

To: Jennifer Dimsho & Jacob Graichen; City of St. Helens **Date:** March 4, 2019 (revised 4/2/19)
From: Todd Chase, Tim Wood; FCS GROUP
CC: Anne Debbaut, Kevin Young; Department of Land Conservation and Development
RE: St. Helens Housing Needs Analysis, Housing Land Needs Forecast, Task 4 deliverable

INTRODUCTION

The City of St. Helens (City) is in the process of updating the Goal 10 Housing Element of its Comprehensive Land Use Plan. FCS GROUP is providing technical assistance to the City by preparing products that will comprise an up-to-date Housing Needs Analysis (HNA) for the City. Major HNA technical work products will include the following:

1. A housing needs forecast for the St. Helens Urban Growth Boundary (UGB)
2. A buildable land inventory (BLI) for residential and mixed-use designations in the UGB
3. A residential land needs analysis for accommodating a 20-year housing demand forecast
4. Identification of local policy measures for accommodating needed housing

This Memorandum addresses the third item listed above by providing a housing land needs forecast for long-range planning purposes. The forecast represents a 20-year projection from 2019 through year 2039.

OAR 660-024-0040(4) provides guidance on this subject as follows:

(4) The determination of 20-year residential land needs for an urban area must be consistent with the appropriate 20-year coordinated population forecast for the urban area determined under rules in OAR chapter 660, division 32, and with the requirements for determining housing needs in Goals 10 and 14, OAR chapter 660, division 7 or 8, and applicable provisions of ORS 197.295 to 197.314 and 197.475 to 197.490.

These technical findings take into account the housing density “safe harbor” provisions contained within the above mentioned rule. Safe harbor provisions are important, especially in cases where a city may be considering a UGB expansion to provide additional urban land capacity. Since the safe harbor provisions are guidelines, two additional land needs methods are included which fall outside the safe harbor provisions.

METHODOLOGY

The methodology for projecting housing needs within the St. Helens UGB takes into account 3 methods that are consistent with safe harbor provisions; and 2 methods that reflect the demographic and socio-economic trends, housing market characteristics and long-range population growth projections described in Task 2 (Housing Needs Forecast).

Findings from Task 3 (Buildable Land Analysis) are also utilized as a means of reconciling housing land demand with buildable land supply within the St. Helens UGB.

St. Helens UGB Housing Land Needs Forecast

The steps taken to determine land needs using the safe harbor provisions include the following guidelines contained in OAR 660-024-0040(1)-(8).

Coordinated Population Growth Forecast

The land needs determination for a potential UGB expansion must be based upon the coordinated population growth forecast for the urban area as determined under rules in OAR-660-032. For this analysis, the 20-year planning period is 2019-2039.

As indicated in Appendix A Table 1, the population within the St. Helens UGB is projected to increase from 15,371 to 19,310, resulting in 3,617 net new residents by 2039.

Average Household Size

Relevant findings regarding specific requirements include:

(a) A local government may estimate persons per household for the 20-year planning period using the persons per household for the urban area indicated in the most current data for the urban area published by the U.S. Census Bureau.

The most current estimate of persons per household in the City of St. Helens is 2.68 per Appendix A Table 1.

Local Development Code Provisions

Relevant findings regarding specific requirements include:

(b) If a local government does not regulate government-assisted housing differently than other housing types, it is not required to estimate the need for government-assisted housing as a separate housing type.

St. Helens does not regulate government assisted housing differently than other housing types.

(c) If a local government allows manufactured homes on individual lots as a permitted use in all residential zones that allow 10 or fewer dwelling units per net buildable acre, it is not necessary to provide an estimate of the need for manufactured dwellings on individual lots.

St. Helens allows manufactured homes on individual lots as a permitted use in all residential zones that permit 10 or fewer dwelling units per net buildable acre, subject to development standards.

(d) If a local government allows manufactured dwelling parks required by ORS 197.475 to 197.490 in all areas planned and zoned for a residential density of six to 12 units per acre, a separate estimate of the need for manufactured dwelling parks is not required.

St. Helens allows manufactured dwelling parks only within areas zoned mobile home residential (MHR).

Housing Vacancy Rate Assumptions

(e) A local government outside of the Metro boundary may estimate its housing vacancy rate for the 20-year planning period using the vacancy rate in the most current data published by the U.S. Census Bureau for that urban area that includes the local government.

St. Helens UGB Housing Land Needs Forecast

The most current estimate of overall housing vacancy in the City of St. Helens is 10.4% per U.S. Census, American Community Survey, 2013-2017 estimates (see Appendix A Table C).

Housing Land Needs Forecast Methods

There are three (3) types of safe harbor methods that are being considered for the determination of housing need for St. Helens which are consistent with OAR 660-024-0040(8), including

1. Safe Harbor Combined Housing Mix and Density Method
2. Safe Harbor Incremental Mix Method A
3. Safe Harbor Incremental Mix Method B

In addition, there are two additional methods that are consistent with the housing needs analysis developed during Task 2, and local development density assumptions that vary by land use and zoning type:

4. Localized Housing Density Method A
5. Localized Housing Density Method B

Additional details and findings are provided below.

SAFE HARBOR METHODS

Method 1. Combined Housing Mix and Density Method

This method is described in OAR 660-024-0040(8)(f) and “Table 1” from the rule (included in Appendix B). St. Helens is grouped into the category of cities with a future population of 10,001 to 25,000. As indicated in **Exhibit 1**, this method assumes 631 net new dwelling units, with a required mix as follows: 55% low-density, 25% medium-density, and 20% high-density.

This method requires an overall (citywide) minimum density within residential base zones of: 5 dwellings per net acre; 7 dwellings/acre for UGB analysis; and the city must allow at least 9 units per acre overall (citywide) on its buildable residential land base. **This method results in a potential UGB residential land need of 208 net buildable acres.**

St. Helens UGB Housing Land Needs Forecast

Exhibit 1

Method 1					
Safe Harbor Combined Housing Mix and Density Method 1, Determination of Residential Land Need, St. Helen					
	Factor	Finding	Units	Source Notes	
1	20-Yr Population Growth Forecast:	19,310	population	Table A	
2	Is Growth Forecast 10,001 to 25,000?	Yes			
3	20-Yr Population Change	3,617		Table A	
4	Population in Group Quarters	2.5%	91	population	Table B
5	Population in Households		3,526	population	calculation
6	Average Household Size	2.68		Table B	
7	Number of Households		1,316	households	calculation
8	Vacancy Factor	10.4%	137	population	Table C
9	Dwelling Units Added		1,453	dwellings	
10	Dwelling Mix Safe Harbor	Percent	Dwellings		
	Low Density Residential*	55%	799	dwellings	see OAR 660-024-0040(f)
	Medium Density Residential	25%	363	dwellings	see OAR 660-024-0040(f)
	High Density Residential	20%	291	dwellings	see OAR 660-024-0040(f)
	Total	100%	1,453	dwellings	calculation
11	Dwelling Unit Density Requirements	DU/Net Acre***	UGB Land Need Net Acres		
	Required overall minimum	5		see OAR 660-024-0040(f)	
	Assume for UGB analysis	7	208	net acres	see OAR 660-024-0040(f)
	Zone to Allow	9		see OAR 660-024-0040(f)	
* Includes mobile homes.					
** Analysis consistent with OAR 60-024-0040(f).					
*** This applies to all residential zones within City.					

Method 2. Incremental Mix Method A

This method is described in OAR 660-024-0040(8)(h). St. Helens is grouped into the category of cities with a future population of 10,001 to 25,000. This method takes into account the existing overall housing density level of 3.6 dwellings per net acre, then factors that up by 25 percent, to 5.5 dwellings/acre for future housing development.

Applying safe harbor housing mix requirements as in Method 1, this method results in the same number of net new housing units as described in Method 1, but at a lower overall housing density (5.5 dwellings per acre). The city would still need to zone to allow at least 9 units per acre overall (citywide) on its buildable residential land base. **This method results in a potential overall UGB residential land need of 266 net buildable acres (see Exhibit 2).**

St. Helens UGB Housing Land Needs Forecast

Exhibit 2**Method 2****Safe Harbor Incremental Mix Method 2, Determination of Residential Land Need, St. Helens UGB**

					Source Notes	
1 Existing Percentage of Density of Developed Land		Existing Dwellings	Existing Mix	Developed Acres***	Current DUs Per Acre	
	Low Density Residential*	3,792	71%			Table C
	Medium Density Residential	902	17%			Table C
	High Density Residential	622	12%			Table C
	Total	5,316	100%	1,218	4.4	BLI
2 Increase Overall Density as follows:		Increase Mix by:			New Overall Density	
	Average Increase	25%			5.5	see OAR 660-024-0040(h)
3 Planned Percentage of Housing Mix		Percent	Dwellings			
	Low Density Residential*	55%	799 dwellings			see OAR 660-024-0040(f)
	Medium Density Residential	25%	363 dwellings			see OAR 660-024-0040(f)
	High Density Residential	20%	291 dwellings			see OAR 660-024-0040(f)
	Total	100%	1,453 dwellings			calculation
4 Zone to allow new housing mix		New Dwellings	Zone to Allow ***	UGB Assumption	Max UGB Land Need (Net Acres)	
	Low Density Residential*	799	4.0			
	Medium Density Residential	363	7.0			
	High Density Residential	291	16.0			
	Total/Average	1,453	9.0	5.5	266	see OAR 660-024-0040(h)

* Includes mobile homes.

** Analysis consistent with OAR 60-024-0040(h).

*** This applies to all residential zones within City.

Method 3. Incremental Mix Method B

This method is described in OAR 660-024-0040(8)(i) and “Table 3” from the rule (provided in **Appendix C** for reference). St. Helens is grouped into the category of cities with a future population of 10,001 to 25,000. This method takes into account the existing housing mix by residential type (low, medium and high density), and then factors up the mix of medium density housing by 10 percentage points, and high density housing up by 5 percentage points to arrive at a future planned housing mix. This results in a planned housing mix for St. Helens as follows: 56% low density, 27% medium density, and 17% high density. This would result in a higher number of low density dwellings and a lower number of high density dwellings than would be planned under the two prior methods.

Applying safe harbor housing density requirements reflected in **Appendix B & C**, this method requires 7 units per acre overall, and the city would still need to zone to allow at least 9 units per acre overall (citywide) on its buildable residential land base. **This method results in an overall UGB residential land need of 370 net buildable acres (see Exhibit 3).**

St. Helens UGB Housing Land Needs Forecast

Exhibit 3

Method 3

Safe Harbor Incremental Mix Method 3, Determination of Residential Land Need, St. Helens UGB

					Source Notes	
1 Existing Percentage of Density of Deve		Existing Dwellings	Existing Mix	Developed Acres***	Current DUs Per Acre	
	Low Density Residential*	3,792	71%			Table C
	Medium Density Residential	902	17%			Table C
	High Density Residential	622	12%			Table C
	Total	5,316	100%	1,218	4.4	BLI
2 Increase Percentage of Density as follo		Increase Mix by:	New Mix			
	Low Density Residential*		56%			see OAR 660-024-0040(i)
	Medium Density Residential	10%	27%			see OAR 660-024-0040(i)
	High Density Residential	5%	17%			see OAR 660-024-0040(i)
	Total		100%			calculation
3 Zone to allow new housing mix		Net New Dwellings	Zone to Allow***	UGB Assumption	Max UGB Land Need (Net Acres)	
	Low Density Residential*	818	4.0	3.0	273	see OAR 660-024-0040(i)
	Medium Density Residential	392	7.0	5.0	78	see OAR 660-024-0040(i)
	High Density Residential	243	16.0	13.0	19	see OAR 660-024-0040(i)
	Total/Average	1,453	9.0	7.0	370	see OAR 660-024-0040(i)

* includes mobile homes.

** Analysis consistent with OAR 60-024-0040(i).

*** This applies to all residential zones within City.

LOCAL DENSITY AND HOUSING MIX METHODS

In addition to the safe harbor methods for determining residential land needs, two additional methods have been included that forecast the UGB land need based on the local housing market trends and local experience regarding development density.

Method 4. Local Market Demand and Density Forecast A

This method evaluates the land needs based on the projected housing needs described in Task 2, which reflect the future baseline housing demand for dwellings and families living in group quarters (shared living arrangements). This method is consistent with Oregon Administrative Rules for projecting land needs takes into account the expected average development density levels using estimates provided by city planning staff based on local experience. **This method results in 5.0 units per acre for new housing, and an overall UGB residential land need of 298 net buildable acres (see Exhibit 4).**

St. Helens UGB Housing Land Needs Forecast

Exhibit 4

Method 4					
Local Mix and Density Method, Determination of Residential Land Need, St. Helens UGB				Source Notes	
		Net New Dwellings Expected	Planned Mix		
1	Future Housing Need				
	Low Density Residential*	959	65%	Table D	
	Medium Density Residential**	283	19%	Table D	
	High Density Residential, baseline	183	12%	Table D	
	Manufactured Housing	46	3%	Table D	
	Total	1,470	100%		
		UGB Land Need (Net Acres)			
2	Expected Housing Density	DUs per acre***			
	Low Density Residential*	4.0	240	calculation	
	Medium Density Residential**	7.0	40	calculation	
	High Density Residential, baseline	14.0	13	calculation	
	Manufactured Housing	10.0	5		
	Total/Average	4.9	298	calculation	
* Includes detached units and mobile homes. ** Includes townhomes, plexes and group quarters.					
*** Density estimates derived from Appendix D.					
Source: compiled by FCS GROUP.					

Method 5. Local Market Demand and Density Forecast B

This method for projecting land needs takes into account baseline housing growth (described in Method 4) plus a portion of pent-up housing demand. In addition to the 1,470 dwellings required to meet the baseline forecast, it is assumed that the market potential also exists to address pent up demand for market rate and government subsidized rental housing. Assumptions regarding current gaps in rental housing inventories are shown in **Appendix A, Table D**. For analysis purposes, it is assumed that 75% of the pent-up demand for market-rate apartments (40 units) and 33% of the pent-up demand for government subsidized housing (111 units) are provided over the next 20 years.

This method results in 5.3 units per acre for new housing, and an overall UGB residential land need of 309 net buildable acres (see Exhibit 5).

It should be noted that Method 5 is a departure from Oregon Administrative Rules this it would likely result in a population growth forecast that exceeds the baseline 20-year population forecast. As such, Method 5 cannot be used for justification of a UGB expansion (if one is to be considered at this time).

St. Helens UGB Housing Land Needs Forecast

Exhibit 5

Method 5				
Local Mix and Density Method, Determination of Residential Land Need, St. Helens UGB				
				Source Notes
1	Future Housing Need	Dwellings Expected	Planned Mix	
	Low Density Residential*	959	59%	Table D
	Medium Density Residential**	283	17%	Table D
	High Density Residential, baseline	183	11%	Table D
	High Density Residential, pent-up	150	9%	Table E
	Manufactured Housing	46	3%	Table D
	Total	1,621	100%	
2	Expected Housing Density	DUs per acre***	UGB Land Need (Net Acres)	
	Low Density Residential*	4.0	240	calculation
	Medium Density Residential**	7.0	40	calculation
	High Density Residential, baseline	14.0	13	calculation
	High Density Residential, pent-up	14.0	11	calculation
	Manufactured Housing	10.0	5	
	Total/Average	5.3	309	calculation

* Includes detached units and mobile homes. ** Includes townhomes, plexes and group quarters.
 *** Density assumptions derived from Appendix D.
 Source: compiled by FCS GROUP.

RECONCILIATION OF RESIDENTIAL LAND NEED/SUPPLY

The reconciliation of UGB residential land need and land supply is summarized in **Exhibit 6**. The results indicate that the current buildable residential land supply within the St. Helens UGB (804 net acres within residential and commercial zones) is sufficient for addressing the overall 20-year land needs for housing under Methods 1-5.

Methods 3 and 5, however, would result in a greater number of multifamily apartments than the other methods, which in turn could require more land zoned for high-density development.

The ability for the City of St. Helens to provide an adequate land supply to address Methods 3 or 5 would require utilization of 100% of the vacant high density residential land and some portion (up to 8 acres) of the land zoned for commercial and mixed use to be utilized for apartments. New land use policies should be considered to encourage additional apartment development on commercial sites to address the housing demand associated with Methods 3 or 5.

It is recommended that the City of St. Helens pursue Method 5 as part of the Housing Needs Analysis and consider new policy measures aimed at encouraging apartment development on selected areas zoned commercial or mixed use. Potential policy measures will be identified and discussed during Task 4 of the Housing Needs Analysis.

St. Helens UGB Housing Land Needs Forecast

Exhibit 6

Reconciliation of Residential Land Need, St. Helens UGB					
	Method 1	Method 2	Method 3	Method 4	Method 5
Dwellings/Units					
Low Density*	799	799	818	959	959
Medium Density**	363	363	392	283	283
High Density	291	291	243	183	333
Manufactured Dwelling Units				46	46
Total	1,453	1,453	1,453	1,470	1,621
Land Need (net acres)					
Low Density*			205	240	240
Medium Density**			56	40	40
High Density			15	13	24
Manufactured Home Parks				5	5
Total	208	294	276	298	309
Buildable Land Inventory (net acres)					
Low Density	532	532	532	532	532
Medium Density	93	93	93	93	93
High Density	16	16	16	16	16
Manufactured Home Parks	45	45	45	45	45
Commercial/Mixed Use***	4	4	4	4	4
Total	690	690	690	690	690
UGB Land Surplus/Deficit (net acres)					
Low Density*	-	-	328	293	293
Medium Density**	-	-	38	53	53
High Density	-	-	0	2	(8)
Manufactured Home Parks	-	-	45	40	40
Commercial/Mixed Use	-	-	4	4	4
Total	482	397	414	392	381
Adequacy of UGB to meet housing need	adequate	adequate	adequate	adequate	adequate

* Includes detached units and mobile homes. ** Includes townhomes, plexes and group quarters.

*** reflects 3% of total potential redevelopment properties, per St. Helens Buildable Land Inventory, March 2019.

Source: FCS based on previous tables.

St. Helens UGB Housing Land Needs Forecast

Appendix A

Table A

St. Helens Population & Housing: Baseline 20-Year Forecast

Population Forecasts

	2017	2020	2025	2030	2035
Columbia County	51,500	53,212	56,048	60,716	94,765
St. Helens UGB	15,371	15,839	16,757	18,641	18,359
Oregon	4,141,100	4,252,100	4,516,200	4,768,000	4,995,200

Source: Portland State University Population Research Center

Forecasts of Oregon's County Populations and Components of Change, 2010-2050.

Compiled by FCS Group. AGR = average annual growth rate.

	Estimate		Forecast		Proj. Change
	2017	2019	2030	2039	20 Years
St. Helens UGB	15,371	15,693	18,641	19,310	3,617
Columbia County	51,500	52,225	60,716	61,902	9,677

Source: Portland State University Population Research Center; interpolated by FCS GROUP.

Forecasts of Oregon's County Populations and Components of Change, 2017-2068.

Compiled by FCS Group. AGR = average annual growth rate.

Table B

Demographics, St. Helens and Columbia County, 2013-2017

	St. Helens	Columbia County
Total population	13,169	49,645
Group quarters population	332	428
share of population in group quarters	2.5%	0.9%
Total households	4,798	18,941
Average household size	2.68	2.60

Source: 2013-2017 American Community Survey (Tables DP04, DP03, DP05, S1101 & B26001)

Table C

City of St. Helens Housing Inventory (2012 - 2017)

	2012 ACS	2017 ACS
Owner Occupied	3,490	3,318
Renter Occupied	2,595	2,739
Vacant	484	706
Total	6,569	6,763
Owner Occupied %	57.4%	54.8%
Renter Occupied %	42.6%	45.2%
Total	100.0%	100.0%
Vacant Dwellings %	7.4%	10.4%
Single-Family Detached	3,780	3,645
Townhome/Plexes	727	902
Multifamily	440	622
Mobile Home	176	147
Total	5,123	5,316

Source: U.S. Census Bureau, and American Community Survey

2013 to 2017 (Tables DP04, B25077 and B25064).

St. Helens UGB Housing Land Needs Forecast

	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Vacant Units	All Dwelling Units	Projected 20-year Change (Units)
Housing Tenure Distribution:	55.1%	36.7%	8.2%	100.0%	1,433
Housing Unit/Type Distribution					
Single Family Detached	92%	30%	67%	67%	959
Townhomes / Plexes	3%	38%	17%	17%	245
Multi family (5+ units)	0%	32%	13%	13%	183
Mfg. home/other	5%	1%	3%	3%	46
Total Housing Units	100%	100%	100%	100%	1,433
Group quarters (single room occupancy)					37
Grand Total					1,470

Source: St. Helens Housing Needs Forecast Memorandum, FCS GROUP

Table D**St. Helens Rental Housing Gap Analysis, 2017**

Income Range	Affordable Monthly Rent Costs *	Renter-Occupied Households	Estimated Available Rental Units	Gap or Surplus	Pent Up Demand	Capture Rate for Analysis	Pent Up Housing Demand
\$75,000 or more:	\$1,875	153	124	(29)	(53)	market rate gap	40
\$50,000 to \$74,999:	\$1,250-\$1,875	232	208	(24)			
\$35,000 to \$49,999:	\$875-\$1,250	370	571	201			
\$20,000 to \$34,999:	\$500-\$875	562	793	231			
Less than \$20,000:	Less than \$500	529	212	(317)	(335)	subsidized housing	111
Zero or negative income	Requires Subsidy	61	43	(18)			
Total		1,907	1,950	43	(388)		150

Source: St. Helens Housing Needs Forecast Memorandum, FCS GROUP

* Calculated as 30% of income range based on HUD guidelines

St. Helens UGB Housing Land Needs Forecast

Appendix B

Table 1: Housing Mix/Density Safe Harbors

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

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

St. Helens UGB Housing Land Needs Forecast

Appendix C

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

St. Helens UGB Housing Land Needs Forecast

Appendix D

St. Helens Land Use Plan Designations and Allowable Development Assumptions						
Generalized Plan Designation	City Zoning	UGB		Dwelling Units/Acre	Min Density (DU/acre)	Max Density (DU/ acre)
Low	R-10		Suburban Residential	Min lot size: SFD 10,000 sq ft	n/a	3.5
Low	R-7	SR, RSUR	Moderate Residential	Minlot size: SFD 7,000 sq ft, Duplex 10,000 sq ft	n/a	7.0
Med	R-5	GR, UGR, MHR,	General Residential	Min lot size: SFD 5,000 sq ft, SFA 2,500 sq ft, Duplex 5,800 sq ft, Multi 5,800 sq ft for first two	n/a	14.5
Med	MHR	UMHR	Mobile Home Residential	Same as R5	n/a	14.5
High	AR	UMFR	Apartment Residential	Min lot size: SFD 3,050 sq ft, SFA 1,600 sq ft, Duplex 5,000 sq ft, Multi 5,000 sq ft for first two units + 1,500 sq ft for each unit above two	n/a	23.4
Comm/Mixed	MU		Mixed Use	See notes	n/a	23.4
Comm/Mixed	GC		General Commercial	See notes	n/a	23.4
Comm/Mixed	RD:Ma	GC, UGC, HC, UHC	Riverfront District: Marina	See notes	n/a	23.4
Comm/Mixed	RD:P		Riverfront District: Plaza	Units based on ea. 500 sq ft of non-residential	n/a	n/a
Comm/Mixed	RD: Mi		Riverfront District: Mill	No maximum density	n/a	n/a
Comm/Mixed	HBD		Houlton Business District	See notes	n/a	23.4
Comm/Mixed	HC		Highway Commercial	No density listed in HC zone	n/a	n/a
Key						
P = Permitted						
PS = Permitted With Standards						
C = Conditional						
N = Not Permitted						