Agenda

- Introduction to Project
- Preliminary Results of Housing Needs Analysis
- Q&A / Public Comments
- Next Steps
Why is Keizer doing a Housing Needs Analysis?

- How much growth in 20-years?
- How much land?
- Where is the buildable land?
  - Vacant; unconstrained physically or by policy
- What development patterns make sense?
- Does Keizer have enough buildable residential land?
Needed Housing Types (ORS 197.303)

- Housing that includes, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy;

- Government assisted housing;

- Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490; and;

- Manufactured homes on individual lots planned and zoned

- Housing for farmworkers
Process Overview

- Project Advisory Meetings
- Public Meetings
  - Second public meeting is May 29
- Housing Needs Analysis completed June 28
Keizer’s Housing Market and Factors Affecting Demand
Keizer’s housing is predominately single-family detached.


- **2000**
  - Single-Family Detached: 71%
  - Single-Family Attached: 5%
  - Multifamily: 24%

- **2013-2017**
  - Single-Family Detached: 69%
  - Single-Family Attached: 4%
  - Multifamily: 27%
Keizer’s Population is Growing


<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>21,884</td>
</tr>
<tr>
<td>2000</td>
<td>32,203</td>
</tr>
<tr>
<td>2010</td>
<td>36,478</td>
</tr>
<tr>
<td>2017</td>
<td>38,345</td>
</tr>
</tbody>
</table>
Factors that will affect housing demand in Keizer over the 2019-2039 period

- Age
- Household Composition
- Income
Keizer’s Population is Aging

Source: U.S. Census, Decennial Census 2000 and ACS 2012-2016
Household Size and Composition

61% 1- and 2-person Households

28% of Keizer Households are Very/Extremely-Low-Income

Source: U.S. Census, ACS 2012-2016
Housing Sales Costs are Increasing across the Region

Source: Redfin.
Keizer’s median rent is greater than Salem’s and the County’s.

Source: U.S. Census, ACS 2012-2016, Table B25064.
Over a third of Keizer Households are cost burdened.

Households paying 30% or more for housing costs are said to be cost burdened.

- Renters: 54%
- Owners: 25%

Source: U.S. Census, American Community Survey 2012-2016
Buildable Lands Inventory
Vacant and Partially Vacant Lands
# Vacant and Partially Vacant Lands without Constraints

<table>
<thead>
<tr>
<th>Plan Designation</th>
<th>Total Acres</th>
<th>Acres in Vacant Tax Lots</th>
<th>Partially Vacant Taxlots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential (LDR)</td>
<td>365</td>
<td>76</td>
<td>289</td>
</tr>
<tr>
<td>Medium Density Residential (MDR_)</td>
<td>4</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Medium-High Density Residential (MDHR)</td>
<td>31</td>
<td>12</td>
<td>19</td>
</tr>
<tr>
<td>Mixed-Use (MU)</td>
<td>32</td>
<td>29</td>
<td>3</td>
</tr>
<tr>
<td>Commercial (C)</td>
<td>19</td>
<td>13</td>
<td>6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>450</strong></td>
<td><strong>131</strong></td>
<td><strong>318</strong></td>
</tr>
</tbody>
</table>
How much new housing will Keizer need?

Between 2019 and 2039, Keizer will grow by 9,923 people, resulting in a need for 3,820 new housing units.
What types of housing will Keizer need?

<table>
<thead>
<tr>
<th>Historical Housing Mix</th>
<th>Single-Family Detached</th>
<th>Single-Family Attached</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>69%</td>
<td>4%</td>
<td>27%</td>
</tr>
<tr>
<td></td>
<td>2,630 units</td>
<td>170 units</td>
<td>1,020 units</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Preliminary Needed Housing Mix</th>
<th>Single-Family Detached</th>
<th>Single-Family Attached</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60%</td>
<td>7%</td>
<td>33%</td>
</tr>
<tr>
<td></td>
<td>2,292 units</td>
<td>267 units</td>
<td>1,261 units</td>
</tr>
</tbody>
</table>
New Dwelling Units Needed by Income, 2019 to 2039

- Extremely Low Income (<30% of MFI): 602 HH (16%)
- Very Low Income (30-50% of MFI): 456 HH (12%)
- Low Income (50-80% of MFI): 710 HH (19%)
- Middle Income (80-120% of MFI): 840 HH (22%)
- High Income (>120% of MFI): 1,212 HH (32%)

Implications for Housing Needs

- Growth in older households will result in more one-person households and additional demand for smaller units, for ownership and rental as well as assisted living facilities.

- Growth in households with families (Millennials) will result in demand for comparatively affordable units, for ownership and rental.

- Some households lack housing that is affordable; relatively few households can afford sales prices.

- Demand for greater range of housing types.
HNA: What types of housing?
Q&A / Public Comment
What do you think?

- What should the City consider when planning for a mix of housing types?
- What issues and ideas are important to you as Keizer plans for housing and livable neighborhoods?
- What do you want the project team to consider as they work toward solutions?
Next Steps
Please join us for Keizer’s second public meeting on May 29