

Land Use Allocation Summary for the Adair Village Urban Growth Boundary

(May 28, 2019)

2017 Estimated Current Population	928 People
<u>Portland State University (PSU) Population Projection for Year 2035*</u>	<u>2026 People</u>
Projected Population Increase	1098 People

Table 9.400

Estimated New Housing Need at 2.75 people/household (1098 divided by 2.75) = 399 Houses

Southern Annexed City Area in 2010	128.0 Acres
Less Athletic Fields	-24.0 Acres
Less Wetlands (North & South of Ryals Road)	-9.5 Acres
Less Calloway Creek Phase I	-11.5 Acres
<u>Wooded area between Ryals Road and the Railroad tracks</u>	<u>-3.0 Acres</u>
Residential Buildable Annexed Land (Zoned R-3)	80 Acres
Residential Buildable Land in Northern City limits	+2 Acres
Total Available Residential Area for Housing	82.0 Acres
<u>Less Streets 25%</u>	<u>20.5 Acres</u>
Total New Residential Land Available for Housing	61.5 Acres
Housing Density of 6.5 units per Acre (6.5 units/acre X 61.5 acres) =	400 Houses
(R-3 Zoning) Adopted by City Ordinance 08-01	
Estimated new housing potential based on available land (R-3 Zoning)	400 Houses
<u>Projected 2035 Housing Need</u>	<u>399 Houses</u>

Summary:

We currently have enough land to accommodate 400 new homes with the current amount of available residentially zoned land. The total amount of new housing need amounts to 399 new homes based on the PSU population projection. Therefore, the city has sufficient amount of land to address the projected population increase at this time. The city cannot justify a UGB expansion through the established findings in the city's comprehensive plan and by the State Wide Planning Goal 14 "Urbanization".

I did not include what appears to be available land in the north part of the city or the northern UGB because none of the land in the city can be allocated as buildable (wetlands or HOA held land) and all the land in the northern UGB already have homes on them.

*All population projections are from Portland State University per State Statute.