

SECTION 9.400**HOUSING**

Statewide Planning Goal 10 reads: "To provide for the housing needs of the citizens of the state".

Goal 10 requires incorporated cities to complete an inventory of buildable residential lands and to encourage the availability of adequate numbers of needed housing types in price and rent ranges commensurate with the financial capabilities of its households.

The Housing Section of the Adair Village Comprehensive Plan presents an inventory of existing housing, housing trends, housing demand, housing need and buildable land needs. Comparisons with conditions in 1980, 1990 and 2000 are presented representing the last 20 year planning period. As the City of Adair Village did not exist in 1970, there is no U.S. Census information on housing in the community. A major source of information used in developing the Housing Element was a 1978 and 2000 field survey conducted in conjunction with the land use surveys.

Although these comparisons are somewhat informative, they are of little value in assessing Adair Village's present trends and conditions. Municipal sewer system and water system improvements have increased the City's growth potential. Already in the year 2000, the City has approval final development plans for Creekside Planned Development and Castlelands Planned Development that includes 89 single-family lots and 12 duplex townhouse style lots. Site development, utilities and road improvements began in late 2000 for Phase One that includes 32 single-family lots for the Creekside development and the 12 lot townhouse duplex development for the Castlelands development.

The Housing Element of the Adair Village Comprehensive Plan contains an inventory of existing housing in the Adair Area including - total housing units, types, conditions and trends. Due to the uniqueness of Adair Village it is not possible to use normal techniques for projecting future housing demand. There is a potential demand, however, and buildable residential lands that can accommodate that demand have been identified.

The Adair Area offers a desirable living environment which has attracted increasing numbers of people who commute to work elsewhere. "Adair presently provides one of the few examples of affordable, moderate income housing within commuting distance from Corvallis and Albany" (North Benton Citizen Advisory Committee Plan). It can be expected that given the opportunity, additional people will be drawn by the natural attractiveness and the recreational opportunities which the area offers. Adair Village also is the only community in North Benton County that offers a full range of public facilities.

Data Base

- **The 1980 and 1990 Census data provide the census statistical housing data. All 1990 Census data will be replaced with 2000 Census data when it is available. If the 2000 data causes changes to the assumptions and policies of the Plan, amendments to the Plan will be made in accordance with the amendment procedures of the Land Use Code.**
- **The 2000 housing count was compiled from a local Community Survey and compares housing type changes and is used to project housing type balances to year 2020.**
- **The Oregon Housing and Community Services Department (HCS) has prepared a housing needs analysis methodology for 1999 utilizing data from the Bureau of Labor Statistics - Consumer Expenditure Survey and from Claritas, Inc. that provides income and housing needs for renters and owners.**

The housing counts and data may vary somewhat depending upon where the data was obtained and will be noted as to source. Also actual numbers will vary from Table to Table due to rounding and percentage calculations. This variation is very small.

It should also be noted that the Community Survey and the HCS total housing count agree at 180 housing units

SECTION 9.410

EXISTING HOUSING

The original 150 housing units within the City were constructed to accommodate the military housing needs of the U.S. Air Force in 1957 and were acquired by a private developer in 1969 when the property became surplus. The developer divided the property and sold it to the general public except for the vacant parcels which he still owns. The first residents moved into the housing units in July 1973. By 1980 there were still only 150 housing units in the City.

The 1990 Census identified a total of 165 housing units within the Adair Village City Limits and a 2000 Community Survey produced a count of 173 housing units. This may be due to the four-plex unit annexed to the City in 1990 and the UGB annexations in 1994-1999.

Housing Units By Type

Table 9.400 A summarizes the number of housing for each type and their percentage of the total housing in the community.

TABLE 9.400 A
20 Year Housing Type 1980-2000

Year	Population	Housing Units	Single-family Homes		Multi-family Homes		Manufacture Homes	
			No.	%	No.	%	No.	%
1980 ¹	589	150	30	20%	120	80%	0	0%
1990 ²	554	165	41	25%	124	75%	0	
2000 ³	570	180	63	35%	115	64%	2	1%

Sources: ¹ 1980 U.S. Census.

² The 1990 Census does not enumerate housing type.

³ From the 2000 Community Survey. Includes annexations of 1-four-plex, 2-Single-family and 2- manufactured homes

Single-family Homes

At incorporation in 1976 single-family housing accounted for only 20% of Adair Village's housing. There are now 63 single-family units out of a total housing count of 180 units, or approximately only 35% of Adair Village's total housing. This is still an unusual condition for a small community due primarily to the types of housing built by the military when Adair Village was a military base.

The City has encouraged conversion of duplex units to single-family units and some homeowners have converted duplex units into larger single-family houses that has helped to bring single-family units and home ownership into a better balance for the community.

Manufactured Homes

Surprisingly, Adair Village has a relatively low percentage of manufactured homes (MH), 2 units for approximately 1% of Adair Village's total housing. Even these two units were pre-existing prior to annexation to the City. No MH units have been placed in the City. There are also no manufactured home parks within the City.

New manufactured homes are constructed to similar standards as site constructed homes and their appearance is generally indistinguishable from most single-family homes. Recognizing that the cost of construction of single-family homes is beyond the means of an increasing number of families, the City has made allowance in the Adair Village Code for more moderately cost housing by permitting manufactured homes on individual lots within the City's residential districts.

Multi-Family Housing

The primary housing type in Adair Village is still duplex housing. There are a total of 104 duplex units (91%), one four-plex unit (3%), and 7 multi-family units (6%) on the Santiam Christian School property for a total of 115 multi-family housing units comprising a relatively high percentage (64%) of Adair Village's total housing units. While duplex units are sometimes considered single-family structures, they are included herein with multi-family units since they are usually rental properties like other multi-family units.

In addition, there are 7 multi-family housing units are located on the Santiam Christian School property housing 15 people although this number can vary. This housing is private housing for the school and is not available to the general public.

Multi-family housing is the primary affordable housing opportunity for young families and the elderly in Adair Village.

The R-2 Single-family Residential District permits multiple-family housing in conformance with the "Planned Development" procedures in **Section 4.210 of the Adair Village Land Use Development Code** (Code).

Planned Developments

Planned Developments are permitted in the Adair Village Code that encourage the application of new techniques to achieve efficiencies in land development while providing enhanced and economical living environments. In 1999 the City granted final approval Creekside and Castlelands Planned Developments for the City's the first planned development. In 2000 final development plans were approval for Creekside Planned Development and Castlelands Planned Development that included 89 single-family lots and 12 duplex townhouse style lots. Site development, utilities and road improvements began in late 2000 for Phase One that includes 32 single-family lots for the Creekside development and the 12 lot townhouse duplex development for the Castlelands development.

Planning Area Housing

Housing within the Planning Area offers a total mix of housing types in four distinct areas.

1. Within the City, Adair Meadows includes both multiple-family and single-family medium income urban housing with City amenities.
2. Within the Rural Residential, R-2 Urban Growth Boundary (UGB) area north of Bower's Slough there is moderate income housing with 6 single-family homes and 3 manufactured homes on lots generally in the 1 to 3 acre range.
3. The Rural Residential housing on Tampico Road is on lots of varying size, ranging from less than an acre to forty acres with newer medium to upper income homes.

4. The Calloway Drive area contains new upper income suburban type development on approximately one acre lots.

Housing Condition, Value, and Tenure

Housing conditions in Adair Village are generally good. The 2000 Community Survey found no housing in "poor" condition. Housing in Adair Village is mostly moderate income housing in sound condition. The newer housing, since 1980, adjacent to Arnold Road ranges from moderate to upper-middle income housing and is in good condition.

The median year for housing age is 1954. Therefore half of Adair Village's housing is over 47 years old. A County Community Consortium offers loans for home improvements that has several units in the program in Adair Village.

The 1990 Census specifies the total number of housing units in Adair Village at 165. Of this total 156 were occupied and 9 vacant for a total vacancy rate of 5.5%. Only 1 house was vacant for sale and only 2 units were vacant for rent. This clearly indicates that housing availability is exceptionally low in Adair Village.

Owner Units

Of the 156 occupied housing units only 42, or approximately 27%, were identified as owner occupied in the 1990 Census.

The median 1990 value for owner-occupied housing was \$ 55,800 with the lower value quartile at \$ 46,500 and the upper value quartile at \$ 66,300. There were no housing units exceeding \$ 100,000. The largest number of houses, 25 or 60%, were priced between \$50,000 and \$ 74,999.

Rental Units

Of the 156 occupied housing units, 114, or 73% were identified as renter occupied in the 1990 Census.

The median 1990 contract rent was \$ 367 with the lower rent quartile at \$ 326 and upper rent quartile at \$ 420.

The 2000 Census will provide a more timely summary of tenure and costs. The 2000 Census data will be substituted herein when it becomes available .

The Oregon Housing and Community Services Department (HCS) has prepared a housing needs analysis methodology for 1999 utilizing data from the Bureau of Labor Statistics - Consumer Expenditure Survey and from Claritas, Inc. **TABLE 9.400 B** summarizes their findings for 1999 conditions:

TABLE 9.400 B
1999 Population and Housing Status

Population	Persons in Group Quarters	Persons per Household	Total Dwelling Units	Occupied Dwelling Units	Vacant Units	Owner Occupied Units	Rental Units	% Owner Occupied	% Rental Occupied
570	0	3.36	180	170	10	106	64	62.4%	37.6%

Source: Oregon Housing and Community Services Department

HCS identifies 180 housing units in the City of Adair Village with 170 occupied.

Housing Costs

Housing became less affordable in the 1990's. Housing costs grew at rates nearly double incomes. The increasing cost of housing is beyond the means of many households without some form of assistance. A recognized standard of maximum shelter costs is 30 percent of household income. In Oregon, 37.2% of renters and 22.5% of owners pay more than 30% of their household income for housing.

Without financial assistance, many elderly and low income families are forced to accept inadequate housing. For these households, the cost of either maintaining a home or finding rental shelter at a cost of less than 30 percent of their net income becomes very difficult.

The cost of purchasing a new home on a moderate income is unattainable for many families. More and more people are being forced out of the housing market due to increased inflationary costs. Land costs and municipal services have risen sharply in recent years and building costs have increased at the rate of one percent a month.

A single family home is increasingly beyond the means of many households. Nationally, the result has been a rise in the number of apartments, duplexes, and manufactured homes.

Housing costs and rent levels in Adair Village are modest compared to many areas of the state, but a substantial increase can be expected. The City will continue to seek means of reducing housing costs within the City. However, it must be recognized that municipal water and sewer and other public facilities and services will contribute to higher housing costs. Reduced lot sizes, efficient planning and inexpensive construction alternatives can be utilized to maintain housing within affordable limits.

Table 9.400 C indicates an HCS estimated demand for 67 rental units in Adair Village. The rental market is usually comprised of multi-family housing units that include apartments and duplexes and single-family housing. There are 126 multi-family units in Adair Village that have at least one of the units as a rental. Nationally one-third of single-family housing are also rental units. According to the 1990 Census 114 households were renters in Adair Village constituting 73% of all households.

It is estimated that 14 single-family and 82 multi-family units are rentals in Adair Village. This is less than the 114 units identified in the 1990 Census and may be the result of the City's efforts to promote homeownership to balance the owner/renter ratio. Even with this lower number of renters **Table 9.400 C** estimates that demand is 29 units less than the number provided.

TABLE 9.400 C
1999 Rental Housing Supply and Demand

% Single-family Rental ¹	Single-family Rentals	1999 Multi-family Units	1999 Total Rentals	Rental Units Needed	Existing Need
30%	14	82	96	67	-29

Source: Oregon Housing and Community Services Department

Table 9.400 D shows the estimated need for owner and renter occupied housing by age group. Younger households under 45 years old are more likely to live in rentals while those over 45 years old are estimated to be home owners. In Adair Village 95 households were under 45 years of age while 76 households were over 45 years of age.

Table 9.400 D
1999 Age Group Housing Demand

Age Group	Total Households	Owner Occupied	Rental Occupied	% Owner Occupied	% Rental Occupied
<25	5	0	5	0.0%	100.0%
25 to 45	90	47	43	52.2%	47.8%
45 to 65	58	44	14	75.9%	24.1%
65>	18	15	3	83.3%	16.7%
Total	171	106	65	62.0%	38.0%

Source: Oregon Housing and Community Services Department

Tables 9.400 E presents the needed housing by income levels for 1999. Demand for owner-occupied housing increases with income. The table shows 74% of households earning over \$40,000 annually own their own homes. Its also noteworthy that 56% of those earning less than \$20,000 annually also own their homes. This may be due to older households that have built considerable home equity over time.

TABLE 9.400 E
1999 Income Based Housing Demand

Household Income	Total Households	Owner Occupied	Renter Occupied	% Owner Occupied	% Renter Occupied
<\$20,000	18	10	8	55.6%	44.4%
\$20 to \$40,000	64	33	31	51.6%	48.4%
\$40 to \$75,000	60	43	17	71.7%	28.3%
\$75,000>	29	23	6	79.3%	20.7%
Total	171	109	62	63.7%	36.3%

Source: Oregon Housing and Community Services Department

The needed ownership of **Table 9.400 E** indicates an overall need for 109 owner-occupied units. The **1990 Census** indicated that there were only 42 owner-occupied units in Adair Village. The 2000 estimate is 84 owner-occupied units, a 100% increase in ten years. This is still short of the 109 units indicated by demand.

Affordable Housing

The State of Oregon has declared a Statewide Goal that all communities have the responsibility of providing an adequate number of household units at price ranges and rent levels commensurate with the financial capabilities of Oregon households.

Affordable housing means it would take at least \$ 20,000 yearly income to purchase a \$ 60,000 home or pay \$ 500 a month in rent. Or it would take \$ 32,000 yearly income to purchase a \$ 120,000 home or pay \$800 a month in rent.

Small communities like Adair Village are limited in their ability to affect the housing market. It is clear that the most a community can do is not to place undo burdens on the availability of land and the cost of municipal services. Maintaining administrative costs for land use decisions within reasonable limits and provision of timely decisions can also encourage developers to choose an Adair Village location.

As stated earlier, housing authorities are more likely to address housing needs for special classes of individuals like low-income, those with disabilities or other special needs. Small cities have a more difficult time specifically addressing these special housing needs; especially when one considers that determining the socioeconomic needs and distribution for an expanding population is a highly speculative task at best.

Among the means at a City's disposal are Code provisions for smaller lots, the provision of multi-family zones in the community, as well as provisions for manufactured homes. It is also important that a community preserve and maintain its existing housing stock for the purposes of conserving natural resources used in home construction and for providing lower priced housing to residents of the community.

The City recognizes their existing housing stock as an extremely valuable resource. Therefore, the City has adopted policies pertaining to the rehabilitation of existing housing and the maintenance of a wide range of housing prices in Adair Village. Unfortunately, property assessment laws discourage a homeowner from making improvements to the home. By automatically raising the assessed valuation of a house after repair, these tax laws provide a disincentive to home repair.

Table 9.400 F shows demand for owner-occupied housing in various price ranges and represents the upper limits for affordable housing for that group. The cost figure represents the value of a mortgage, not the actual price paid for a home. Affordable housing is defined by a cost burden of no more than 30% of household income.

TABLE 9.400 F
1999 Owner-Occupied Housing Need by Cost

Housing Cost	Housing Units	%Owner Occupied Units
<\$60,000	11	9.8%
\$50 to \$90,000	16	14.3%
\$75 to \$120,000	19	17.0%
\$100 to \$150,000	14	12.5%
\$125 to \$225,000	29	25.9%
\$187,000>	23	20.5%
Total	112	100.0%

Source: Oregon Housing and Community Services Department

The overlapping price ranges reflect the variability of loan interest rates that can shift the purchasing ability of households to different price ranges.

Table 9.400 G shows the demand for rental housing is greatest for units that cost between \$430 and \$910 per month. The demand is approximately 33 units or 52% of the total rental need. Surprisingly there appears to be a need for 15 units renting for more than \$1,150.

TABLE 9.400 G
1999 Rental Housing Need by Cost

Monthly Rent	Housing Units	%Rental Occupied Units
<\$430	7	11.1%
\$430 to \$665	16	25.4%
\$665 to \$910	17	27.0%
\$910 to \$1,150	8	12.7%
\$1,150>	15	23.8%
Total	63	100.0%

Source: Oregon Housing and Community Services Department

There is also a need for 7 units priced below \$430 per month that may require some form of rental assistance.

Assisted Housing

The 1990 Census identified 19 households or 12% of Adair Village's households with some form of public assistance. 21 households also received Social Security income and 18 had retirement income.

There are a number of public and private housing assistance organizations that can help provide affordable housing in Adair Village. This assistance includes new home purchase, rent supplements, low interest loans and grants for rehabilitation as well as other programs.

The two most prominent public assistance programs is provided by The Linn-Benton Housing Authority through the HUD Section 8 voucher program and the US Rural Development Department (FmHA)

The Linn-Benton County Housing Authority currently has 6 households in Adair Village receiving rental assistance under the Section 8 program. Currently in Adair Village, the US Rural Development (FmHA) has 1 outstanding loan for home purchase (low-interest loans through the 502 program) and one grant for home rehabilitation under the 504 program.

The Benton County Housing Consortium also provides loans for home improvement. Presently there are 5 households utilizing this program in Adair Village.

The number of assisted housing programs in the City will continue to vary from year to year due to availability of funds and qualifications of applicants.

The City recognizes its responsibility to accommodate assisted housing in Adair Village. There is a strong preference for programs that assist households in obtaining housing already available in the community as opposed to targeted housing developments that concentrate assisted housing in one area or in single developments.

The Federal Fair Housing Act of 1988 protects the right to freely choose a place to live without discrimination.

Qualified citizens of Adair Village should be aware of available assistance programs, and should participate in them if they choose. The City can be a source of information concerning housing availability in general should assist those seeking information on housing assistance.

SECTION 9.420

HOUSING TRENDS

As noted in **Section 3 Population & Economy, Table 9.300 C**, population growth in Adair Village has decreased from 589 in 1980 to 570 in 1999. Growth since 1990 has been only 16 people for a gain of only 2.89%. However there was a gain of 30 housing units during this same period. This previous 20 year trend period is summarized in **Table 9.400 H**.

TABLE 9.400 H
Housing Trends 1980-1999

Period	Population decrease	Total Units	Housing Units					
			Single-family		Multi-family		Manufactured	
			No.	%	No.	%	No.	%
1980-1999	(19)	30	33	110%	(5)	-2%	2	7%

Source: 1980 and 1990 Census 1999 and the 2000 Community Survey

This makes little sense. The only explanation appears to be that temporary people in the Educational Facilities District were counted in earlier Census counts and excluded in the 1990 count.

The last 20 year housing trend provides little information that is helpful in projecting future needs. The municipal sewer and water system improvements will substantially

increased housing opportunities providing an immediate incentive for housing production in Adair Village. This is evidenced by the Creekside and Castlelands development.

There are several regional trends that will affect the type of housing needed in the next 20 years in addition to local conditions:

- About 70% of population increase will come from net migration.
- Household size is expected to continue declining.
- The region will add more residents that are 65 and older and group quarters will increase by about 2%.
- Younger people in the 20 to 34 age range are more mobile and generally have less income than people who are older and they are less likely to have children. All of these factors mean that young households are more likely to be renters and renters are more likely to be in multi-family housing.
- Baby boomers in their 50s are about to reach the "empty nest" stage and these households have different needs than families.
- The rate of formation of single-parent households is slowing as is the rate of formation of married couple families with children.
- Income statistics indicate a substantial preference for single-family housing and ownership when incomes allow that choice regardless of age.
- The rate of increasing housing costs is approaching double that of the rate of income

Residential locational choice trends also include:

- Access to work.
- Access to shopping, recreation and friends.
- Public services.
- Community and neighborhood characteristics.
- Land and improvement characteristics.

In all, Adair Village's potential for growth and development will depend on these national and regional trends as well as local factors, but most of all it will be the City's attitude, responsiveness and preparedness that will guide Adair Village's housing development.

Single-family Homes

Although becoming increasingly expensive, single-family homes are the primary choice of homeowners in Adair Village. Already in the year 2000, the City has 44 housing sites being constructed in two subdivisions. All are intended to be site-constructed homes.

Single-family homes can be expected to continue as the housing of choice and their percentage of the total housing market will increase initially but manufactured homes and multi-family alternatives may also show some gains in the longer term.

Manufactured Homes

The cost of single-family homes is beyond the means of an increasing number of families. Manufactured homes are therefore rapidly becoming the house of choice for low to moderate income families. They provide excellent value, and with housing costs growing at rates nearly double incomes, they will likely be the affordable housing choice throughout the planning period. Manufactured homes comprised only 1% of Adair Village's existing housing in 1999. Adair Village has not experienced manufactured housing placements although they may be expected to increase their share of the housing market during the planning period.

Multi-Family Housing

There are 115 multi-family housing units comprising 64% of Adair Village's 1999 housing units. Most of this is duplex units that account for 104 of the units comprising 58% of the City's multi-family housing. Only one four-plex unit and 7 multi-family units in the Santiam Christian School completes Adair Village's Multi-family Housing. This is a comparatively high percentage compared to other communities and was primarily due to type of construction preferred by the military when Adair Village was a military base. There has been no new multi-family housing development in the Adair Village area except for four approved duplex buildings now under construction.

The percentage of multi-family units is expected to decline overall while the actual number of multi-family may increase in the long term in Adair Village. The initial phase of Creekside and Castlelands has a ratio of 12 duplex units, 27% to 32 single-family units for a 73% share. A reversal of the City's existing condition. Also these duplex units are essentially townhouses that are intended for individual ownership as single-family units.

Planned Developments

The City has approved two Planned Development in 1999 that are presently under development. Planned Development proposal trends are expected to continue during the planning period as a means of addressing the affordable housing issues in the community. Planned Developments can increase overall residential density while providing enhanced living environments that can help to reduce housing cost.

SECTION 9.430 PROJECTED HOUSING DEMAND AND NEED

The language of Goal 10 and ORS 197.296 refer to housing need and requires communities to provide needed housing types for households at all income levels. Goal 10's broad definition of need covers all households.

House Bill HB2709 codified in the Statewide Land Use Planning Laws ORS 197.296 also requires an analysis of demand for new housing. Specifically it:

1. Refined the definition of buildable lands to include "redevelopable land".
2. Requires coordination of population projections with the County and State.
3. Sets criteria for prioritizing land for UGB expansions.
4. Sets specific requirements regarding buildable lands for needed housing.

Provisions 1 through 3 apply to all jurisdictions. Provision 4. Applies to only to certain jurisdictions. DLCD has waived the requirements of ORS 197.296 for 50 cities in Oregon including the City of Adair Village. However, ORS 197.296 restated pre-existing law or administrative rules that still apply to all jurisdictions.

Demand is what households are willing to purchase in the market place. Growth in population leads to a growth in households and implies an increase in demand for housing units that is usually met primarily by the construction industry based on the developer's best judgment about the types of housing that will be absorbed by the market.

Most plans make forecasts of new housing demand based upon population projections. Housing authorities are more likely to address housing needs for special classes of individuals like low-income, those with disabilities or other special needs.

Trying to determine the future socioeconomic and special housing needs for an expanding population is highly speculative at best.

Projected Housing Demand

Housing demand in the Adair Village area cannot be accurately projected based upon past construction trends due to the unique circumstances surrounding development in the area.

As noted in **Section 9.300 Population and Economy**, population growth in Adair Village has increased only 2.89% since 1990 while the projected increase from 2000 to 2020 is 60%.

The population forecasts contained in **Table 9.300 D** relies on the coordinated forecasts prepared by Benton County and the Office of Economic Analysis that allocated population growth to cities. Although constrained by these forecasts, they do provide the most logical place from which to begin an examination of housing demand for Adair Village.

As summarized in the **Section 9.300** population projections, Adair Village is expected to witness a year 2020 population of 913 people. The 1990 U.S. Census indicates that the average household size is approximately 3.77. This is a slight decrease from the 3.76 persons per household reported by the 1970 Census but it is an increase from the 1980 Census of count of 2.94 persons per household. Oregon's household size is continuing to drop and was 2.53 persons per household in 1990.

For the purposes of revising the Adair Village Comprehensive Plan to accommodate the projected year 2020 population, it was assumed that an average household size of 3.36 persons per household would occur over the planning period.

As illustrated in **Table 9.400 I**, it is projected that an increase of 343 people by the year 2020 will require 106 additional dwelling units based upon the coordinated population projections.

TABLE 9.400 I
Projected Housing and Buildable Land Demand
2000-2020

Planning Period	Estimated Population Increase ¹	^{3&4} Required New Dwelling Units	⁵ Required Buildable Acres
2000-2005 ²	71	22	7
2005-2010	81	26	8
2010-2015	92	28	9
2015-2020	99	30	9
Total	343	106	33

Notes: ¹ Assumes projected County increase of approximately 2.4% per year.
⁴ Assumes 3.36 persons/household over the planning period.
⁵ Assumes 5 housing units per net acre with an additional 25% for roads and services and an additional 25% to provide locational choice

Table 9.400 J presents a scenario of Adair Village's projected housing need, by type, between 2000 and 2020. Single-family housing is emphasized to gain a better housing type balance in the community. Multi-family units will gain in number only slightly while their percentage of the housing stock will decline by 21%. Manufactured homes are projected to gain in number only slightly although their percentage of the total housing stock will increase 3.2%.

TABLE 9.400 J
Projected Housing Distribution by Type 2000-2020

Time Period	Projected Housing Mix	Additional Dwelling Units	Accumulative Total Units	Adjusted Housing Mix
1999				
Single-Family	35%		63	
Multi-Family	64%		115	
Manuf Homes	1%		2	
Totals	100.0%		180	
2000-2005				
Single-Family	90.0%	20	83	41.1%
Multi-Family	5.0%	1	116	57.4%
Manuf Homes	5.0%	1	3	1.5%
Totals	99.0%	22	202	100.0%
2005-2010				
Single-Family	85.0%	22	105	46.1%
Multi-Family	7.5.0%	2	118	51.8%
Manuf Homes	7.5.0%	2	5	2.1%
Totals	100.0%	26	228	100.0%
2010-2015				
Single-Family	80.0%	23	128	49.8%
Multi-Family	10.0%	3	121	47.1%
Manuf Homes	10.0%	3	8	3.1%
Totals	100.0%	28	257	100.0%
2015-2020				
Single-Family	75.0%	23	151	52.8%
Multi-Family	12.5%	4	123	43.0%
Manuf Homes	12.5%	4	12	4.2%
Totals	100.0%	30	286	100.0%
Year 2020		106	286	

It is estimated that single-family will increase from 35% to 53% by the end of the planning period in 2020.

The estimated increase in multi-family units is only 10 units. Castlelands technically will provide 12 units although since they are individual homeowner attached units and should be considered single-family.

The estimated increase in manufactured homes is also quite small given today's preference as the affordable housing of choice. A gain of only 10 units is presented. If state and regional trends continue Adair Village could expect a higher percentage of manufactured homes.

Based on the projected population projections Adair Village needs 106 new dwelling units. Creekside and Castlelands would provide approximately 100 of these at build-out leaving only 6 units to be provided by others.

The assumptions and estimates are intended to increase the single-family housing percentage while allowing for the other types of housing as their need increases.

Projected Housing Need

Although Adair Village has received a waiver from some of the needed housing requirements of ORS 197.296 it is apparent that needed housing in addition to housing demand is an issue that should be addressed.

Housing costs have grown at rates that are nearly double incomes during the 1990's. Due to rising land and housing costs, Oregon is witnessing a trend in which many people are seeking more affordable types of housing than conventional single-family units on large lots provide.

City of Adair Village has projected few additional units of multi-family housings because of the unusual circumstances that have created the high number of multi-family housing units. The existing mix of 64% multi-family units would drop to 43% by the end of the planning period. This is still well above the multi-family needs of most small communities including Adair Village. The City has made a strong commitment to accommodate low and moderate income housing needs. Most of the existing duplex units will continue to provide valuable rental housing during the planning period.

Although multi-family and mobile home trending has been minimal, the City has provided for future inclusion of both housing types in the Comprehensive Plan Policies and the Land Use Code to assist in reducing housing costs. In addition, the City has also encouraged division of existing duplex units to further assist in providing low cost housing opportunities for the area.

The duplex division procedures and the mobile home approval procedures and standards will accommodate these needs successfully. Additionally, the City can accommodate new multi-family development through the PUD procedures. In combination, these techniques clearly allow the City to achieve a housing mix that is consistent with community needs and income capabilities.

As stated earlier, housing authorities are more likely to address housing needs for special classes of individuals like low-income, those with disabilities or other special needs. Small cities have a more difficult time specifically addressing these special housing needs; especially when one considers that determining the socioeconomic needs and distribution for an expanding population is a highly speculative task at best.

However, Goal 10 does require cities to address housing need. The approach adopted by Adair Village is threefold:

- 1. The City will not discriminate against needed housing types and programs that address the needs of its citizens.**

2. **The City will provide for a variety of housing opportunities for its citizens through implementation of the Adair Village Land Use Development Code.**
3. **The City will seek means to reduce housing cost by providing a mix of housing type and density that address the needs of its citizens.**

The Oregon Housing and Community Services Department (HCS) has prepared a projected housing needs analysis methodology for 2020 utilizing data from the Bureau of Labor Statistics - Consumer Expenditure Survey and from Claritas, Inc.

Table 9.400 K projects a population of 913 by 2020. A projected 286 dwelling units will be needed representing an increase of 106 housing units over the next 20 years, an increase of 74 owner-occupied and 32 rental units.

**TABLE 9.400 K
Projected 2020 Population and Housing Status**

Estimated Population	Persons in Group Quarters	Persons per Household	Total Dwelling Units	Occupied Dwelling Units	Vacant Units	Owner Occupied Units	Rental Units	% Owner Occupied	% Rental Occupied
913	0	3.36	286	272	14	151	121	55.5%	44.5%

Source: Oregon Housing and Community Services Department

Table 9.400 L Compares the projected rental housing with the demand for rental units to arrive at the number of needed units. Based upon national and statewide trends, 30% of rental units are provided by single-family houses. This will provide about 45 rental units. Based upon the existing conversion trends in Adair Village, it is assumed that 70% of the 112 duplex units will be rental units providing another 78 rental units for a projected total of 123 units.

Since the City’s incorporation in 1976 the City has encouraged the conversion of duplex units to owner-occupied units to achieve a more balanced owner to rental ratio. Some duplex units have been converted to single-family units while other duplexes have been divided, creating two single-family units. Presently it is estimated that that 30% of the duplex units will convert to owner-occupied units.

**TABLE 9.400 L
Projected 2020 Rental Housing Supply and Demand**

% Single-family Rental	Single-family Rentals	Multi-family Rentals	Total Projected	Rental Units Needed ¹	Existing Need
30%	45	78	123	121	-2

Source: Oregon Housing and Community Services Department

Table 9.400 L projects that there will be a slight surplus of 2 rental units relative to need. Essentially the projections address the rental housing needs of Adair Village.

Table 9.400 M projects the 2020 need for various types of units by age of householder. About 74% of all rental units will be needed by households younger than 45. Approximately 56% of the owner-occupied houses will be will over age 45.

TABLE 9.400 M
Projected 2020 Age Group Housing Need

Age Group	Total Households	Owner Occupied	Rental Occupied	% Owner Occupied	% Rental Occupied
<25	6	1	5	16.7%	83.3%
25 to 45	144	74	70	51.4%	48.6%
45 to 65	94	71	23	75.5%	24.5%
65>	28	25	3	89.3%	10.7%
Total	272	171	101	62.9%	37.1%

Table 9.400 N projects the 2020 housing units needed by income. Approximately 10% of all households will earn less than \$20,000 annually and occupy 13% of all rental units.

TABLE 9.400 N
Projected 2020 Income Based Housing Need

Household Income	Total Households	Owner Occupied	Renter Occupied	% Owner Occupied	% Renter Occupied
<\$20,000	27	14	13	51.9%	48.1%
\$20 to \$40,000	102	53	49	52.0%	48.0%
\$40 to \$75,000	97	68	29	70.1%	29.9%
\$75,000>	46	35	11	76.1%	23.9%
Total	272	170	102	62.5%	37.5%

Source: Oregon Housing and Community Services Department
Income is expressed in 1999 dollars.

Table 9.400 O projects the 2020 housing need by mortgage costs for owner-occupied housing. 41% of the projected housing need will be for housing costing less than \$120,000.

TABLE 9.400 O
Projected 2020 Owner-Occupied Housing Need by Cost

Housing Cost	Housing Units	%Owner
<\$60,000	18	10.1%
\$50 to \$90,000	26	14.5%
\$75 to \$120,000	30	16.8%
\$100 to \$150,000	25	14.0%
\$125 to \$225,000	48	26.8%
\$187,000>	32	17.9%
Total	179	100.0%

Source: Oregon Housing and Community Services Department

The needed Owner-Occupied Table indicates an overall need for 179 units by the year 2020, up 73 from the 106 units in 1999 and up 137 from the 42 actual owner-occupied units in the 1990 Census.

Table 9.400 P projects the 2020 housing need for rental units. Of the 107 rental units approximately 41 or 38% will be needed in a cost range of less than \$665 per month in 1999 dollars. It can be assumed that a number of these households may require some form of rental assistance.

The needed Rental Table indicates an overall need for 107 units. The 1990 Census showed there were 114 rental units in Adair Village with a median contract rent of \$ 367 and a lower rent quartile of \$ 326 and upper rent quartile at \$ 420. The 2000 Census should provide a better comparison.

TABLE 9.400 P
Projected 2020 Rental Housing Need by Cost

Monthly Rent	Housing Units	%Rental
<\$430	14	13.1%
\$430 to \$665	27	25.2%
\$665 to \$910	28	26.2%
\$910 to \$1,150	24	22.4%
\$1,150>	14	13.1%
Total	107	100.0%

Single-family Homes

It is recognized that single-family homes will be the preferred housing type in the City of Adair Village and its share of the housing market is projected to increased although demand for manufactured homes and multi-family housing will also increase. The existing percentage of 35%percentage for the single-family share is projected to be 53% by 2020, or 151 houses. An increase of 88 over the existing 63 houses during the planning period.

Manufactured Homes

Manufactured Homes are continuing to gain market share in Oregon because they have become one of the best values available to a home purchaser. Recognizing that the cost of single-family homes is beyond the means of an increasing number of families, there will be a demand and public need for manufactured homes. The Adair Village Plan assumes that there will be a greater demand for manufactured housing during the planning period resulting in a 4% share by 2020 for a total of 12 manufactured home

units. An increase of 10 manufactured homes during the planning period. This number may be too low. The City could expect it to increase altering the percentages between site-built single-family and manufactured homes.

Multi-family Housing

It is assumed that multi-family housing will increase overall but the percentage of multi-family housing will decrease from its present level of 64% to 43% by the year 2020. However, only 10 units, or 5 duplexes, are projected to be added during the planning period. Multi-family housing in Adair Village is anticipated to be low to medium density in nature and limited in numbers. It is assumed that multi-family housing will continue to take the form of two to four unit structures in most cases.

Planned Developments

The City expects and encourages more proposals for Planned Developments during the planning period. Planned Developments can increase residential densities while providing enhanced living environments that can help to reduce housing cost.

SECTION 9.440 BUILDABLE LANDS FOR RESIDENTIAL USE

Buildable lands, as defined by LCDC: "refers to lands in urban and urbanized areas that are suitable, available and necessary for residential use".

County-sized rural residential lands within the Planning Area total 296 acres, consisting of 84 parcels containing 60 housing units. Some 112 acres are zoned "Rural Residential 5 acres" and the remaining 184 acres are zoned "Rural Residential 10 acres PD". Under the County's present land use standards, only 6 additional parcels could be created and 69 additional housing units added within the Planning Area, provided septic tank approval can be obtained.

It is apparent, therefore, that if additional development is to take place in the Adair area, it will have to be in areas that can be annexed to the City and provided with City services. With the availability of improved City services and the demonstrated desirability of the area for homes, it is apparent that the area can experience rapid growth in the future.

The City has reluctantly accepted the population projection of 913 people provided by Benton County and the Oregon Office of Economic Analysis as an estimated base for determining future residential land use needs to the year 2020. The City has questioned this low estimate based upon area-wide growth projections and the growth capability of the City due to the availability of public water and sewer services. The City will monitor development trends and will amend the Comprehensive Plan as needed to accommodate future growth.

Adair Village requires 35 acres of buildable land, as identified in **Table 9.400 I**, to accommodate the additional housing needs of the community based upon the coordinated population projections .

A total of 32.88 acres remain in the Adair Village Urban Growth Boundary (UGB) suitable for future urban development. After subtracting developed and undevelopable areas, there remains approximately 20 net acres of residential area for future development within the unincorporated Adair Village UGB. Adding 8 acres available for residential development within the City, other than Castlelands and Creekside, provides 28 gross acres for future residential development.

The 28 gross acres of residential land could accommodate approximately 100 new housing units at urban densities with roadways. Maximum urban densities for the existing developable city area is approximately 5 housing units per acre.

TABLE 9.400 Q
Buildable Residential Land Need Summary

Existing Population	570	People
Existing Housing Units ²	180	Units
Projected Population ¹	913	People
Projected Household Population	3.36	People
Projected Housing Units Needed	106	Units
Proposed Creekside & Castlelands Units ²	100	Units
Remaining Housing Need	6	Units
Projected Buildable Land Need	2	Acres
Available City & UGB Buildable Land	28	Acres
Remaining Capacity	26	Acres

Notes: ¹ Benton County and the Oregon Office of Economic Analysis

² 2000 Land Use Survey Count

The Urban Growth Boundary area can meet the residential land needs of the City initially, however, development trends may require expansion prior to the year 2020 if the expected additional growth occurs. The City potentially has 26 acres in excess of that needed to meet the projected housing needs of the City, however, much of this area may not be available. The only other area capable of supporting future urban expansion is the area immediately east of the existing UGB that contains portions of some of the same tax lots already in the UGB. This area contains 39.75 acres that is zoned EFU in the County and is the only contiguous property available to the City.

It should be noted that the City is bounded on three sides by public lands and the only other area abutting the City east of Pacific Highway 99 West is a potential land trade with the Oregon Fish & Game Commission for property abutting the City's southeast boundary.

Buildable land needs and growth management are addressed in detail in the **Section 9.800, Growth Management**. However, it is evident from the needs analysis that there is no residential land is needed at this time to support the City's growth and development to the year 2020 and no Urban Growth Boundary expansion is needed or proposed at this time. . The City will continue to monitor growth trends and will seek

UGB expansion in advance of needs as developments approach 25% of capacity or as needed.

The Plan's primary objective is to manage urban residential expansion and to maintain and improve the area's livability and environmental resources.

SECTION 9.490 HOUSING GOALS AND POLICIES

Goals and Objectives

1. To provide a housing policy plan that seeks to increase opportunities for all citizens to enjoy safe, decent and sanitary housing.
2. The City recognizes the need for an adequate supply of sound, decent and attractive housing that includes a variety of types and designs that are responsive to community needs.
3. The City supports the need for all citizens of the community to participate in an open housing market and to have the opportunity to live in sound housing, adequate to their needs, at a reasonable cost relative to their income.

Policies and Recommendations

General

1. The City shall not discriminate against needed housing types and programs that address the needs of its citizens.
2. The City shall provide a variety of housing opportunities for its citizens through implementation of the Adair Village Land Use Development Code.
3. The City shall seek means to reduce housing cost by providing a mix of housing type and density that address the needs of its citizens.

New Housing Policies

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New policy 1: The City of Adair Village is committed to providing a full range of housing choices to its residents.

New policy 2: The City shall permit a range of development types consistent with the Growth Management Principles and Comprehensive Plan.

New policy 3: In order to guarantee the widest range of housing opportunities, the City shall permit a range of lot sizes and housing types.

New policy 4: In order to guarantee the widest range of housing opportunities, the City shall create a range of residential and mixed-use zoning categories that provide a choice in development.

Housing Types

1. The City shall encourage an intermix of housing types and densities within the locational criteria of the Zoning Ordinance.
2. While the City supports the need for an intermix of housing types, new housing units within the R-1 Residential Zone shall be single-family units in order to achieve a balance of housing types in this area.
3. The Urban Growth Area shall provide for single-family housing and manufactured homes on individual lots and multi-family alternatives will be considered under the City's "Planned Development" procedures. of the Land Use Code.
4. Mobile homes shall continue to be allowed on individual lots within the unincorporated Urban Growth Boundary as a viable housing alternative.
5. The City shall encourage innovative design and planning concepts to reduce the cost of housing and services through the "Planned Development" zoning regulations that allow an increase in density if the project demonstrates improved livability.

Owner Occupancy and Rental Units

1. The City shall encourage an increase in owner-occupied housing within the City in order to achieve a higher ownership ratio for a more stable community population.
2. The City shall allow individual ownership of single duplex units upon approval of an application request.

Housing Conditions

1. Housing conditions are presently good. The City shall continue to maintain the good housing conditions through enforcement of its codes and ordinances while encouraging rehabilitation of basically sound housing.

Housing Costs and Housing Assistance

1. The City supports the need to reduce housing costs and has provided for a variety of housing opportunities to accomplish this goal.
2. The City encourages programs for property tax relief at all levels as one means of reducing housing costs and supports alternatives to the existing property tax system to encourage residential rehabilitation within the community.
3. The City supports innovative methods of construction to reduce building costs.
4. The City supports housing and family assistance programs that would benefit the local community.
5. The City should identify federal and state housing assistance programs that are compatible with area needs.

Buildable Lands

1. The City shall maintain an adequate availability of residential buildable lands that provides locational choices for each housing type.
2. The City shall maintain a 25% supply of residentially zoned land above projected needs to provide locational choices and to assist in keeping land costs for housing at reasonable levels.
3. The City should provide needed water and sewer services to adjacent residential areas within the City's service capacity to prevent potential health and safety hazards to residents.