



Keizer Housing Needs Analysis Public Meeting #1

February 21, 2019

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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

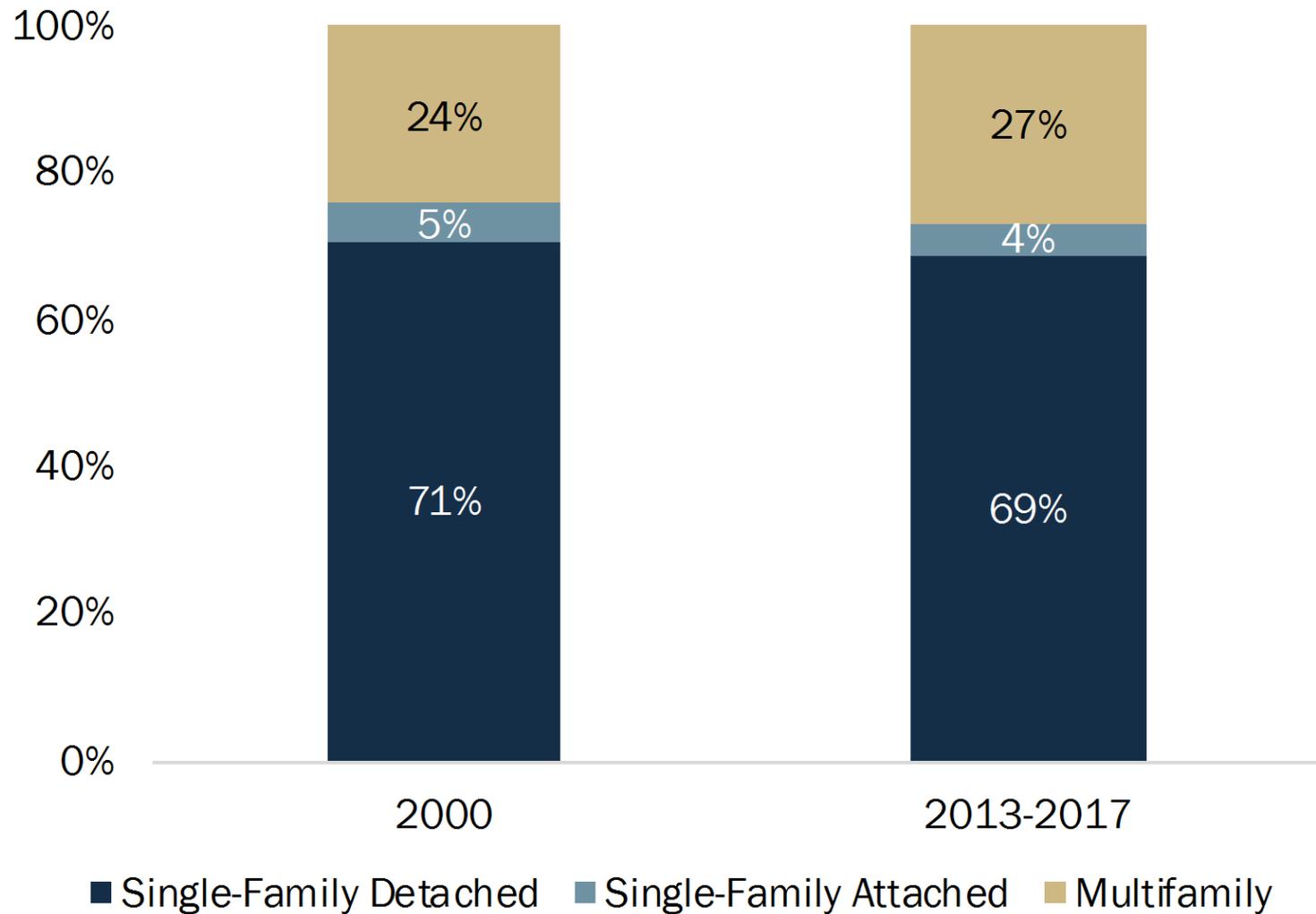
- Project Advisory Meetings
- Public Meetings
 - Second public meeting is May 29
- Housing Needs Analysis completed June 28



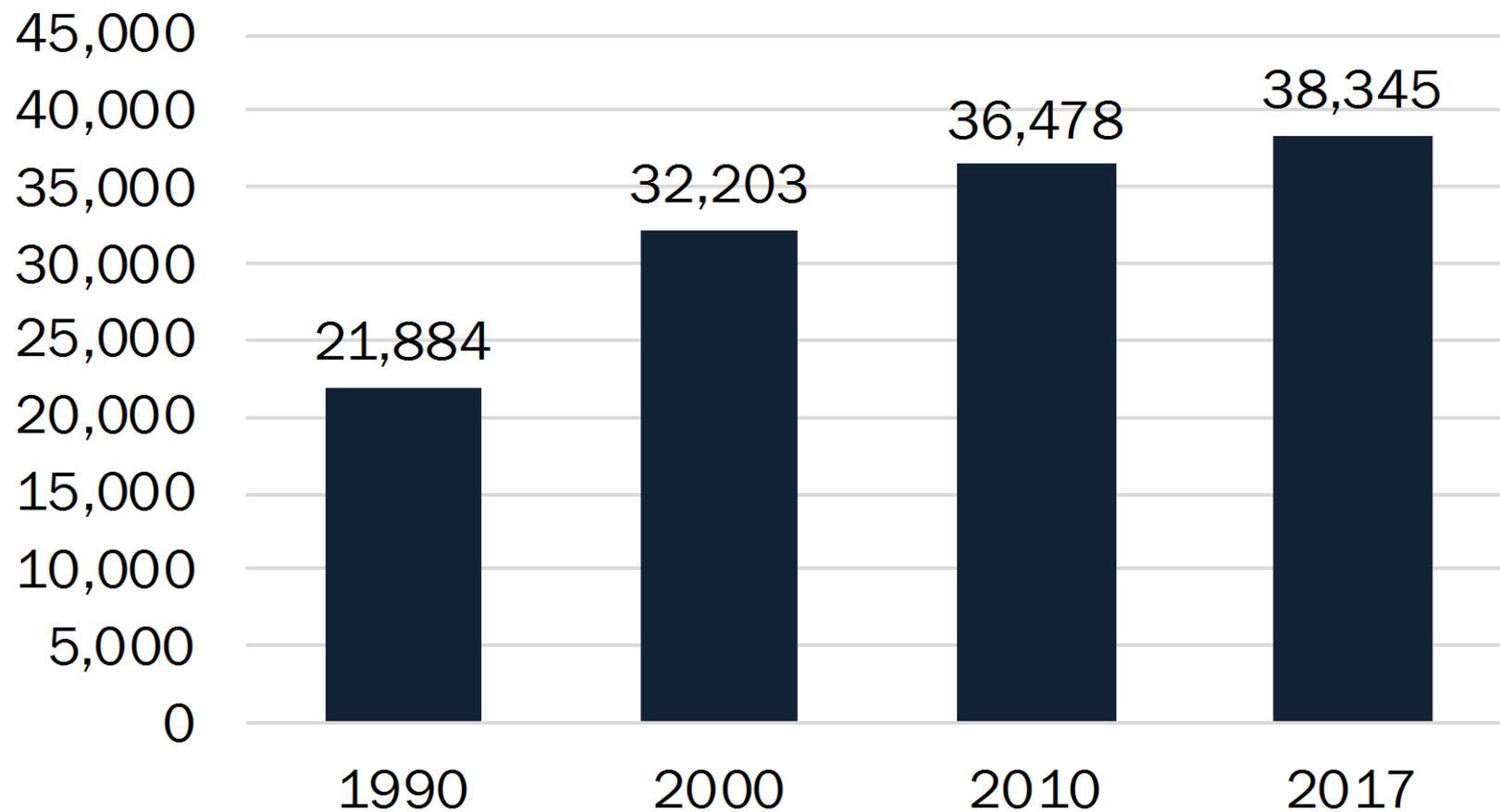
Keizer's Housing Market and Factors Affecting Demand

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Keizer's housing is predominately single-family



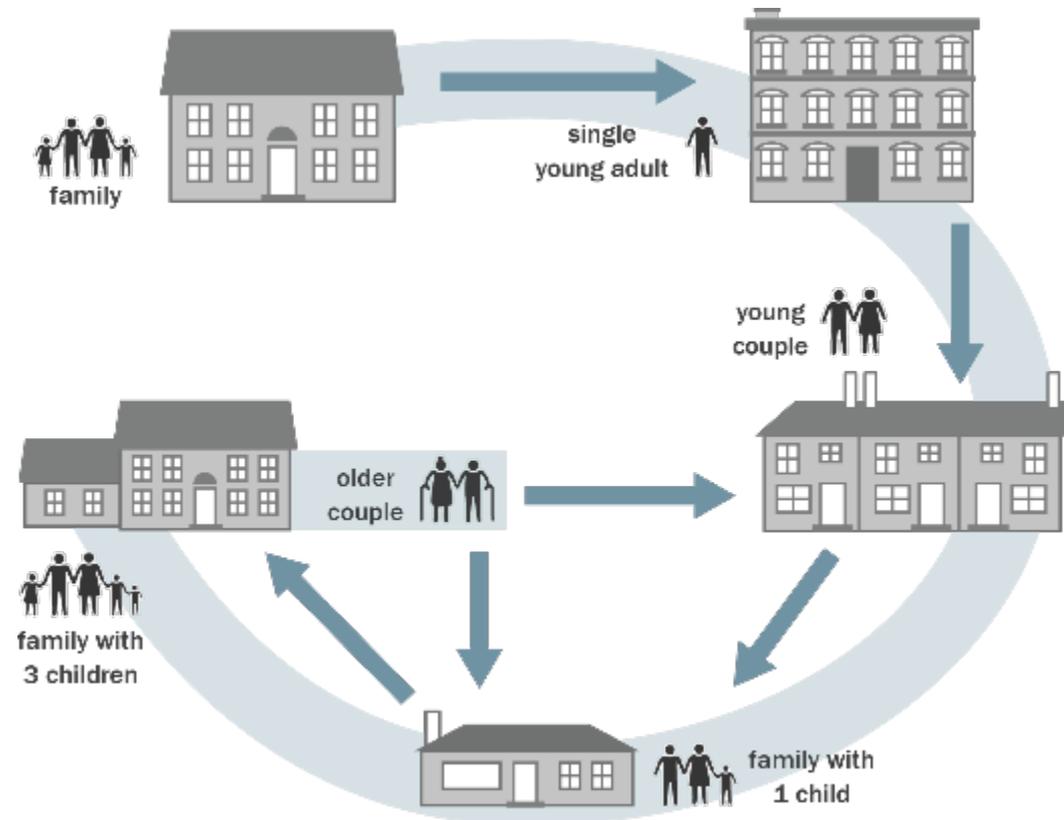
Keizer's Population is Growing



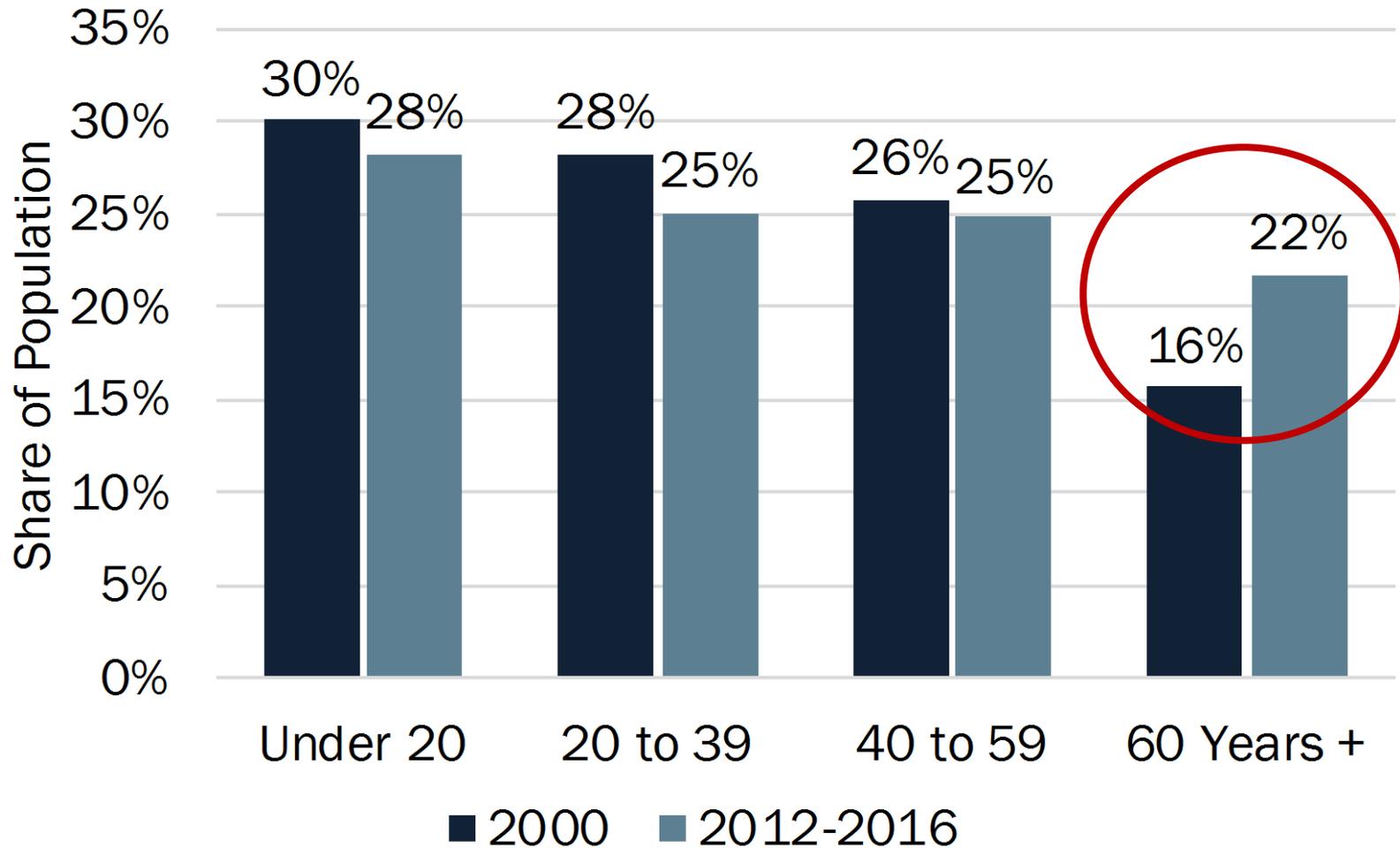
Source: U.S. Decennial Census 1990, 2000, and 2010 and PSU Population Estimate 2017

Factors that will affect housing demand in Keizer over the 2019-2039 period

- Age
- Household Composition
- Income



Keizer's Population is Aging

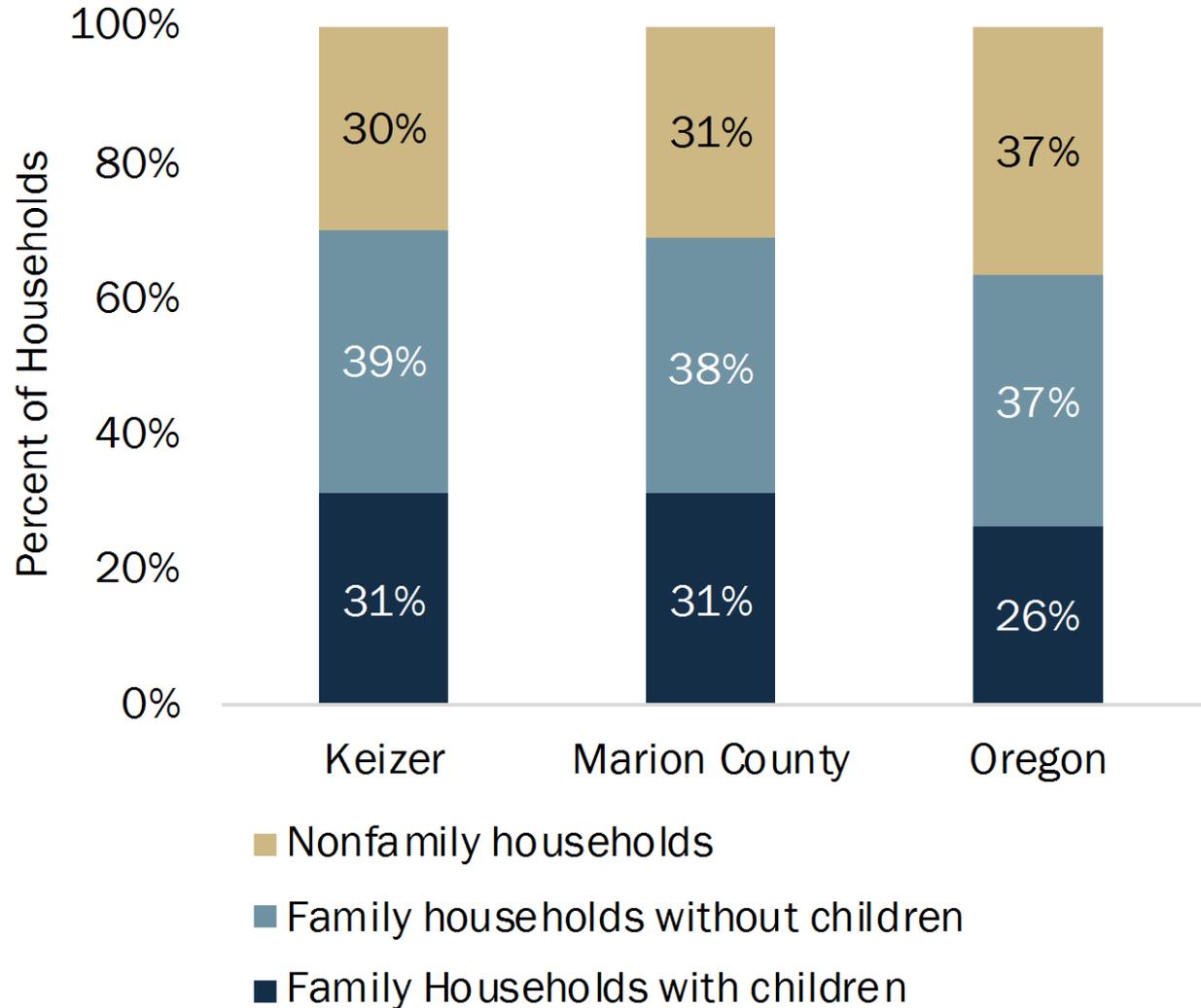


Source: U.S. Census, Decennial Census 2000 and ACS 2012-2016

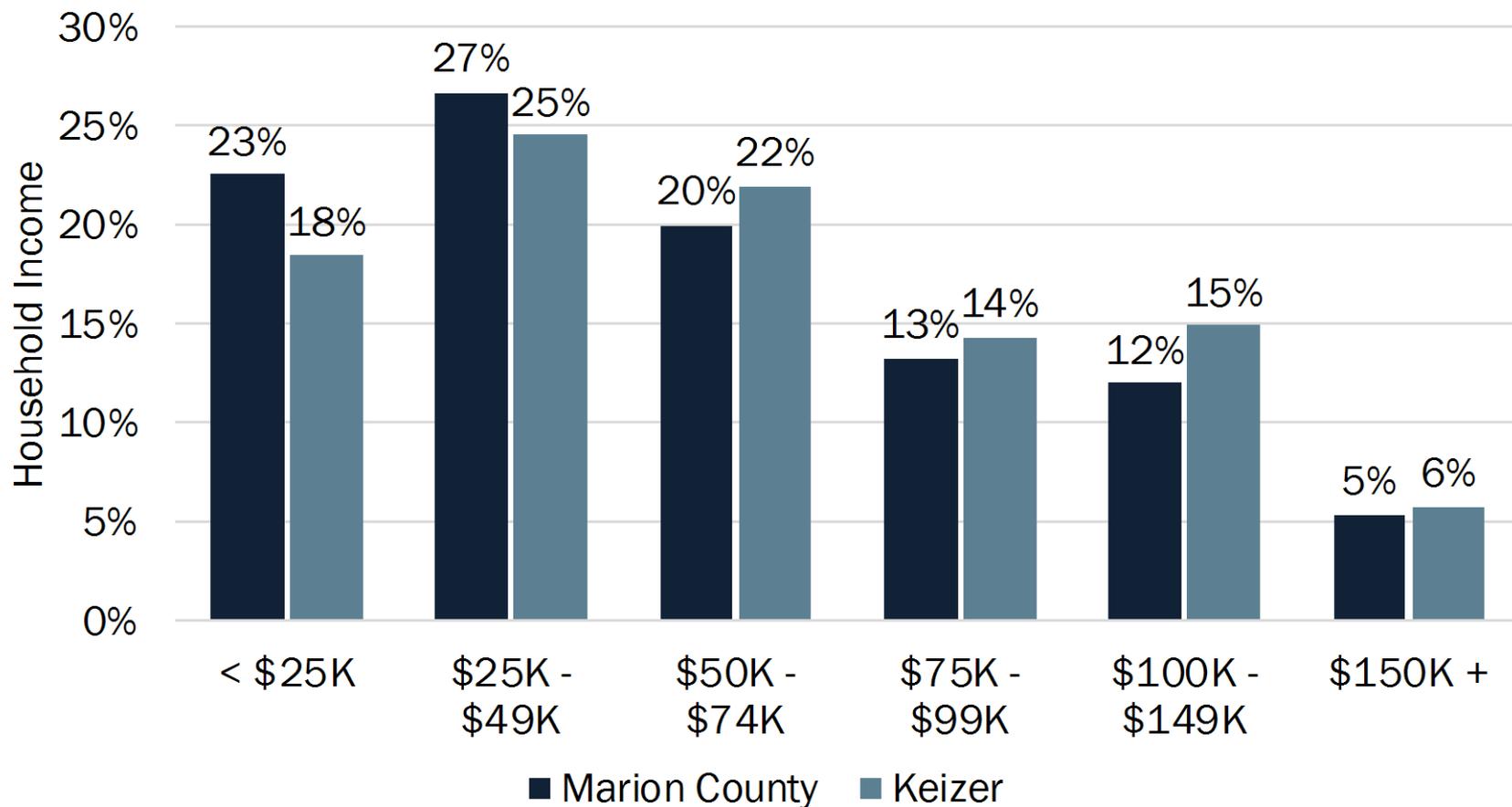
Household Size and Composition

61%

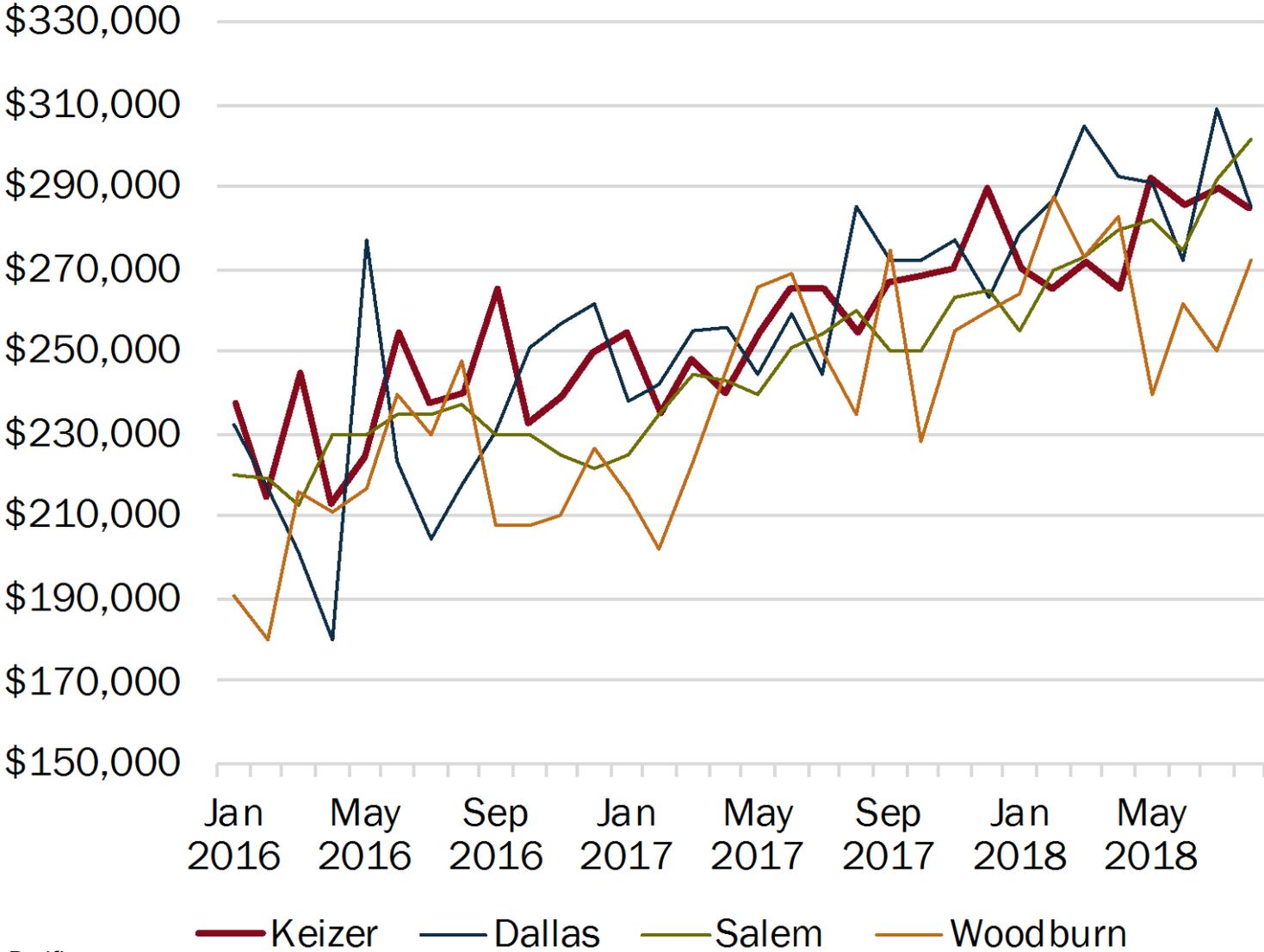
**1- and 2-
person
Households**



28% of Keizer Hshlds are Very/Extremely-Low-

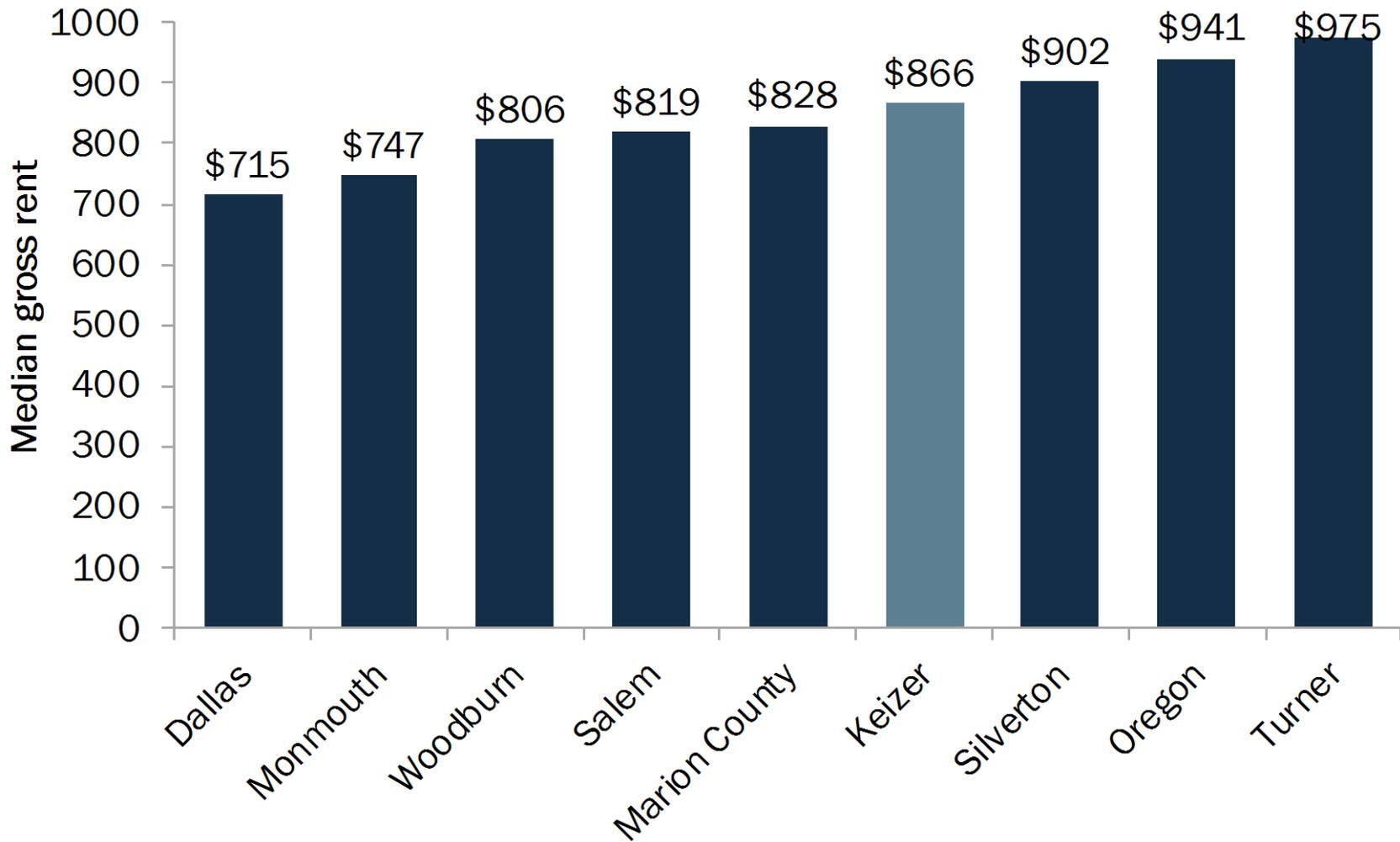


Housing Sales Costs are Increasing across the



Source: Redfin.

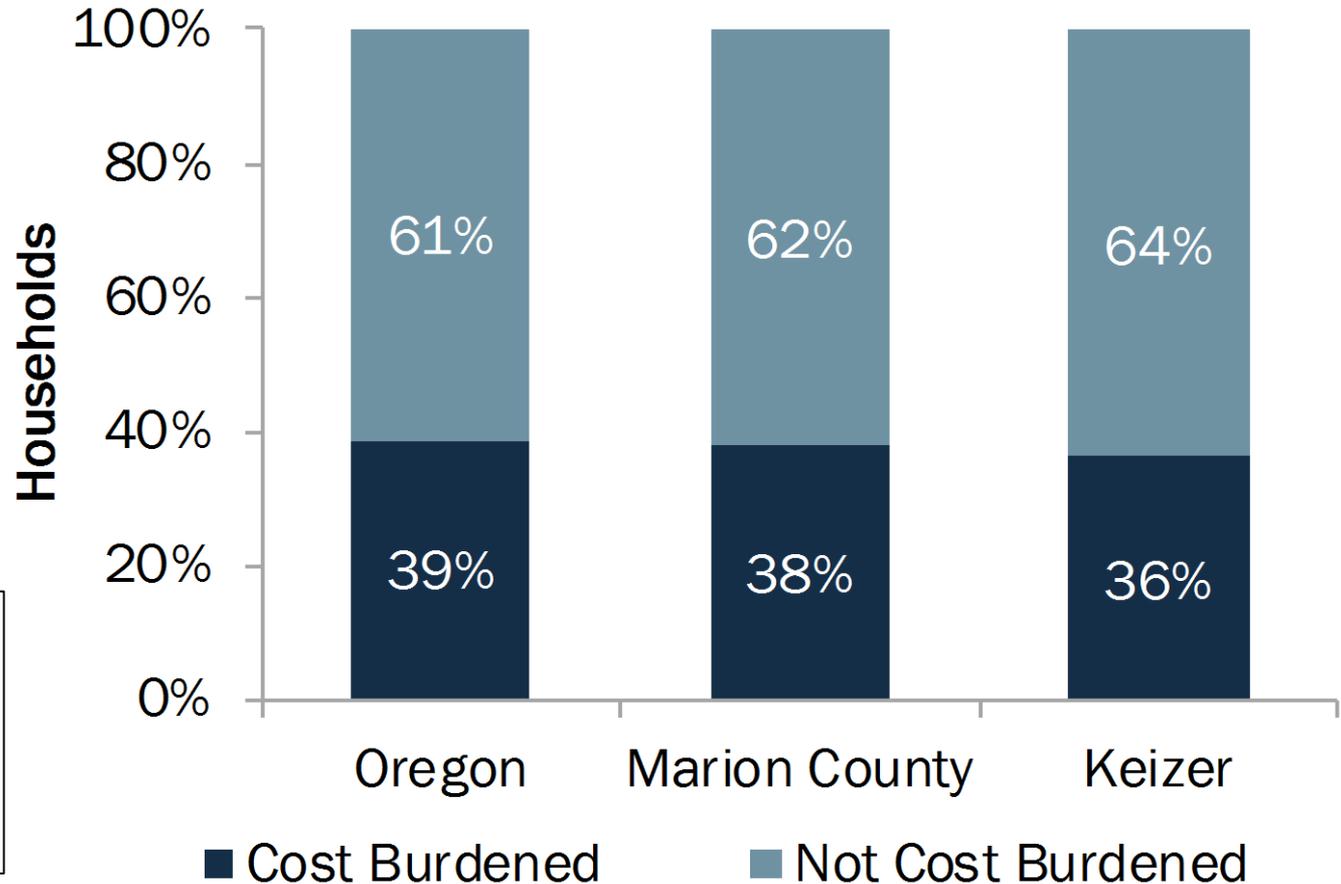
Keizer's median rent is > than Salem's & the



Source: U.S. Census, ACS 2012-2016, Table B25064.

Over a third of Keizer Hshlds are cost

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



Cost Burden in Keizer:

- Renters: 54%
- Owners: 25%

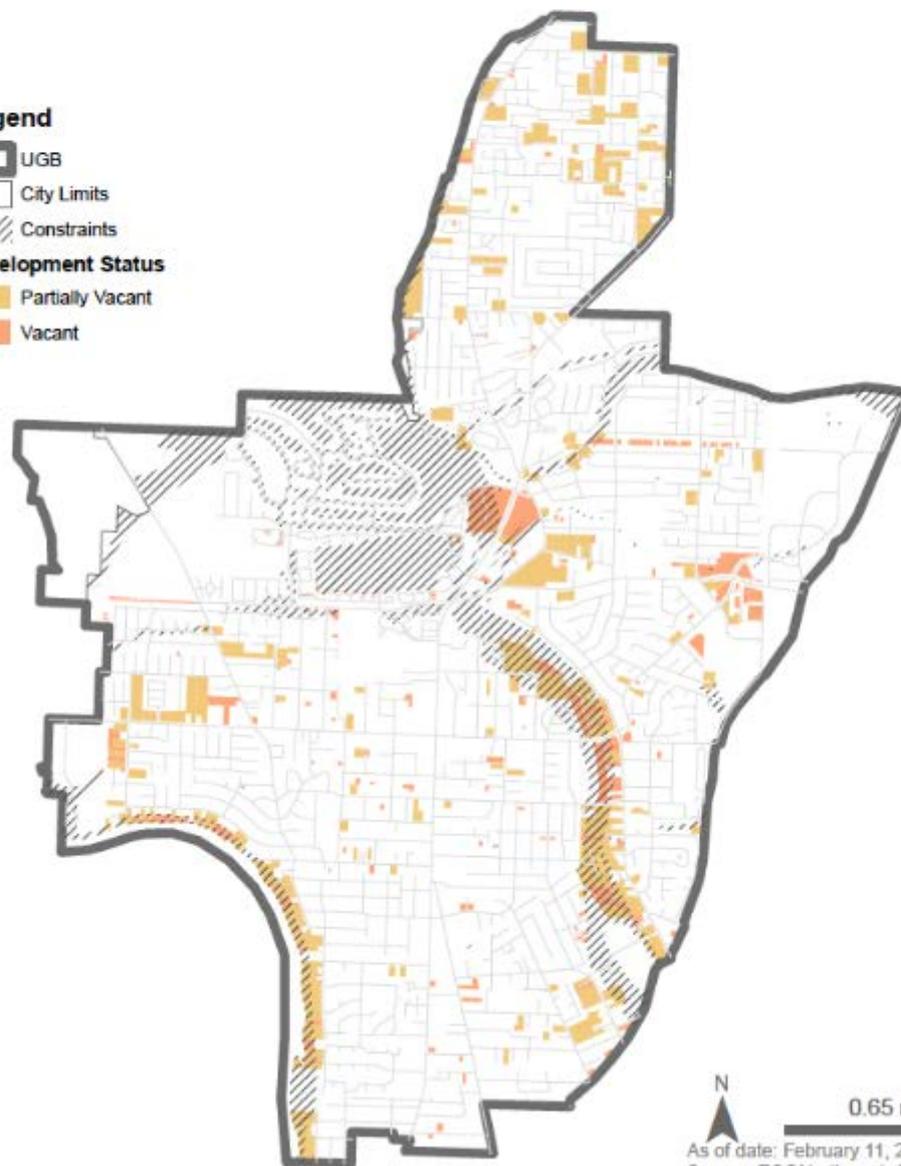


Buildable Lands Inventory

Vacant and Partially Vacant Lands

Legend

-  UGB
-  City Limits
-  Constraints
- Development Status**
-  Partially Vacant
-  Vacant



Vacant and Partially Vacant Lands without Constraints

Plan Designation	Total Acres	Acres in Vacant Tax Lots	Partially Vacant Taxlots
Low Density Residential (LDR)	365	76	289
Medium Density Residential (MDR_	4	2	2
Medium-High Density Residential (MDHR)	31	12	19
Mixed-Use (MU)	32	29	3
Commercial (C)	19	13	6
Total	450	131	318



Preliminary Housing Forecast

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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?

**Single-Family
Detached**

**Single-Family
Attached**

Multifamily

**Historical
Housing
Mix**

69%

4%

27%

2,630 units

170 units

1,020 units

**Preliminary
Needed
Housing
Mix**

60%

7%

33%

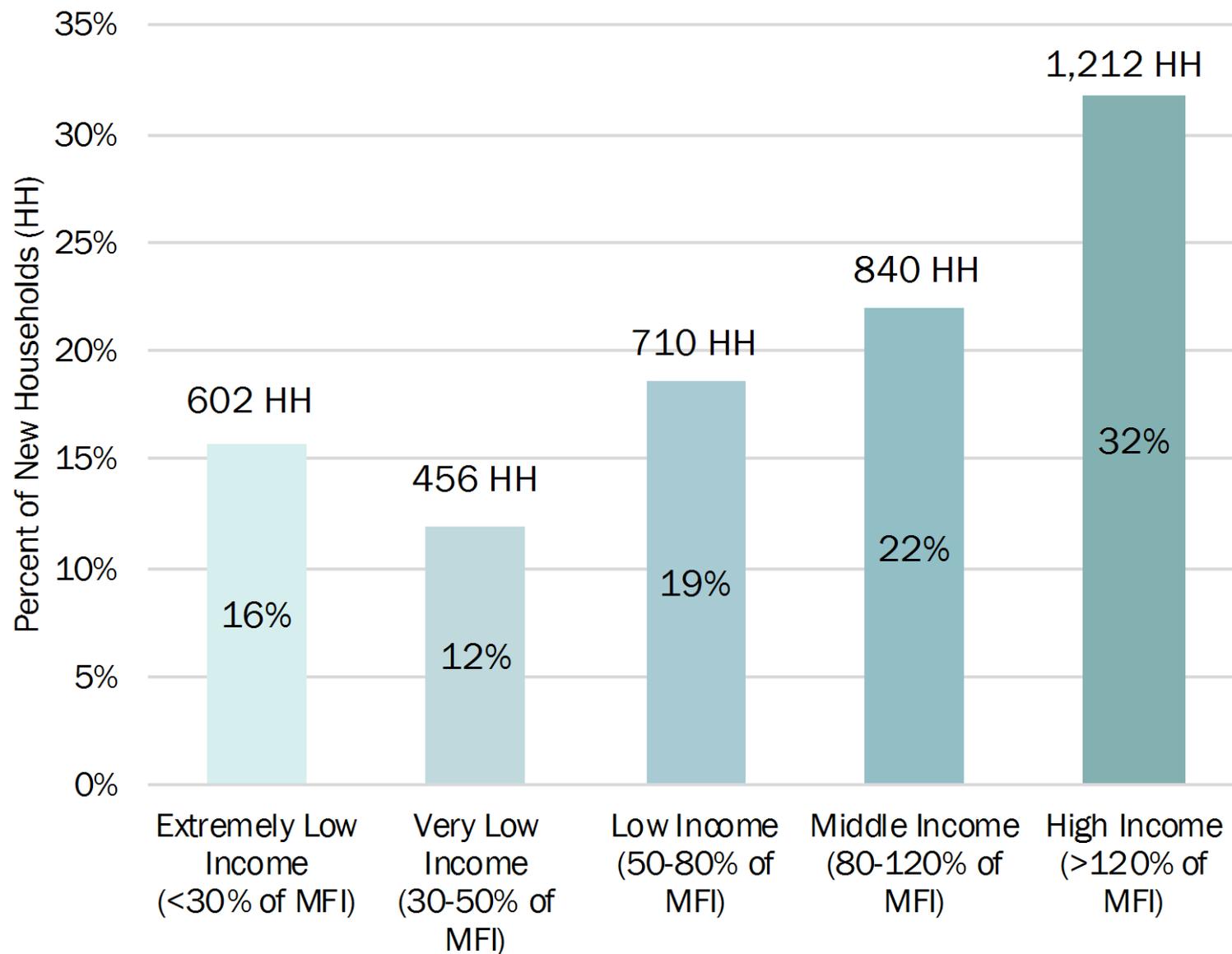
2,292 units

267 units

1,261 units



New Dwelling Units Needed by Income, 2019 to 2039



Source: U.S. Census, American Community Survey 5-year Estimates, 2012-2016.

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

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**Please join us for Keizer's
second public meeting
on May 29**

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