A Workbook for Oregon's Urban Areas" are being used for this analysis. This chapter summarizes the methodology, assumptions, and results of the Buildable Lands Inventory. The BLI inventories the supply of buildable land inside the Urban Growth Boundary. Per Oregon Revised Statute 197.295, Buildable Land means, "residentially" designated land within the urban Growth boundary, including both vacant and developed land likely to be redeveloped, which is suitable, available and necessary for residential uses."

The results are based on analysis of Geographic Information System (GIS) data provided by Lane County Assessment and the City of Veneta. The analysis also relied on aerial photography. GIS data provided by Lane County was verified through field checking by Veneta City staff.

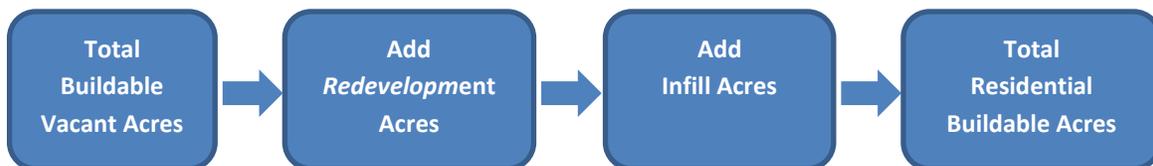
The Residential Buildable Land Inventory was performed using the following steps:



1. Update existing land use and plan designations in the GIS. Using the most current data calculate and total gross vacant acres, including fully vacant and partially vacant parcel by plan designation.
2. Calculate and subtract gross acres of unbuildable land.
3. Calculate and subtract gross acres of constrained land.
4. Calculate and subtract percentage of acres needed for public facilities.

Steps 1 through 4 results in total net Buildable Acres by plan designation. Redevelopment and Infill land are then added to the inventory for total acres of available land for residential development.

5. Calculate potential residential redevelopment acres.
6. Calculate potential infill acres.



Residential Buildable Land Inventory

The first step in the BLI was to identify all land within the Veneta Urban Growth Boundary as the land base. This step was necessary in order to establish a baseline or total number of acres to work from.

Table 1 shows total acres within the Veneta UGB/City Limits as of July 2013. According to GIS analysis, Veneta has approximately 1,391 gross acres within its UGB. This includes all Plan Designations. Total acres do not include right-of-way.

Table 1: Acres in UGB by Plan Designation

Plan Designation	Acres	Percent of Total
(R) Rural Residential	246.1	17.7%
(L) Low Density Residential	461.8	33.2%
(M) Medium Density Residential	331.8	23.8%
(U) Commercial/ General Residential	14.3	1.0%
(C) Commercial	163.0	11.7%
(X) Public	54.5	3.9%
(P) Parks	18.6	1.3%
(D) Industrial - Commercial	38.3	2.7%
(I) Industrial	63.0	4.5%
Total:	1391.3	100.0%

The remainder of the BLI analysis focuses on residential designated land. Residential plan designations are identified in the Veneta Comprehensive Plan as follows:

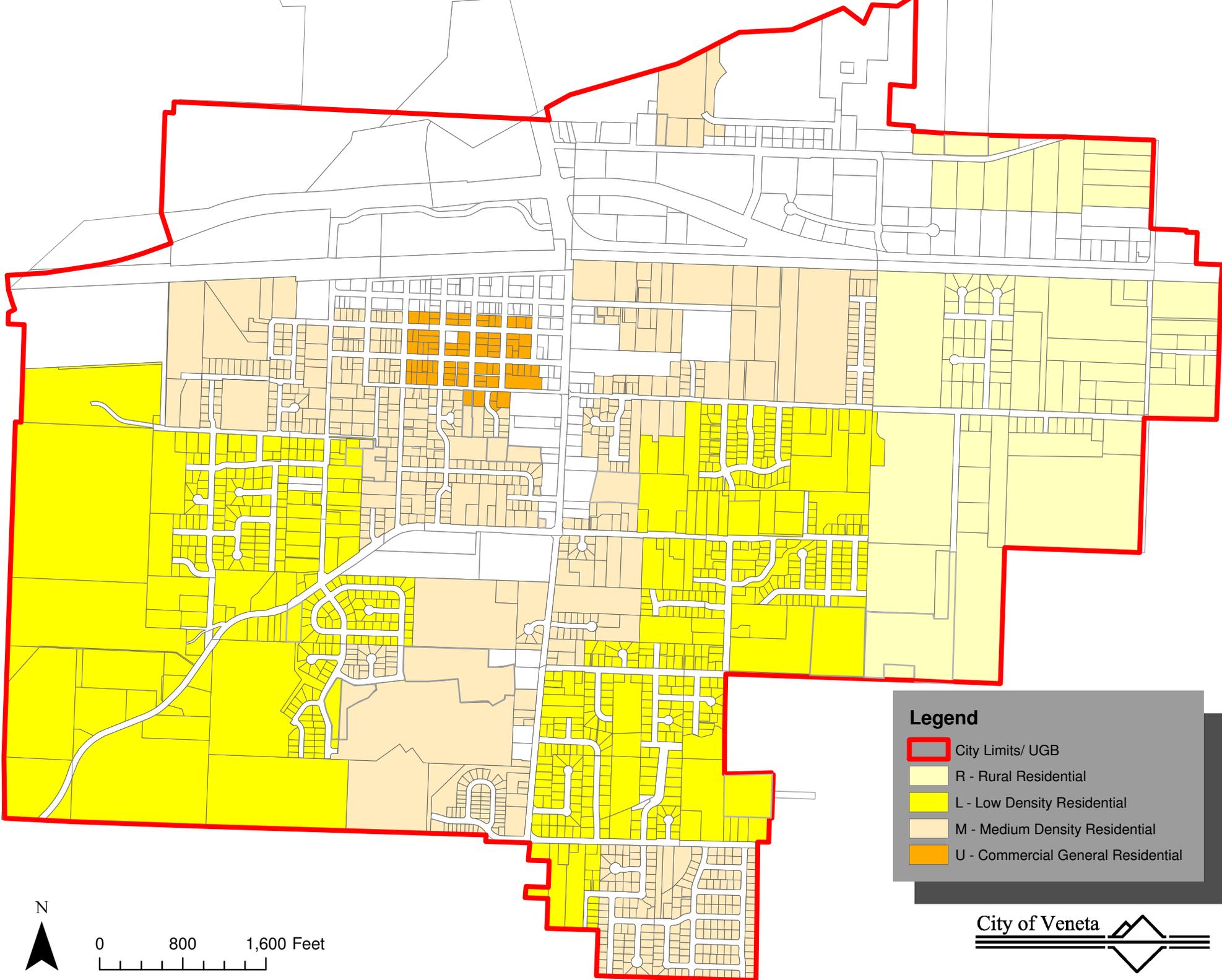
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Commercial/Residential

Table 2 shows there are approximately 1,054 acres or 76% of land within the Veneta UGB in Residential plan designations. **Map 1** depicts Residential Comprehensive Plan Designations for Veneta.

Table 2: Total Residential Acres by Plan Designation

Plan Designation	Acres	Percent of Total
(R) Rural Residential	246.1	23.4%
(L) Low Density Residential	461.8	43.8%
(M) Medium Density Residential	331.8	31.5%
(U) Commercial/ General Residential	14.3	1.4%
Total:	1054.0	100.0%

In order to determine how much land is available for future residential development, it is necessary to categorize residential land into the following categories: Vacant, Developed or Partially Vacant. Staff utilized a combination of data to categorize residential land including; property class codes from Lane County, aerial photography, building permit data and field inspection. Property Class codes define the type of land use and whether or not the property is vacant. Property Class Codes are assigned to each tax lot by Lane County Assessor's Office. The classifications are mutually exclusive meaning no parcel will have two different categories assigned to it.



Legend

- City Limits/ UGB
- R - Rural Residential
- L - Low Density Residential
- M - Medium Density Residential
- U - Commercial General Residential

N

0 800 1,600 Feet

City of Veneta

Residential Land Classifications

The following definitions were used to map and sort Veneta residential properties into the three classifications:

- **Developed:** Existing lots of less than one-half acre that are currently occupied by a dwelling (e.g. property contains a developed or improved property class code per Lane County data).
- **Vacant:** All vacant residential land (e.g. contains a “vacant” property class code per Lane County data). This includes land without a structure or with a structure and a value of \$1,000 or less.
- **Partially Vacant:** Existing lots that are equal to or greater than one-half acre and currently occupied by a dwelling (e.g. property contains a developed or improved property class code per Lane County data). These lots are generally large enough to accommodate additional residential development. Again, the results of the land classification mapping were verified by City Staff using aerial photography, building permit data, and field checking properties to ensure accuracy.

Map 2 shows Residential Land Classifications (Vacant, Developed, and Partially Vacant) within the Veneta UGB.

Table 3 summarizes Total Residential Acres by Property Classification and by Plan Designation within the UGB as of July 2013. Data shows there are about 299 acres classified as Developed (unavailable for development) 408 acres are classified as Vacant, and 346 acres as Partially Vacant.

Table 3: Total Residential Acres by Property Classification

Plan Designation (Residential)	Vacant Acres	Partially Vacant Acres	Developed Acres	Gross Acres
R-Rural Residential	89.97	130.79	25.37	246.13
L-Low Density Residential	216.93	122.04	122.85	461.82
M-Medium Density Residential	100.96	93.13	137.69	331.78
U-Commercial/ General Residential	0.48	0.00	13.78	14.26
Total:	408.3	346.0	299.7	1054.0

Partially Vacant Land

To account for the potential development of partially vacant land, the undeveloped portion of the partially vacant lot was added to the gross vacant acreage. Planning Commission recommended the analysis use the Safe Harbor methodology defined below. All partially vacant parcels, one-half acre or larger, with a dwelling, were assigned ¼ acre to residential use (developed) and the remainder of the acreage assigned as vacant (undeveloped). The total “undeveloped acres” were added to the “vacant” land inventory.

Safe Harbor when conducting and inventory - 660-024-0050

“(2) As safe harbors, a local government, except a city with a population over 25,000 or a metropolitan service district described in ORS 197.015(13), may use the following assumptions to inventory the capacity of buildable lands to accommodate housing needs: a) The infill potential of developed residential lots or parcels of one-half acre or more may be

determined by subtracting one-quarter acre (10,890 square feet) for the existing dwelling and assuming that the remainder is buildable land;"

Table 4 summarizes the developed and vacant portions of Partially Vacant acres using the safe harbor methodology described above. Out of the total 346 acres of partially vacant land, 44 acres were determined to be "Developed" and added to the "Developed" land classification and the remaining 302 acres were added to the "Vacant" land classification .

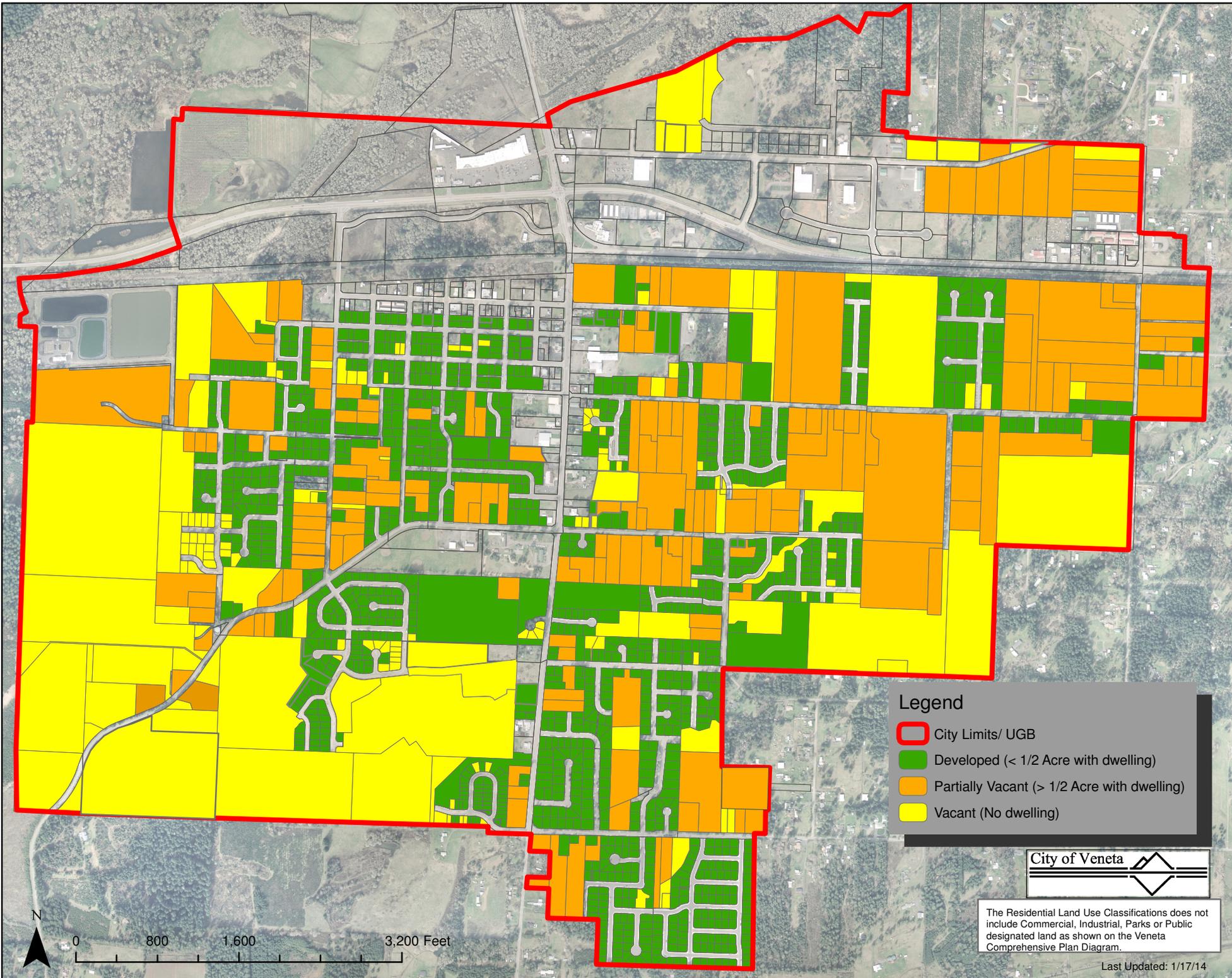
Table 4: Total Partially Vacant Residential Acres Using Safe Harbor

Plan Designation (Residential)	Total Partially Vacant Acres	Partially Vacant (Developed)	Partially Vacant (Vacant)
R-Rural Residential	130.8	9.8	121.0
L-Low Density Residential	122.0	19.0	103.0
M-Medium Density Residential	93.1	15.3	77.9
U-Commercial/ General Residential	0.0	0.0	0.0
Total:	346.0	44.0	302.0

Table 5 shows total vacant acres by plan designation with the addition of the partially vacant acres from Table 4. There is a total of 710 total vacant acres as a result of adding 302 acres back into the inventory.

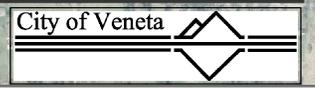
Table 5. Total Residential acres by Property Class Code and Comp Plan Designation

Plan Designation (Residential)	Developed Acres	Vacant Acres	Partially Vacant (Vacant)	Total Vacant Acres
R-Rural Residential	35.12	89.97	121.04	211.01
L-Low Density Residential	141.85	216.93	103.04	319.97
M-Medium Density Residential	152.94	100.96	77.88	178.84
U-Commercial/ General Residential	13.78	0.48	0.00	0.48
Total:	343.7	408.3	302.0	710.3



Legend

-  City Limits/ UGB
-  Developed (< 1/2 Acre with dwelling)
-  Partially Vacant (> 1/2 Acre with dwelling)
-  Vacant (No dwelling)



The Residential Land Use Classifications does not include Commercial, Industrial, Parks or Public designated land as shown on the Veneta Comprehensive Plan Diagram.

Last Updated: 1/17/14

Unbuildable and Constrained Land

Some vacant and partially vacant land will not fully accommodate development because it is either unbuildable or constrained. Physical restrictions, such as steep slopes, wetlands, floodways, and the City's greenway, must be accounted for in determining whether land is realistically available for future development. State policy gives jurisdictions the flexibility to apply locally adopted regulations to determine what is buildable and what is not. Three main physical constraints will restrict development in specific areas of Veneta and include: Flood Hazard, Wetlands/Greenway, and Steep Slopes.

Map 3 displays all unbuildable land within Veneta's Urban Growth Boundary.

Unbuildable Land

The Planning Commission reviewed all unbuildable and constrained land categories to determine how much land is considered undevelopable and should be removed from the vacant land inventory. Following are the results of Planning Commission recommendations.

- **Slopes:** much of the land near the southwest border of Veneta' UGB contain steep slopes. It is anticipated that up to 25% slope will be built on therefore, land with slopes greater than 25% were removed from the inventory as unbuildable. Slopes greater than 25% accounted for about 17 acres of vacant acres in the Single Family Residential Plan Designation.
- **Public Facilities:** In addition to lands designated as public facilities or parks, some land designated residential is being utilized as stormwater detention facilities, as either detention ponds or swales as part of subdivision development. There are 12.5 acres of stormwater facilities considered unbuildable.
- **Wetlands and Greenway:** The wetland constraints are based on Veneta's adopted Local Wetland Inventory (LWI) and Veneta Greenway/Open Space Subzone. The Greenway subzone is aligned with the inventoried wetlands and includes a 50 foot buffer from wetland boundaries. Given the City's Zoning Ordinance prohibits all new development within the Greenway/Open Space Subzone except for utilities and infrastructure, these acres were considered unbuildable by Planning Commission and account for 113.7 acres removed from the inventory.

Table 6 summarizes unbuildable, vacant acres, by Plan designation. There are a total of 143.5 acres classified as unbuildable and account for 143.5 total acres of unbuildable land that will be removed from the inventory within the UGB and account for 20% of vacant land.

Table 6. Unbuildable Acres

Plan Designation (Residential)	Vacant Acres	Unbuildable Acres				
		Slopes (>25%)	Stormwater /Public Facilities	GW/ Wetlands	Total Unbuildable Acres	Percent Unbuildable
R-Rural Residential	211.01	0.0	0.0	39.7	39.7	18.8%
L-Low Density Residential	319.97	17.2	8.03	41.3	66.5	20.8%
M-Medium Density Residential	178.84	0.0	6.12	32.7	38.8	21.7%
U-Commercial/ General Residential	0.48	0.0	0.0	0.0	0.0	0.0%
Total:	710.3	17.2	14.2	113.7	145.1	20%

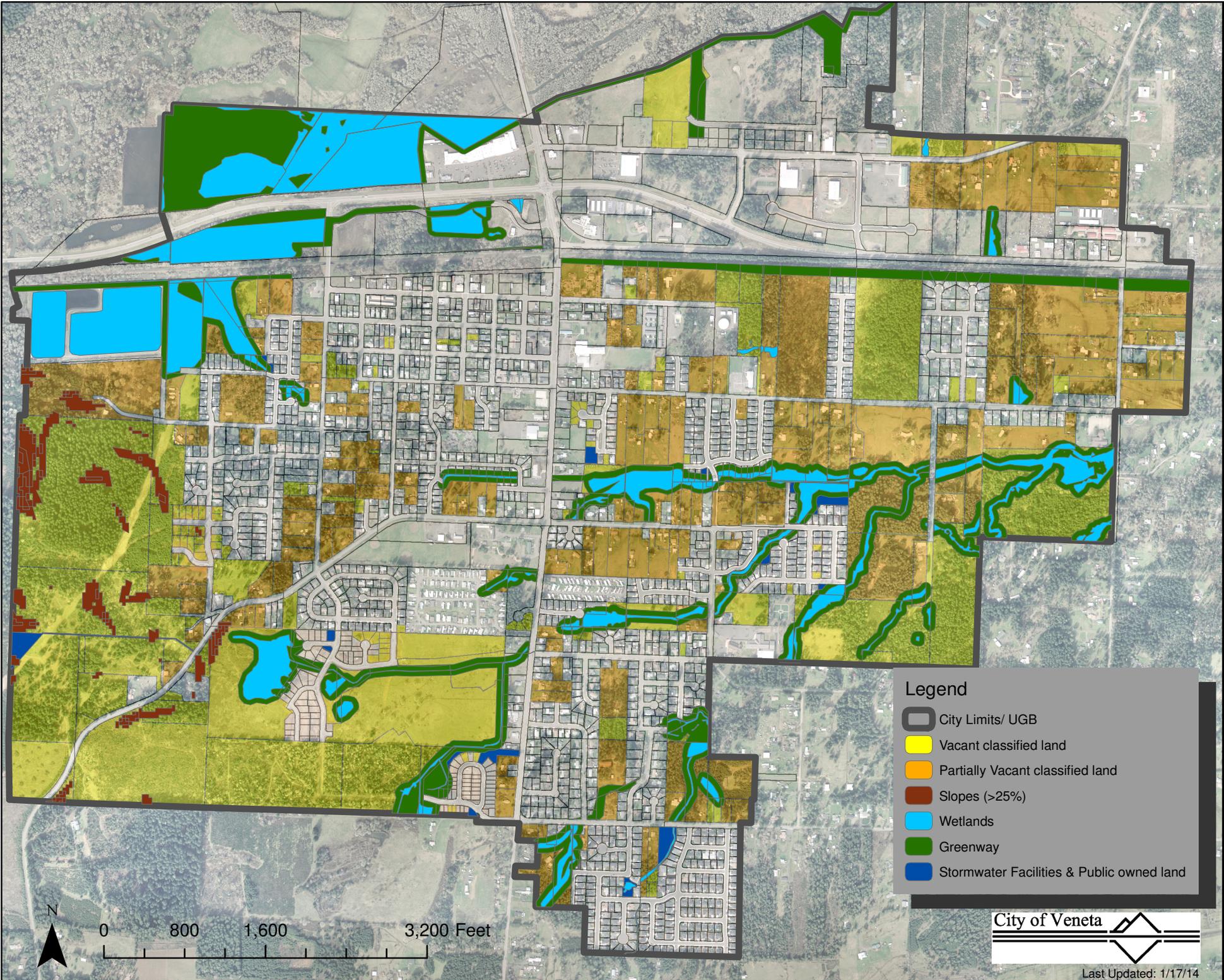
Constrained Land

Map 4 shows all constrained land within Veneta’s Urban Growth Boundary. The following constraints were analyzed for the BLI.

- **Flood Hazard; City Flood Hazard Ordinance:** City Ordinance allows development within the 100-year flood plain with an approved flood plain permit. A majority of the floodplain is on lands designated Highway Commercial, north of Highway 126.
- **Slopes:** Slopes 14% - 25% are considered constrained because they can be developed but at densities lower than residential developments on relatively flat land. The City analyzed all approved subdivisions on sloped land to determine the average density by slope category. The City has built single family dwellings at an average of 6.2 dwelling units per acre on non-sloped land. Land on slopes 15-20% developed at an average density of 2.49 dwelling units per acre (or at 40% of average density) and 2.10 dwelling units per acre (or 34% of the average density) on land sloped 20-25%. In order to account for the lower density on sloped land, total acres by each slope category were modified so they equaled the percentage that could be developed at the average density of 6.2 du/acre.

Example: 34 acres with 15-20% slope can develop at 40% the average density for a total of 84 dwelling units per acre, or alternatively 13.6 acres (40% of the 34 acres) multiplied by 6.2 (average density) totals 84 dwelling units per acre.

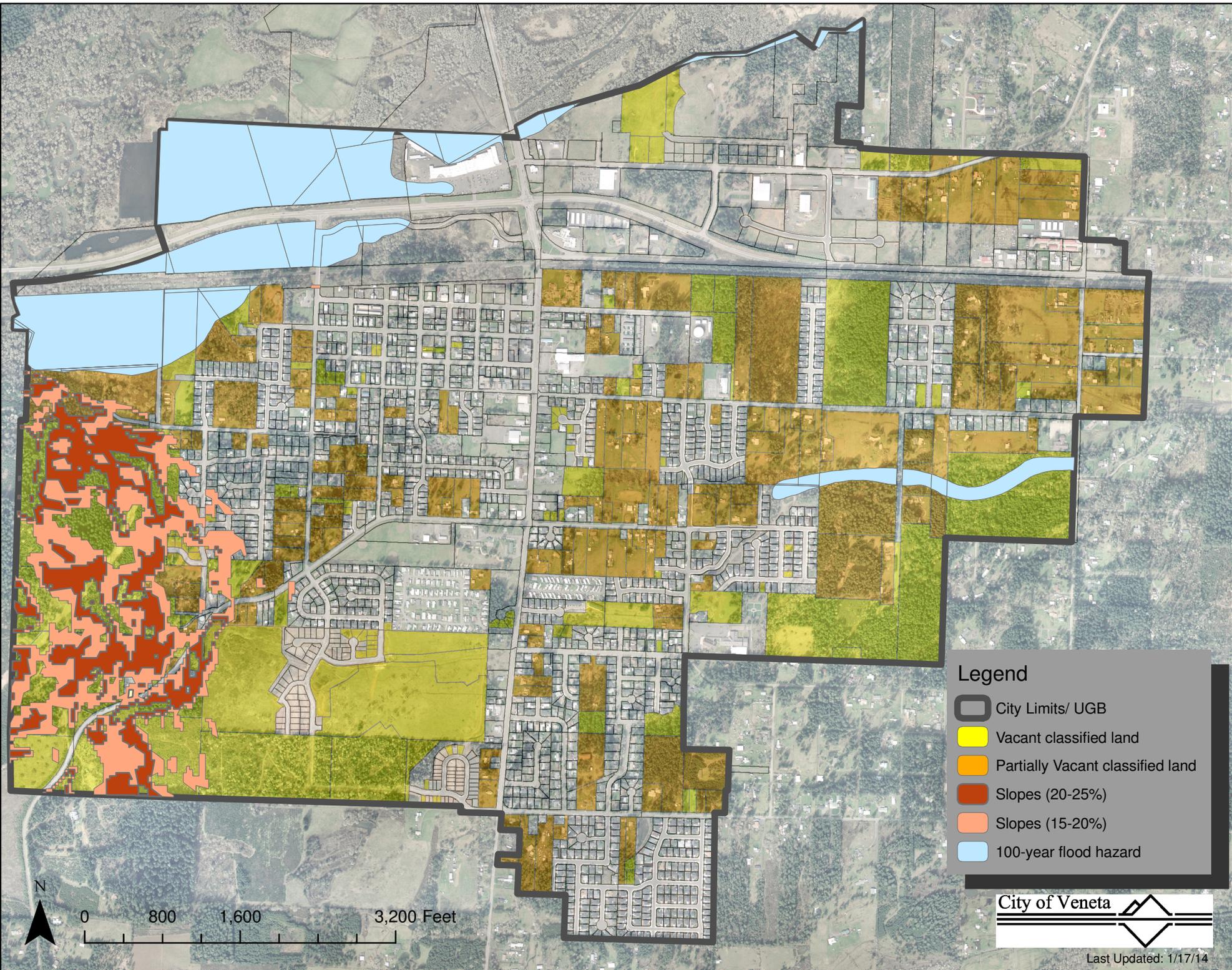
Table 7 summarizes sloped land by Plan Designation and acres impacted as a result of the slope analysis. Land designated Low Density Residential is the only land affected by slope in Veneta’s UGB. There are a total of 34.8 acres with a slope 15-20% and 45.2 acres 20-25% for a total of 80 acres of constrained, sloped land. Based on the density that each slope category can be developed, a total of 50.7 acres was removed from the inventory leaving 29.3 acres of sloped land in the inventory for development.



Legend

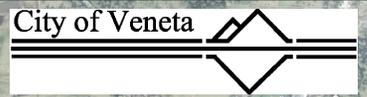
- City Limits/ UGB
- Vacant classified land
- Partially Vacant classified land
- Slopes (>25%)
- Wetlands
- Greenway
- Stormwater Facilities & Public owned land





Legend

- City Limits/ UGB
- Vacant classified land
- Partially Vacant classified land
- Slopes (20-25%)
- Slopes (15-20%)
- 100-year flood hazard



Last Updated: 1/17/14

Plan Designation (Residential)	Inventory of Sloped Land		Sloped Acres to be Removed		Net Sloped Acres (vacant)	
	Slopes 15-20%	Slopes 20-25%	Slopes 15-20%	Slopes 20-25%	Slopes 15-20%	Slopes 20-25%
R-Rural Residential	0.0	0.0	0.0	0.0	0.0	0.0
L-Low Density Residential	34.8	45.2	20.9	29.8	13.9	15.4
M-Medium Density Residential	0.0	0.0	0.0	0.0	0.0	0.0
U-Commercial/ General Residential	0.0	0.0	0.0	0.0	0.0	0.0
Total:	34.8	45.2	20.9	29.8	13.9	15.4

Table 8 summarizes acres by constraints. There is a total of 71.9 residential acres with one or more environmental constraints. A majority of constrained land is sloped and on land designated Low Density Residential. The 100-year flood hazard zone impacts 21 acres of residential land. Constrained land impacts 26% of total Vacant Residential Acres.

Plan Designation (Residential)	Vacant Acres	Constrained Acres				
		100-year Flood Hazard	Slopes 15-20%	Slopes 20-25%	Total Constrained	Percent Constrained
R-Rural Residential	211.0	9.5	0.0	0.0	9.5	5%
L-Low Density Residential	320.0	2.5	20.9	29.8	53.3	17%
M-Medium Density Residential	178.8	9.1	0.0	0.0	9.1	5%
U-Commercial/ General Residential	0.5	0.0	0.0	0.0	0.0	0%
Total:	710.3	21.1	20.9	29.8	71.9	26%

Land for Public Facilities

Not all vacant, residential designated land will be developed with residential uses. In general, there are more public facilities, such as churches, parks and other public land associated with residential designated land than commercial and industrial land. Typically, larger rather than existing small undeveloped lots will require rights-of-way, park dedication, or new stormwater facilities. For this analysis, Vacant and Partially Vacant parcels greater than 1 acre had 25% of the vacant land removed from the inventory to account for streets and non-residential uses. Results are shown in **Table 9** below.

Table 9. Acres for Public Facilities

Plan Designation	Public Facilities Acres to be Deducted (25%)
(R) Rural Residential	10.3
(L) Low Density Residential	16.3
(M) Medium Density Residential	12.3
Total Acres:	38.8

Table 10 summarizes total available vacant residential land by Plan designation. The 0.5 acres of land designated U - Commercial/General Residential will be addressed in the Economic Opportunity Analysis as available land for commercial development. Subtracting Unbuildable Acres, Constrained Acres (percentage of sloped land) and land for public facilities from the vacant land supply results in 477 net acres of available vacant land. The majority of available, vacant land (39%) is designated Low Density Residential.

Table 10. Total Available Vacant Land by Plan Designation						
Plan Designation (Residential)	Gross Vacant Acres	Total Unbuildable Acres	Total Constrained Acres Removed (sloped land)	Public Facilities Acres to be Deducted (25%)	Net Vacant Acres	Percent of Total
R-Rural Residential	211.0	39.7	0.0	10.3	161.1	33.9%
L-Low Density Residential	320.0	66.5	50.7	16.3	186.5	39.2%
M-Medium Density Residential	178.8	38.8	0.0	12.3	127.8	26.9%
U-Commercial/ General Residential	0.5	0.0	0.0	0.0	0.5	0.1%
Total:	710.3	145.1	50.7	38.8	475.8	100%

Chapter Two: Infill and Redevelopment

Determine Infill Potential

Residential infill was considered when a lot with a single-family residence may be large enough to divide, creating one or more new lots. This process is called a partition if three or fewer lots are created out of the original lot; a subdivision if four or more lots are created. The following infill/ redevelopment analysis focuses on infill occurring through the land division process.

To determine the potential for residential infill, only residential zoning districts were considered. For those residential zoning districts, the number of lots on which partitioning could occur were identified from the Veneta Residential Land Use Classification Map and those properties classified as 'Developed' as opposed to 'Partially Vacant' land which was analyzed earlier. The analysis varied by zoning district as follows:

Rural Residential: The minimum lot size for partitioning, per Veneta Land Development Ordinance 493 is one (1) acre or 43,560 square feet. Potential infill lots had to meet the following criteria:

- Tax lots greater than or equal to 2 acres or 87,120 square feet developed with one existing single-family, or manufactured dwelling.

Single Family Residential: The minimum lot size for partitioning, per Veneta Land Development Ordinance 493 is 6,000 square feet (SFR), 7,500 square feet minimum lot size (duplex lots), 18,000 square feet minimum lot size (multi-family lots), and additional 2,000 square feet required for average 15% pre-development slope or greater. Potential infill lots had to meet the following criteria:

- Tax lots greater than or equal to 12,000 square feet developed with one existing single-family, or manufactured dwelling.

General Residential: The minimum lot size for partitioning, per Veneta Land Development Ordinance 493 is 6,000 square feet minimum lot size, 5,400 square feet minimum in the downtown area per Comp Plan Map, 7,500 square feet minimum lot size (duplex lots), plus 2,000 square feet for each additional dwelling unit. Lot sizes smaller than 6,000 square feet are allowed for SF attached homes that do not exceed the overall net density allowed for multifamily housing. Potential infill lots had to meet the following criteria:

- Tax lots greater than or equal to 12,000 square feet developed with one existing single-family, or manufactured dwelling.

Residential Commercial: The minimum lot size for partitioning, per Veneta Land Development Ordinance 493 is 5,000 square feet minimum lot size (SFR), 6,000 square feet minimum (duplex), 9,500 square feet minimum (multi-family), 3,000 square feet minimum (townhome or attached single family). Potential infill lots had to meet the following criteria:

- Tax lots greater than or equal to 10,000 square feet with one existing single family or manufactured dwelling.

There were 98 lots which were considered developed in the residential buildable land analysis and also have potential for partitioning. Table 11 below shows the results by zoning district.

Table 11. Potential Number of Lots for Infill by Zoning District

Zoning District	Acres
Rural Residential	1
Single Family Residential	42
General Residential	40
Residential Commercial	15
Total Acres	98

In order to develop an assumption as to how many infill lots will be created in the next 20-year period, partition activity was reviewed from 1998-2013. During that period, there were 20 approved partitions. These partitions created 56 lots. This is an average of 3.73 new lots created per year.

If this historical trend is projected into the future, there would be approximately 74.6 additional building lots created in the next two decades. For this residential buildable land analysis, it will be assumed that **75** additional lots will be created in the coming 20 years which will meet the housing demand for **75** single family detached dwellings.

Determine Redevelopment Potential

Redevelopable land is land on which development has already occurred but due to market forces or city policies, there is a strong likelihood that the existing development will be converted to, or replaced by, a new more intensive use. Redevelopment can occur if improvements, renovation, infill, or development of a more intensive use are feasible options.

The concept behind redevelopment is that it would add jobs or housing in an area that is already developed. For example, a warehouse could be converted to an office building. The office jobs would be developed without development of vacant lots, and the number of office jobs would be greater than the jobs provided by the warehouse. Another example is a dilapidated house on a corner lot that is torn down and replaced by a duplex. Through redevelopment, an additional dwelling unit is added without requiring additional vacant land. Property that is identified as having redevelopment potential, and is likely to be redeveloped, can be added to the inventory as buildable land. The methodology identified areas where redevelopment is likely. It will not require redevelopment on any property, as it only reveals redevelopment potential.

By state law, redevelopment potential of residential property must be considered during periodic review. In Veneta, there may be potential for redevelopment of parcels with existing uses that are less intense than the planned use; for example, a mobile home on land that allows for multi-family development. The criteria we used to identify residential redevelopment potential include:

Improvement value (value of buildings and other improvements) less than \$100,000. A relatively low value indicates that the investment in the property is not so great that it precludes redevelopment.

AND

Improvement value less than land value. If the improvement value is less than the land value, this would indicate a potential for redevelopment.

OR

The existing building is unused. Some buildings have been vacant for a period of time and the land use is coded as 'unused building'. This may indicate an opportunity for renovation of the building, or redevelopment of the property.

OR

Local knowledge of potential opportunities. Some properties that did not meet the criteria mentioned above may still have potential for redevelopment, based on the knowledge of city staff and the Planning Commission.

Table 12 summarizes by plan designation the residential acreages identified for redevelopment potential.

Table 12. Acres of Residential Redevelopment Potential

Zoning District	Acres
Rural Residential	0.00
Single Family Residential	1.20
General Residential	2.54
Residential Commercial	1.04
Total Acres	4.79

Chapter Three: Existing Conditions

Methodology

Tasks outlined in the Department of Land Conservation handbook, "Planning for Residential Growth – A Workbook for Oregon's Urban Areas" are being used for this analysis. Analysis of historical development trends provides insights into how the local housing market is working. The housing type, mix, and density of past trends are key variables in forecasting future land need. To undertake such an analysis the following factors are established:

- Determine the time period for which the data must be gathered.
- Identify types of housing to address (all needed housing types).
- Evaluate permit/subdivision data to calculate the actual mix, average gross density, and average net density of all housing types.

In completing this analysis the City reviewed the housing mix and density of development that occurred from 2000 through 2013. ORS 197.296 requires the analysis of housing mix and density to include the past five years or since the most recent periodic review, whichever time period is greater¹. In 2000, the City completed a Residential Land and Housing Needs Study using data for the 1990-1997 time periods. For this analysis the City used data from 1998-2013.

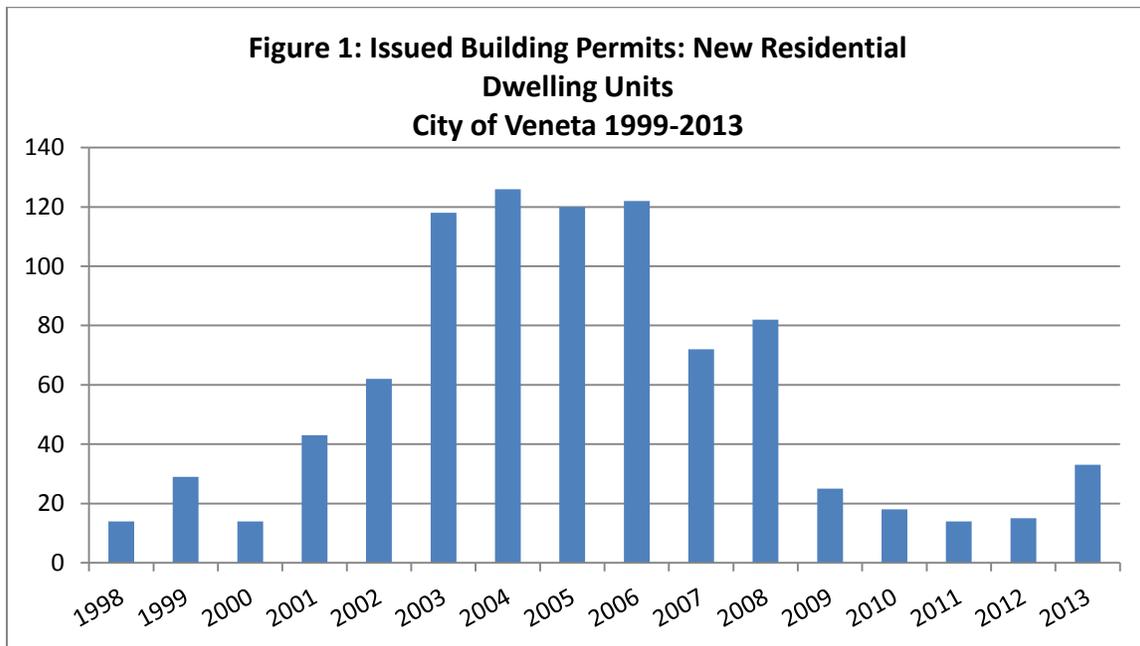


Figure 1 shows residential dwelling units approved in Veneta between 1998 and 2013. During this time period Veneta approved 892 dwelling units. The number of permits issued varies from

¹ ORS 197.296 (5)(6) states: "(a) Except as provided in paragraphs (b) and (c) of this subsection, the determination of housing capacity and need pursuant to subsection (3) of this section must be based on data relating to land within the urban growth boundary that has been collected since the last periodic review or five years, whichever is greater." capacity and need pursuant to subsection (3) of this section must be based on data relating to land within the urban growth boundary that has been collected since the last periodic review or five years, whichever is greater."

year to year but data show a significant increase between 2002 and 2006 after the City constructed improvements to the sewer treatment facilities and lifted a building moratorium in 2000. Most of the dwelling units approved were for single family dwellings. In 2008, the City approved 27 multi-family units.

As Table 13 illustrates, between 1998 and 2013, 88% of all new housing permitted was for single family dwellings and was closer to 95% when you factor in manufactured homes on individual lots (not in mobile home parks). The only multi-family units during this time period were constructed in 2007 and 2008. In 2007 15 units were approved for Timberline Estates. In 2008 St Vincent DePaul constructed a 27 unit multi-family, townhome development, known as Heather Glenn which accounted for 32% of all approved dwelling units. Heather Glenn is subsidized housing for low to low-moderate income households.

Table 13. Building Permits Issued by Year by Unit Type					
YEAR	Single family	Mfd Home	Duplex	Multi-Family	Total
1998	5	9			14
1999	23	6			29
2000	10	4			14
2001	35	8			43
2002	56	6			62
2003	115	3			118
2004	126	0			126
2005	114	4	2		120
2006	120	2			122
2007	55	2		15	72
2008	52	3		27	82
2009	23	2			25
2010	15	3			18
2011	12	2			14
2012	11	4			15
2013	29	4			33
TOTAL UNITS	801	62	2	42	907
% of Units	88.3%	6.8%	0.2%	4.6%	100.0%

Currently, there are three mobile home parks in Veneta; Shalimar Mobile Home Park with 104 approved spaces, Country Living with 56 approved spaces, and Sertic Mobile Home Park with 6 approved spaces for a total of 158 mobile home park spaces. Per the City's Housing Unit and Population Questionnaire submitted in August 2013, there are a total of 146 occupied mobile homes in all parks combined. No new mobile home parks were created in the analysis time period.

Housing Mix and Tenure

Housing Mix and Tenure provide valuable information in evaluating Veneta’s housing needs. Housing mix is influenced by many factors including cost of construction, type of land available for development (zoned for the type of housing), population characteristics, and employment trends. Table 14 shows the change in housing mix and tenure from 2000 to 2011.

According to the 2007-11 American Community Survey data, Veneta added 773 single family dwellings to the housing stock between 2000 and 2011. During this time period, single family dwellings increased in total share of housing units from 66% to 84%. Multi-family units decreased in total share from 13.5% to 7.1% with the addition of so many single family dwellings. In 2011, mobile homes in parks made up 7% of the total housing mix, a reduction in total share from 14% in 2000.

Table 14. Percentage of Housing Unit Type for 2000 and 2011

UNITS IN STRUCTURE	2000 Census		2007-11 ACS	
	Number	Percent	Number	Percent
Total housing units	973	100%	1746	100%
Single family, detached	645	66.3%	1469	84.1%
Single family, attached	29	3.0%	24	1.4%
Duplex	26	2.7%	8	0.5%
Multi-Family	131	13.5%	124	7.1%
Mobile home	142	14.6%	121	6.9%
Boat, RV, van, etc.	0	0.0%	0	0.0%
Housing Tenure	2000 Census		2007-11 ACS	
	Number	Percent	Number	Percent
Occupied Housing Units	966	100%	1,660	100%
Owner-Occupied	707	73.2%	1,255	75.6%
Renter-Occupied	256	26.8%	405	24.4%
Source: US Census 2000, Table DP-4, and 2007-2011 American Community Survey (ACS) Selected Housing Characteristics. ACS is a 5 year average.				

Census data shows home ownership rates increased by 2.4% between 2000 and 2011. The 2007-2011 American Community Survey shows that Veneta’s home ownership rates are higher than Lane County and Oregon with Lane County at 60.2%, and the State at 63.1%. Veneta’s home-ownership rate of 75.6% is also higher than other comparable small cities in Lane County. Creswell’s and Junction City’s homeownership rates are 66.7% and 51.2% respectively.²

Residential Density

Table 15 below summarizes the net density for approved residential development by dwelling unit type between 1998 and 2007. The most recent platted subdivision was approved in 2007. Multi-family development includes all existing multi-family development within the City of Veneta regardless of year since there has been less activity to review in the past 10 years. Density is calculated for net acres not gross acres. Net acres is the land in a development dedicated solely for individual lots, after rights of way, storm water facilities, etc. have been dedicated.

Density for mobile home parks was calculated separately. Mobile home parks were approved prior to the time period established for data gathering. However it is useful information when discussing future housing needs. A summary of density of mobile home parks is shown **Table 16**.

Data indicate density for single family dwellings averaged 6.2 dwelling units per net acre. Multifamily shows a higher net density, averaging 11.9 dwelling units per net acre. The average density for single family and multi-family units combined is 6.8 dwelling units per net acre.

Table 17 on the following page shows details of approved residential development from 1998-2007.

Table 15. Net Density of Approved Residential Development 1998-2007	UNITS	ACRES	Avg. Net Density
Single Family Dwelling Subdivisions Platted	749	120	6.2
Multi-Family Development	143	12	11.9
AVERAGE	892	132	6.8

Table 16. Net Density of Existing Mobile Home Park	Units	Acres	Avg. Net Density
Country Living	96	14	6.85
Shalimar	56	5	11.2
Sertic Mobile Home Park	5	1.58	3.16
AVERAGE	157	20.58	7.14

² Source: American Community Survey 2007-2011 Table DP-4 Selected Housing Characteristics for Oregon, Lane County, Veneta, Creswell and Junction City.

Table 17: Density of Approved and Platted Subdivisions and Multi-Family Development 1998-2007

	Units	Year	Gross	Gross	Net	Net
SINGLE FAMILY DWELLINGS		Platted	Acres	Density	Acres	Density
GARBER	16	1998	3.52	4.5	2.70	5.9
SHADOWRIDGE ESTATES	39	2000	7.83	5.0	5.50	7.1
PERKINS COUNTRY ESTATES 1&2	69	2000	15.63	4.4	13.80	5.0
BOWLING GREEN	68	2000	15.21	4.5	11.00	6.2
TAIT MEADOWS	20	2000	4.78	4.2	3.50	5.7
PINE GROVE ESTATES	11	2001	2.68	4.1	2.00	5.5
MEADOWDALE ESTATES	8	2001	2.22	3.6	1.50	5.3
HUNTER CREEK	21	2001	2.90	7.2	2.89	7.3
MARTINEZ	10	2002	2.50	4.0	1.90	5.3
SHADY HOLLOW	20	2002	5.09	3.9	3.80	5.3
ANGELA	6	2002	1.00	6.0	1.00	6.0
COVEN ESTATES	9	2002	1.80	5.0	1.50	6.0
HUNTER HEIGHTS	47	2002	10.90	4.3	7.18	6.5
PERKINS COUNTRY ESTATES 3&4	114	2003	23.82	4.8	17.74	6.4
FOREST GROVE	34	2003	7.74	4.4	5.08	6.7
ERNEST ACRES	6	2003	1.35	4.4	1.22	4.9
ANGEL CREEK	11	2004	2.79	3.9	2.29	4.8
TRINITY TERRACE	81	2004	23.50	3.4	12.93	6.3
RUBY MEADOWS	8	2004	1.64	4.9	1.25	6.4
ANGELS LANDING	7	2004	1.57	4.4	1.14	6.1
AUSTIN ACRES	25	2005	5.51	4.5	3.91	6.4
LAWLER	8	2005	1.82	4.4	1.39	5.8
APPLEGATE PHASE I	48	2007	10.64	4.5	4.88	9.8
APPLEGATE PHASE II	60	2007	18.79	3.2	9.49	6.3
ACRE OF GRACE	3	2007	1.05	2.9	0.41	7.3
TOTAL	749		176.29		120.00	6.24
MULTI-FAMILY DWELLINGS	Units				Net	Net
					Acres	Density
SUNBURST MANOR	6				0.44	13.6
HEATHER GLENN	27				2.72	9.9
THE BROADWAY	18				1.40	12.9
TIMBERLINE	15				0.95	15.8
PIONEER PARK (5TH ST)	19				1.86	10.2
APPLEGATE APARTMENTS	29				1.03	28.2
VENETA VILLA HACSA	29				3.59	8.1
TOTAL	143				11.99	11.93
ALL DEVELOPMENT	892				131.99	6.76

Chapter Four: Housing Needs Analysis

Housing Need Estimate

Projecting the number of new housing units needed in the next 20 years is the first step in conducting a Housing Needs Analysis. Veneta's estimated housing need is based on the recommended approach described in "Planning for Residential Growth: A Workbook for Oregon's Urban Areas," the Department of Land Conservation and Development's guidebook on local housing needs studies and follows the steps outlined in the workbook.

This first step will give us an estimate of the **number** of housing units needed to meet the forecasted population growth over the next 20 years. A more detailed demographic analysis, looking at local, state, national trends and the demographic characteristics of the Veneta will help us understand the **types** of housing that will best meet the needs of the community based on forecasted trends.

In 2010 the City adopted the Lane County 20 year Coordinated Population prepared by Portland State University (PSU) and detailed in the report "Population Forecasts for Lane County, its Cities and Unincorporated Area 2008-2035, May 2009". The 2030 Coordinated Population for Veneta is 9,847 and 10,505 for the year 2035. For this analysis staff extrapolated a population figure for the year 2033 by adding the average, yearly increase between 2030 and 2035 for a forecasted population of 10,242.

$(\text{Year 2035} - \text{Year 2030}) / (\text{number of years}) = \text{annual average growth.}$

$(10,505 - 9,847) / 5 \text{ years} = 131.6 \text{ people per year}$

$\text{Veneta Population in 2030} = 9847 + (131.6 * 3 \text{ years}) = 10,242$

Veneta Table 18 below shows Veneta's population is forecast to more than double between 2008 and 2035. According to PSU, growth will be higher between 2010 and 2020 and will begin to slow afterwards until 2035. Veneta's growth will be comparable to the cities of Creswell and Junction City and is expected to grow much faster than Lane County and the Eugene-Springfield Metro area as a whole, with an annual average growth rate of 4.3%.

PSU Report states for Veneta: "Higher rates of increase are assumed and attributed to the affordable housing that will continue to attract young families; a continued increase in the Hispanic population will also be seen. Planned housing development supports higher rates of growth than in the past, but more development is planned for 2015-2020 than in 2010-2015. As the economy recovers housing construction will continue to be strong."³

³ Portland State University, Population Forecasts for Lane County, its Cities and Unincorporated Area 2008-2035, page 34.

Table 18. Population Forecasts for Lane County and it's Cities 2008-2035

		2008	2010	2015	2020	2025	2030	2035	2008-2035 Change		Annual Avg. Change	
									No.	%	No.	%
Small Cities	Coburg	1,075	1,103	1,387	1,394	2,628	3,363	4,251	3,176	295%	118	10.9%
	Cottage Grove	9,828	9,957	10,616	11,424	12,261	12,856	13,542	3,714	38%	138	1.4%
	Creswell	5,321	5,647	6,802	8,263	9,758	11,060	12,172	6,851	129%	254	4.8%
	Dunes City	1,360	1,457	1,542	1,640	1,726	1,777	1,823	463	34%	17	1.3%
	Florence	10,767	11,212	12,355	13,747	15,035	16,323	17,434	6,667	62%	247	2.3%
	Junction City	6,375	6,567	9,343	10,799	12,067	13,136	13,887	7,512	118%	278	4.4%
	Lowell	1,015	1,043	1,228	1,459	1,714	2,022	2,345	1,330	131%	49	4.9%
	Oakridge	3,764	3,859	4,290	4,672	4,866	5,061	5,280	1,516	40%	56	1.5%
	Veneta	4,840	4,976	5,902	7,251	8,727	9,847	10,505	5,665	117%	210	4.3%
	Westfir	352	359	370	384	412	426	448	96	27%	4	1.0%
Metro	Eugene-Springfield	242,156	244,806	257,191	269,380	281,836	293,391	303,887	61,731	25%	2286	0.9%
Totals	Unincorporated areas outside UGBs	59,026	53,531	55,900	54,344	52,861	52,261	51,634	(7,392)	-13%	-274	-0.5%
	Lane County	345,880	349,516	366,924	385,297	403,892	421,522	437,207	91,327	26%	3,382	1.0%

Source: Portland State University, Population Research Center

Table 19 shows the estimate of needed housing units for the 2013-2033 time period. The housing need estimate is based on the future added population to Veneta. The housing need estimate for this analysis relies on other assumptions used by PSU such as group quarter population, average household size, and vacancy rates. Between 2013 and 2033 total population in Veneta will increase by 5,607. In order to determine the number of occupied dwelling units, group quarter population needs to be subtracted from total dwelling units. Group quarter population is the number of people who reside in residential care facilities, dormitories, or group homes for example.

Table 19. Assumptions for Housing Need Estimate	
Assumptions	Results
Current Population (2013 PSU Estimate)	4,635
Future Population (Coordinated Population)	10,242
Population Change	5,607
Group Quarter Population	63
Persons in Households	5,544
Average Household Size	2.75
New Occupied Dwelling Units	2,031
Vacancy Rate	4.4%
Vacant Units	89
Total Needed Dwelling Units	2,120
Dwelling Units Needed Annually	106

The group quarter population used by PSU was forecasted to be 60 persons for the year 2030 and 65 persons for the year 2035⁴. For this analysis 63 persons in group quarter population were used for the year 2033. Based on this figure, population in occupied households equals 5,544.

Total future occupied dwelling units are calculated by dividing persons in occupied households by the average household size. The report indicates household size in Veneta will decrease slightly from 2030 to 2035 from 2.75 to 2.72. For this analysis an average household size of 2.75 was applied, for a total of 2,031 new occupied dwelling units.

Not all dwelling units will be occupied therefore a vacancy rate is applied to the total number of occupied dwelling units to reach the number of total needed dwelling units. The vacancy rate supporting data used by PSU show a rate of 4.3% in 2030 and 4.6% in 2035. For this analysis a vacancy rate of 4.4% was used.

Applying these assumptions results in a need for 2,120 new dwelling units over the 2013-2033 planning period. This equates to an average of 106 dwelling units annually.

National, State, and Local Housing and Demographic Trends

The next step in the Housing Needs analysis is to identify relevant national, state, and local demographic and economic trends and factors that may affect the 20 year projection of residential structure type and mix. Generally these demographic characteristics determine housing choices:

- Homeownership rates increase as age increases
- Homeownership rates increase as income increases
- Single family detached housing is choice as income increases
- Income is a determinate of housing tenure for all age categories

Housing Trends

The latest State of the Nation's Housing Report from the Joint Center for Housing Studies of Harvard University provides trend information on the Housing Market, home ownership rates, and household growth. The 2012 Report states the following on the US housing market:

"After several false starts, there is reason to believe that 2012 will mark the beginning of a true housing market recovery. Sustained employment growth remains key, providing the stimulus for stronger household growth and bringing relief to some distressed homeowners. Many rental markets have already turned the corner, giving a lift to multifamily construction but also eroding affordability for many low-income households. While gaining ground, the homeowner market still faces multiple challenges. If the broader economy weakens in the short term, the housing rebound could again stall."

⁴ Portland State University, Population Forecasts for Lane County, its Cities and Unincorporated Area 2008-2035, Supporting Data from Summary Tables, page 85.

Housing Market

- Steadier job growth and improving consumer confidence boosted sales of both new and existing homes in 2012, just one year after the worse year for housing completions since 1968.
- Even though the housing market is improving, a number of conditions may keep the recovery in the owner-occupied market relatively subdued such as the backlog of roughly two million loans in foreclosure keeping prices under pressure and the large inventory of vacant single family homes limiting demand for new construction.
- The rental market continues to grow where the number of renters surged by 5.1 million in the 2000s, the largest decade-long increase in the postwar era. Most of the growth is the disproportionate shares of young, minority, and lower-income households, who are traditionally more likely to rent. But the foreclosure crisis and the aging of the population have also spurred increases in renting among the middle-aged, as well as households that are white, married, and have moderate incomes. Overbuilding is not solely responsible for the large supply of vacant homes on the market. It is due to the lack of new homeownership formation.

US Home Ownership

- Homeownership rates continued to decline as increasing numbers of households opted—or were forced by foreclosure—to rent.
- The national homeownership rate dipped to 66.1 percent, down 0.7 percentage point from a year earlier and 2.9 percentage points from the 2004 peak however, the overall rate stands well above the 64 percent prevailing in the 1980s and first half of the 1990s.
- Regardless of the decrease, the national homeownership rate remained relatively high due to the fact that the 65 and older headed households are growing and homeownership among this age group is at record highs.
- Although young households have increasingly opted to rent in recent years, most still aspire to homeownership. “The late-2011 Fannie Mae National Housing Survey found that 86 percent of renters aged 18–34 believe they will ultimately own homes. In fact, the monthly mortgage payments for the typical home currently compare more favorably to rents than at any time since the early 1970s. However weakness in the economy and continued uncertainty may be deterring many would-be buyers from taking advantage of today’s home prices and low mortgage interest rates.”

Household Growth – Demographic Drivers

- Household growth is the primary driver of housing demand. Government surveys all agree that household growth has slowed dramatically since the recession.
- Since the Great Recession, fewer young adults are forming new households and fewer immigrants are coming to the United States. As a result, the pace of household growth is unusually slow.
- Many more young adults are living at home with their parents instead of forming their own households.
- Household formation rates among immigrants also declined significantly, mostly as a response to economic conditions.
- New households will form in the coming years as the large echo-boom population ages into adulthood. Echo Boomers already outnumber previous generations at similar ages.

- Minorities continue to be the driving force behind household growth and the rate among
- Hispanics is the largest share of minority households.
- The majority of household growth occurred outside large metropolitan areas, in the suburbs and exurbs.

Long Term Drivers

- The primary driver of household growth over the next 20 years is the Echo Boom generation.
- Baby Boomers will continue to push up the number of senior households for years. An influx of housing units dissolved by these individuals will not come onto the market for another 20 years.
- Immigration impacts to the US housing market is uncertain as this depends on US economic conditions and immigration reform as well as improved economic opportunities and lower birth rates in their home country.

Rental Housing

- Rental household growth increased dramatically which was spurred by the decline in home ownership rates across most age groups.
- Typically young adults under age 25 drive the growth of the rental market. However there was an increase in rental household of households aged 25-34 and 35-44 years when in previous years this age cohort was moving out of the rental market into homeownership.
- Minorities, because they are generally younger and less likely to own their own homes, make up the largest share of renters.
- A noteworthy shift in the rental market is the increasing number of married-couples that now rent instead of owning their own homes. Married couples accounted for 50 percent of the growth in renter households over the previous five years (2001-6). More middle and upper-income households are also renting.
- Renter household growth should remain strong for some time barring a dramatic bounce back of homeownership.
- In 2011 37 percent of all households pay more than 30 percent of their income for housing (moderate cost burden) and 18 percent of all households pay more than 40 percent of their income on housing (severe cost burden).
- Renters accounted for more than half of the severely cost burdened households.
- However larger shares of homeowners with mortgages face severe housing cost burdened than renters with comparable incomes.
- As the baby boomer population rises, cost burdened households will increase sharply over the next 20 years, escalating the need for assisted housing and support services for the elderly.

According to a 1996 report titled, "What is the Market Demand for Residential Real Estate in Eugene-Springfield?" conducted by ECO Northwest and Leland Consulting Group, household characteristics are the primary determinant of housing demand. Certain population and housing characteristics affect housing choices such as population growth, age of household head, marital status, presence of children, income, ethnicity, location of residential land (proximity to schools, employment and shopping and recreation).

The ECO Northwest, Leland Report states:

- Households are becoming smaller; more households are formed by “empty nesters”, young singles, and couples than by “traditional families.”
- Couples & families are more likely to own single family homes.
- Households 15-24 years in age are mostly apartment renters.
- The share of households with heads over 50 will increase.
- One parent families generally have lower incomes and lower rates of homeownership. However, ownership will increase as age of children increases.
- Declining household size suggests a shift towards smaller sized housing.
- Since 1975 average lot sizes have decreased while average house sizes have increased.
- Alternative forms of housing are coming on the market in response to changing household demographics and housing costs. Alternative forms of housing include mixed neighborhood development, small lot single family subdivisions, and mobile home parks.
- Age of the head of household is increasing which indicates the ability of these households to purchase housing; however after the age of 65 and older these households will downsize to smaller housing.
- Housing costs have generally increased more than income. More households are spending more than the recommended 30% of their household income on housing. The demand for more affordable housing will increase.
- Smaller, “traditional” style neighborhoods are under construction in Oregon as an alternative to the large lot single family subdivisions.
- While there is still a demand for large lot development, alternative housing types will take more of the market in the future.

Demographic Trends

Population Distribution

Figure 2 shows the age distribution of the population for Oregon, Lane County and Veneta for 2010. The 2010 Census shows Veneta’s population is younger than both Lane County and the State with a median age of 35.2, compared to Lane County (39.0 years) and the State (38.4 years). Children Under 9 years of age make up the largest percentage of Veneta’s population at 15% while 70 and older make up the smallest share of total population at 7%, which is less than Lane County and the State.

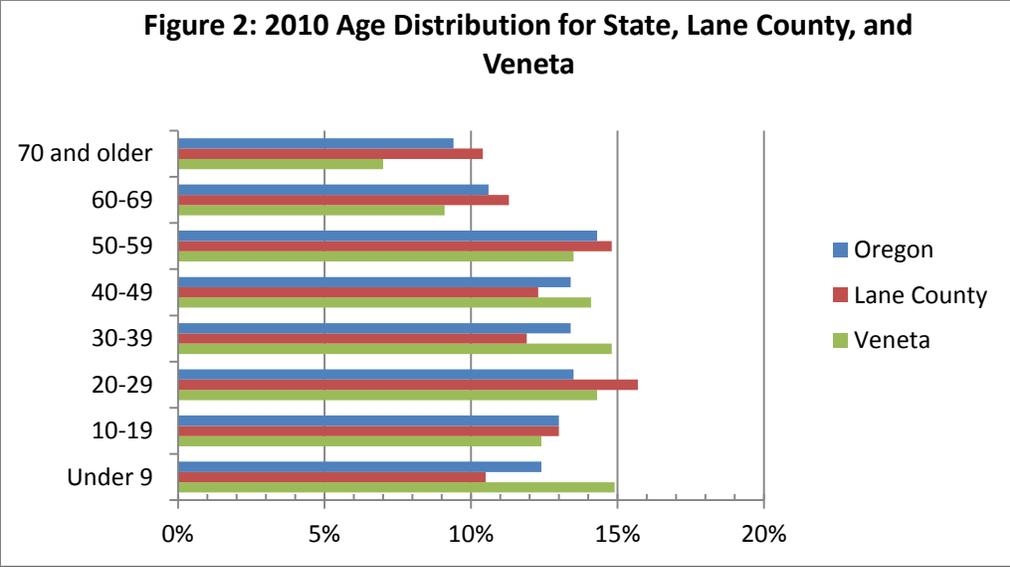


Table 20 below summarizes population change, by age, from 2000-2010 for Oregon, Lane County, and Veneta. Between 2000 and 2010 Veneta grew by 1,806 people for a total population of 4561. Veneta’s population grew by 65% growing faster than both the State and Lane County. Population 55 – 74 years and over was the fastest growing population in the State, Lane County, and Veneta. Even though people aged 55 and over more than doubled in Veneta, the median age still remains lower than that of Lane County and the State. In 2010 the median age in Veneta was 35.2 and 39.0 and 38.4 for Lane County and the State respectively. Veneta also experienced rapid growth in younger age groups. The following age groups increased at higher rates than total population for Veneta; under 5 years, 20 to 24 years, and 25 to 34 years.

Table 20: Change in Population by age group, Oregon, Lane County and Veneta, 2000-2010

	Oregon		Lane County		Veneta	
	Number Change	Percent Change	Number Change	Percent Change	Number Change	Percent Change
AGE GROUP						
Total population	409,675	12.0	28,756	8.90	1806	65.6
Under 5 years	14,551	6.5	(203)	-1.09	175	89.7
5 to 9 years	2,740	1.2	(1,228)	-6.14	67	27.7
10 to 14 years	455	0.2	(1,605)	-7.38	12	3.9
15 to 19 years	10,433	4.3	936	3.81	-1	-0.4
20 to 24 years	22,642	9.8	3,561	12.92	126	96.2
25 to 34 years	53,449	11.4	3,997	9.51	409	113.0
35 to 44 years	(27,049)	-5.1	(6,073)	-12.97	139	29.0
45 to 54 years	31,920	6.3	(1,414)	-2.85	277	75.9
55 to 59 years	100,415	58.0	10,257	61.95	171	132.6
60 to 64 years	104,763	79.7	10,701	85.21	149	160.2
65 to 74 years	70,699	32.2	7,109	33.46	190	169.6
75 to 84 years	4,216	2.6	345	2.14	59	84.3
85 years and over	20,441	35.6	2,373	42.73	33	137.5
	2000	2010	2000	2010	2000	2010
Median age (years)	36.3	38.4	36.6	39.0	32.7	35.2

Source: US Decennial Census 2000 and 2010

Household Income and Home Ownership

The Oregon Housing Needs Model Methodology states that “household income and age are the two biggest factors determining homeownership and age is a key variable in determining the affordability component of housing need and is strongly correlated to housing tenure.”

The latest Census data show Veneta has a higher median household income than Lane County and is only slightly lower than that of the State. The median income for Non-Family households is also higher in Veneta compared to Lane County and only slightly less than the State.

Table 21. HOUSEHOLD INCOME AND BENEFITS (IN 2011 INFLATION-ADJUSTED DOLLARS)

	Oregon		Lane County		Veneta	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total households	1,509,554	100%	144,806	100%	1,660	100%
Less than \$10,000	109,404	7.2%	14,018	9.7%	117	7.0%
\$10,000 to \$14,999	82,828	5.5%	8,941	6.2%	46	2.8%
\$15,000 to \$24,999	172,223	11.4%	19,212	13.3%	118	7.1%
\$25,000 to \$34,999	169,154	11.2%	18,004	12.4%	339	20.4%
\$35,000 to \$49,999	223,110	14.8%	21,297	14.7%	285	17.2%
\$50,000 to \$74,999	290,871	19.3%	27,521	19.0%	303	18.3%
\$75,000 to \$99,999	187,776	12.4%	15,912	11.0%	274	16.5%
\$100,000 to \$149,999	173,299	11.5%	13,329	9.2%	108	6.5%
\$150,000 to \$199,999	54,458	3.6%	3,388	2.3%	70	4.2%
\$200,000 or more	46,431	3.1%	3,184	2.2%	0	0.0%
Median household income (dollars)	49,850	(X)	42,621	(X)	48,524	(X)

Veneta also has a higher homeownership rate than Lane County and the State. The latest Census data in the table below show that Veneta’s homeownership rate was about 75%, significantly higher than Oregon and Lane County.

Table 22. Housing Tenure Veneta 2011

HOUSING TENURE	Oregon		Lane County		Veneta	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Occupied housing units	1,509,554		144,806		1,660	
Owner-occupied	951,848	63.10%	87,138	60.20%	1,255	75.60%
Renter-occupied	557,706	36.90%	57,668	39.80%	405	24.40%

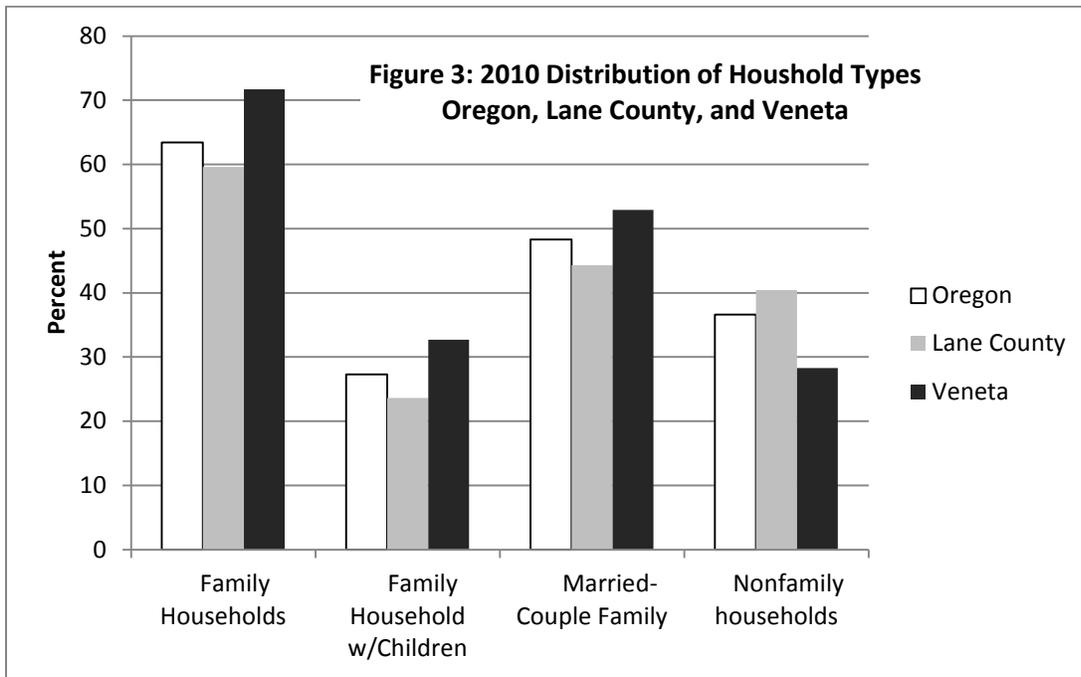
Source: US Census , 2007-2011 American Community Survey

Poverty Level

Veneta has a higher percentage of persons below the poverty level than the State but the percentage is lower than Lane County. In 2011 there were 25.1% persons below the poverty level in Veneta. Lane County reported 26.1% and the State 20.3%. This percentage is slightly higher than the poverty level reported since the last Comprehensive Plan update. In 1990 almost 20% of the population in Veneta was below the poverty rate. This rate was higher than both Lane County (16%) and the State (14%).

Household Types

Figure 3 compares household types between the State, Lane County and Veneta. Census data shows Veneta has a higher percentage of family households and family households with children.



As shown in the table below, between 2000 and 2010, the percentage of family households decreased from 76% to 72%. Family households with children decreased more significantly from 44% to 33% while non-family households increased from 24% to 28%. Non-family households include unmarried couples (without children) and single person households. In 2010 there was a higher percentage of non-family households than married couple households with children in Veneta. This is true for Lane County and the State and the US. Although average household size shrunk in size from 2.85 to 2.62 persons per household, household size in Veneta remains higher compared to Lane County (2.35) and the State (2.47)⁵.

⁵ 2010 Census DP-1, Profile of General Population and Housing Characteristics.

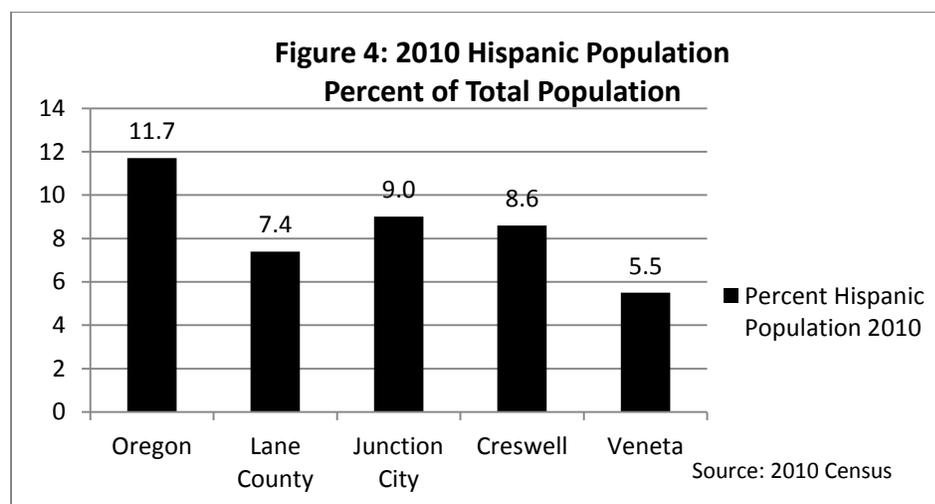
Table 23: Number of Households by Household Type in Veneta

HOUSEHOLD TYPE	2000	Percent of Total	2010	Percent of Total
Total households	966	100%	1,730	100%
Family households (families)	732	76%	1,241	72%
With own children under 18 years	422	44%	565	33%
Married-couple family	548	57%	916	53%
With own children under 18 years	288	30%	372	22%
Female householder, no husband present	128	13%	225	13%
With own children under 18 years	94	10%	137	79%
Nonfamily households	234	24%	489	28%
Average household size	2.85		2.62	
Average family size	3.23		2.98	

Source: US Census

Hispanic Population

According to the National Housing Report, Hispanic population is the main driving force for household formation. PSU Report states Hispanic households generally have larger average household sizes⁶. The study also states that average household size in cities with a higher concentration of Hispanic population, such as Creswell and Junction City, will remain relatively the same because smaller, elderly household size will off-set higher persons per household associated with Hispanics. According to the 2010 Census, Veneta has significantly smaller Hispanic population compared to these similar sized jurisdictions and to Lane County and the State.



Cost Burdened Households

The table below shows the percentage of households that are considered cost burdened. According to US Department of Housing and Urban Development (HUD), if a household is paying more than 30% of its income for housing, the household is cost burdened. Households

⁶ "Population Forecasts for Lane County, its Cities and Unincorporated Area 2008-2035, May 2009", page 32.

with a cost burden can often have problems meeting other basic needs. In Veneta 37% of owner occupied households were cost burdened. This percentage is higher than both Lane County and the State. A greater percentage of renter household were cost burdened than owner occupied households. In Veneta 41% of all renter households were cost burdened. This percentage was lower than that for Lane County and the State.

Table 24. Housing Costs as a Percentage of Household Income (Owner & Renter) in the past 12 months (2011)

	Owner Occupied Households	Total Cost Burdened Households	Percent Cost Burdened
Oregon	951,848	319,035	34%
Lane County	87,138	28,212	32%
Veneta	1,255	464	37%
	Renter Occupied Households	Total Cost Burdened Households	Percent Cost Burdened
Oregon	557,706	274,047	49%
Lane County	57,668	30,538	53%
Veneta	405	167	41%

Source: 2007-2011 American Community Survey 5-Year Estimates

Cost burdened households varied by income. Generally as household income increased, the percentage of cost burdened households decreased. However data show owner households with income less than \$20,000 are significantly less cost burdened than other households. This may represent fixed income, older households, where mortgages have been paid off or are significantly less than new homeowner mortgages. Households with income between \$35,000 - \$49,000 showed the highest percentage of being cost burdened. This may represent first time homeowners who are younger and earning less than older households.

Table 25. Housing Costs as a Percentage of Household Income by Income Category (2011)

	Owner-occupied housing units:	Less than \$20,000:	\$20,000 to \$34,999:	\$35,000 to \$49,999:	\$50,000 to \$74,999:	\$75,000 or more:
Oregon	951,848	7%	51%	47%	36%	13%
Lane County	87,138	8%	48%	47%	31%	10%
Veneta	1,255	7%	52%	66%	27%	6%
	Renter-occupied housing units:	Less than \$20,000:	\$20,000 to \$34,999:	\$35,000 to \$49,999:	\$50,000 to \$74,999:	\$75,000 or more:
Oregon	557,706	26%	72%	30%	10%	3%
Lane County	57,668	31%	67%	31%	8%	2%
Veneta	405	22%	56%	30%	0%	0%

Source: US Census, American Community Survey 2007-2011

Summary of Trends

Summary of Veneta Demographic Characteristics from the Buildable Land Inventory and Housing Needs Summary Report, which can influence housing:

- Veneta is the fastest growing city in Lane County. Between 2000 and 2013 Veneta grew 65% (2,762 to 4,635).
- Veneta is attracting families with children. Veneta has a higher percentage of family households and family households with children than non-family households.
- Non-Family households however have increased at a faster rate than family households.
- Veneta has a lower median age than Lane County.
- Although Veneta is aging slower than Lane County or the State, the older population (55 and over) grew faster than all other age groups between the years of 2000-2010.
- More people own their home than rent in Veneta. Veneta's homeownership rate (75.6%) is significantly higher than both Lane County (60.2%) and the State (63.1%).
- Owner occupied units tend to be single family detached units.
- People will most likely continue to choose to live in Veneta and commute to jobs elsewhere because of the small town character and lower housing costs.
- Available, buildable land supply will help keep housing costs down.
- Veneta has a higher percentage of cost burdened households. Renters show a higher percentage of cost burdened households than owners.
- Veneta has a smaller Hispanic population than other small cities when compared to Lane County and the State.
- Based on cost burdened data, there will continue to be a need for more affordable housing options.
- In order to allow population to age in place, there will likely be a need for a variety of housing choices for older population choosing to downsize to smaller homes and a need for residential care facilities (group quarters not counted in housing mix).
- There will most likely be a need for a variety of housing choices for non-family households as this household type continues to grow. (A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.)

Chapter Five: Future Housing Mix and Land Need by Plan

Future Housing Mix

The housing mix scenarios are also based off the 2007-2011 American Community Survey, Housing Characteristics for Veneta. As shown in **Table 26**, in 2011 single family dwellings made up 84% of all housing types while multi-family units made up 7%.

Table 26. Veneta Housing Mix – 2007-2011 American Community Survey

Type of Housing	2011 Housing Mix
Single Family Dwelling	84.0%
Single Family Attached	1.4%
Duplex	0.5%
Multi-Family	7.1%
Mobile Home	6.9%
TOTAL	100%

In a likely, future housing mix scenario, the City is predicting single family dwellings will remain the dominant housing type given current trends; i.e. higher incomes, attraction of family households and family households with children. The share of single family homes will only decrease slightly over the 20 year planning period as the population ages and older households choose to downsize into alternative housing types such as single-family attached (townhome) or even multi-family. However, smaller, single family detached or owner occupied attached dwellings may be more attractive to older households who choose to downsize. Multi-family and single family attached units most likely will increase if the trend of increasing non-family households continues. A limited number of new mobile home parks may be created given the increasing cost of land.

Given the likely scenario described above, the City expects the following housing mix and land need as shown in the table below. Land need is arrived at by applying the actual densities for each housing type. Densities are based on information from Veneta building permit, planning and Lane County Assessor’s data.

Table 27. Future Housing Mix and Land Need by Plan Designation

Type of Housing	No of Units	Future Housing Mix	Density	Acres	Plan Designation	LDR	MDR	TOTAL ACRES
Single Family Dwelling	1781	84.0%	6.2	287.2	LDR	287.2		287.2
Single Family Attached	64	3.0%	11.9	5.3	LDR/MDR		5.3	5.3
Duplex	21	1.0%	9.3	2.3	LDR/MDR		2.3	2.3
Multi-Family	212	10.0%	11.9	17.8	MDR		17.8	17.8
Mobile Home	42	2.0%	7.2	5.9	MDR		5.9	5.9
Group Quarters	63			3.3	MDR		3.3	3.3
TOTAL	2120	100.0%				287.2	34.6	321.9

LDR = Low Density Residential /MDR = Medium Density Residential

- Single Family dwellings are permitted in all residential zoning districts and therefore can be accommodated on LDR and MDR designated Land. For this analysis all single family housing units are allocated to LDR Acres.
- Duplexes are permitted on corner lots in Single Family Residential (LDR designed Land) and on any lots in the General Residential Zone (MDR designation). Given the restriction to corner lots, duplexes were allocated to MDR acres.
- Multi-Family units are permitted with Site Plan in the General Residential Zone (MDR designation). For this analysis all multi-family units, including single family attached units are allocated to MDR Acres.
- Mobile Homes are permitted through the conditional use process in the General Residential Zoning District (MDR Designation) and therefore allocated to MDR Acres.
- As the population ages, group quarter housing needs will increase. According to the 2013 PSU Housing Questionnaire, Veneta has four group quarter facilities that house 35 individuals on a total of 1.65 acres. All the existing group quarter facilities except for one are located in the single family residential zone. According to the housing unit need estimates in Table 19, Veneta is estimated to have 63 individuals in group quarters.
- Doubling the existing acres for group quarter population results in a need for 3.3 acres to house 63 individuals in group quarters. The Veneta Zoning Ordinance allows residential care facilities as a Conditional Use in the Single Family Residential Zone(Rural Residential and Single Family Residential Comp Plan Designation) and through
- Site Plan Review in the General Residential Zone (Medium Density Residential Comp Plan Designation). Group Quarter needs can be accommodated on either LDR or MDR land. Based on the future housing mix the City of Veneta will need a total of 321.8 acres of residential land; 287.2 acres of Low Density Residential Land and 34.6 acres of Medium Density Residential land.

Based on the future housing mix the City of Veneta will need a total of 321.8 acres of residential land; 287.2 acres of Low Density Residential Land and 34.6 acres of Medium Density Residential land.

Comparing Land Supply and Land Need

The Veneta Rural Residential Plan designation and zoning district is intended to allow rural type development within city limits until the land can be converted to urban densities. The City or property owner can initiate re-designation and rezone property when services become available

for development. For this analysis it is assumed vacant, rural residential land will develop at urban residential densities over the 20 year planning horizon. Given the location and likely housing types to be developed, Rural Residential Land was included with the total acres of vacant Low Density Residential.

The results of the BLI determined the City has **475.5** acres of vacant residential land; **161.1** designated Rural Residential, **186.5** acres designated Low Density Residential land, **127.8** acres designated Medium Density Residential. As shown in Table 3, the City has .48 acres of vacant available Residential-Commercial land. Because of the minor amount and the potential for commercial development it was not included in the total of Net Vacant Acres.

In order to accommodate the addition of 5,607 people and 2,120 new housing units by the year 2033, the City needs a total of **321.8** acres of residential land; **287.2** acres of Low Density Residential Land (LDR) and **34.6** acres of Medium Density Residential Land (MDR).

Table 28 below compares vacant and needed residential land by Plan Designation. Results indicate the City has a surplus of 60.4 acres of LDR land and 93.2 acres of MDR land for a total surplus of 153.6 acres.

Table 28. Residential Land Supply & Demand Comparison

Plan Designation (Residential)	Net Vacant Acres (Supply)	Acres Needed (Demand)	Surplus/Deficit (Acres)
Low Density Residential and Rural Residential	347.5	287.2	60.3
Medium Density Residential	127.8	34.6	93.1
Total:	475.3	321.9	153.4

Infill and redevelopment create additional opportunities to accommodate development without using vacant land. The analysis shown earlier indicates there is the potential to create 98 single family lots from already developed residential land and 4.78 acres have redevelopment potential. In this analysis infill and redevelopment acres were not added to the inventory and are included as informational only given the surplus of available residential land. The Planning Commission determined lots identified for redevelopment potential would likely not redevelop during the 20 year planning horizon. Mostly due to the fact the lots are developed with single family dwellings or manufactured dwellings that meet housing demand.