

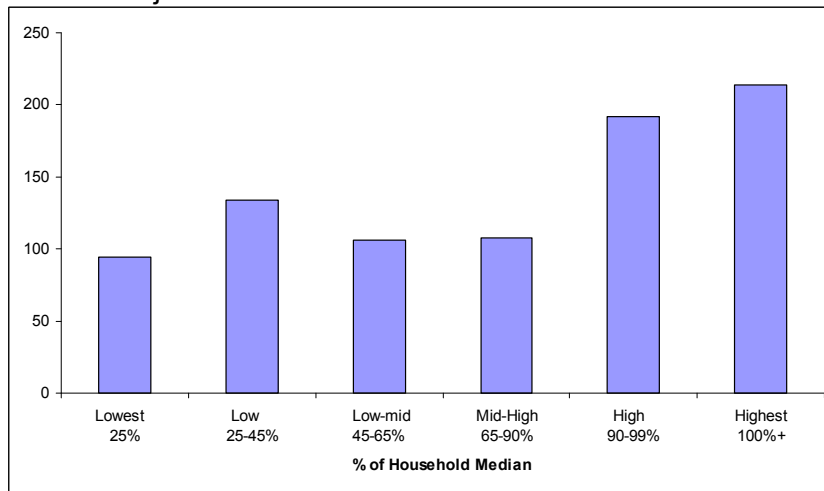
**Issue 1: Housing Affordability by Housing Type and Income**

**Q. What will be Coburg's Housing Needs?**  
**Specific Housing Questions:**

- Population Growth  
**1,103** Residents in Coburg in 2010  
**3,363** Residents in Coburg by 2030 (adopted coordinated population figure)  
**2,260** NEW Residents in Coburg in 2030
- Housing Need  
**Total** Units needed: **1,260** (2.61 persons per dwelling unit)  
**Existing** Units: **411** (2000 Census + Building Permits)  
**NEW** Units needed: **849**

**Q. How many Units Needed in various rent/price ranges? (Goal 10)**

- Objective: 2000 Census

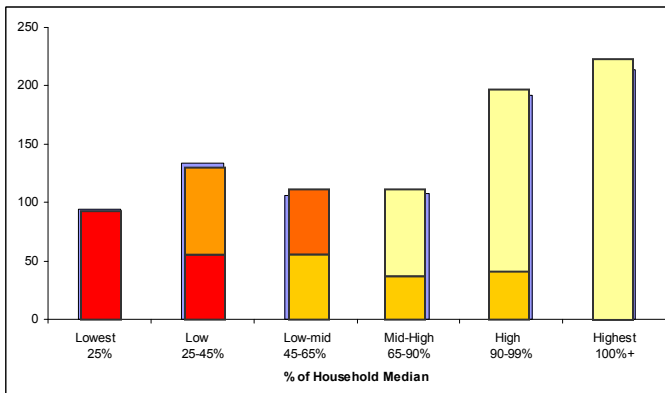


**= 849 New Units**  
**232 Rented**  
**617 Owned**  
*(2000 Census split)*

**Q. How many Units of each type? (Single Family, etc.)**

- Subjective, HOWEVER intuitive as well when considering current rent/price ranges

Example Distribution:



*Yellow = Single Family detached*  
*Orange = Duplex/Manufactured*  
*Red = Tri-Fourplex*

*Note: (Price closely related to land value = Higher densities are more affordable, and at some incomes perhaps the only affordable option)*

The 2004 Coburg Urbanization Study provided the following breakdown of financially attainable housing type by income range, which is similar to the approach above.

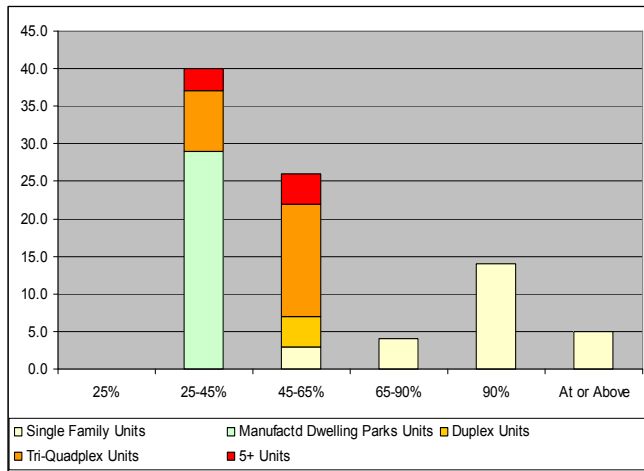
**Table 4-10. Financially attainable housing type by income range**

Market Segment by Income	Income range	Number of Households	Percent of Households	Financially Attainable Products		
				Owner-occupied	Renter-occupied	
High (120% or more of MFI)	\$61,000 or more	116	33%	All housing types; higher prices	All housing types; higher prices	↑ Primarily New Housing
Upper Middle (80%-120% of MFI)	\$50,000 to \$61,000	46	13%	All housing types; lower values	All housing types; lower values	
Lower Middle (50%-80% of MFI)	\$25,500 to \$50,000	100	28%	Manufactured on lots; single-family attached; duplexes	Single-family attached; detached; manufactured on lots; apartments	↓ Primarily Used Housing
Low (25%-50% or less of MFI)	\$12,725-\$25,500	52	15%	Manufactured in parks	Apartments; manufactured in parks; duplexes	
Very Low (Less than 25% of MFI)	Less than \$12,725	42	12%	None	Apartments; new government assisted housing	

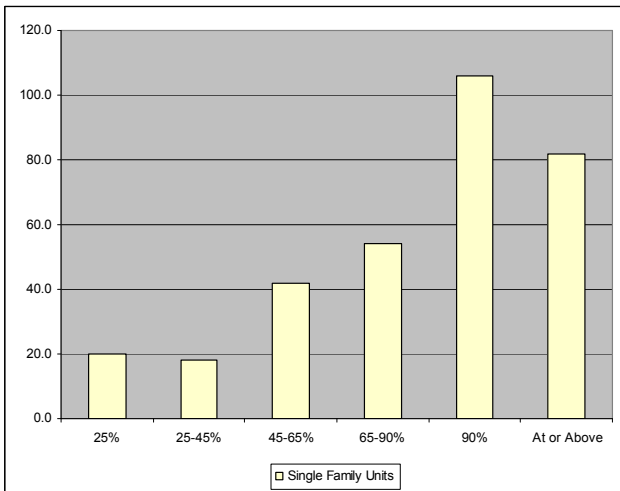
Source: Estimates by ECONorthwest

**Exercise A:**

**Current Rental Distribution**



**Current Owner Distribution**



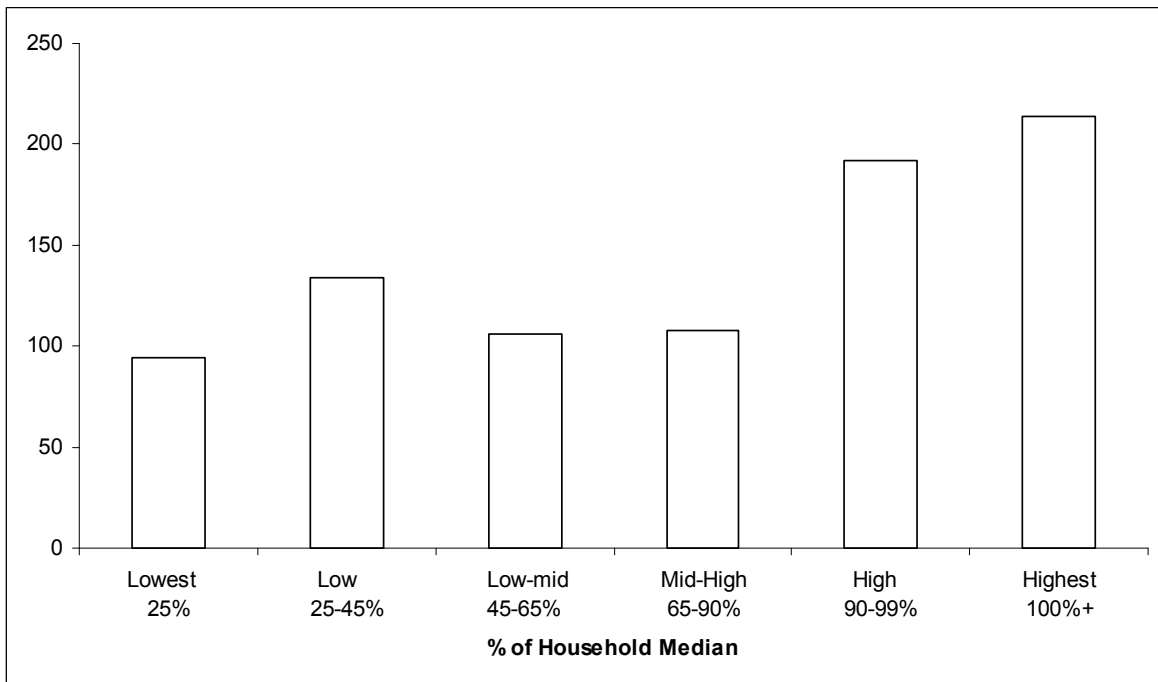
**Q. How would you distribute the Housing types by affordability for the future? (# or %)**

**Rental**

	Single Family	Duplex	Manufactured Park Unit	Multi-Family	Total
<b>25% of Median</b>					<b>51</b>
<b>25-45%</b>					<b>67</b>
<b>45-65%</b>					<b>50</b>
<b>65-90%</b>					<b>53</b>
<b>90%</b>					<b>60</b>
<b>At or Above</b>					<b>40</b>

**Ownership**

	Single Family	Duplex	Manufactured Park Unit	Multi-Family	Total
<b>25% of Median</b>					<b>63</b>
<b>25-45%</b>					<b>125</b>
<b>45-65%</b>					<b>50</b>
<b>65-90%</b>					<b>53</b>
<b>90%</b>					<b>60</b>
<b>At or Above</b>					<b>40</b>



**Issue 2: Housing Availability by Housing Type and Zone**

**Q. What has been prior policy guidance on Density and Housing Mix:**

	<b>Average Units / Net Acre</b>	<b>Housing Mix</b>
<b>Coburg Crossroads 2003</b>	<b>8.7</b> units per acre	<b>70%</b> low density (6 units per acre) <b>25%</b> medium density (14 units per acre) <b>5%</b> high density (20 units per acre)
<b>2004 Urbanization Study</b>	<b>7.0</b> units per acre	<b>63%</b> single family (6 units per acre) <b>12%</b> manufactured homes (6 units per acre) <b>25%</b> multifamily (13.3 dwelling units per acre)
<b>Existing Comp Plan/ Zoning</b>	<b>6.5</b> units per acre	<b>53.3%</b> low density (5.8 units per acre) <b>39.9%</b> medium density (11 units per acre) <b>6.3%</b> high density (13 units per acre)

**Q. What sort of land designation will we anticipate each type of unit to be located in? (Template 17)**

- Some subjectivity although mostly intuitive because zones are limited by nature in what they can accommodate.
- Can anticipate different zones than currently exist (as a problem solving technique)
- Example from 2004 Urbanization Study -assumes following zones:
  - R-1: Low density with 6,000-10,000 square ft. min. lot size; permits detached dwelling units (5.8 - 4.4 Du/Acre)
  - R-2: Medium density with 4,000-7,000 square ft. min. lot size; permits both detached and attached dwelling units (11 - 6 Du/Acre)
  - R-3: High density zone with 2,500-5,000 square ft. min. lot size; permits attached dwelling units (17.5 - 8.8 Du/Acre)
  - Mixed: Variable zoning with a mixture of housing types on one site:

**Table 4-14. Preliminary allocation of housing units by zone, 2002-2025**

Housing Type	Plan Designation								Total	
	R-1 (low)		R-2 (medium)		R-3 (high)		Mixed			
	DU	Gross Ac	DU	Gross Ac	DU	Gross Ac	DU	Gross Ac	DU	Gross Ac
<b>Single-family</b>										
Single-family detached	402	94	134	31	-	-	27	6	563	131
Manufactured	-	-	89	14	-	-	18	3	107	17
Subtotal	402	94	223	45	-	-	45	9	670	148
<b>Multi-family</b>										
Condo/Townhomes	-	-	18	3	18	3	9	1	45	7
Multi-family	-	-	-	-	143	10	36	2	179	12
Subtotal	-	-	18	3	161	13	45	4	223	19
<b>Total</b>	<b>402</b>	<b>94</b>	<b>241</b>	<b>48</b>	<b>161</b>	<b>13</b>	<b>89</b>	<b>13</b>	<b>893</b>	<b>168</b>

Source: ECONorthwest

<b>DU</b>	<b>402</b>	<b>241</b>	<b>161</b>	<b>89</b>	<b>893</b>
<b>Percent</b>	<b>45.0%</b>	<b>27.0%</b>	<b>18.0%</b>	<b>10.0%</b>	<b>45.0%</b>

**Q. How many units will a typical acre in each zone in Coburg be able to accommodate?**

- Subjective, however Coburg has well documented policies regarding density, and Goal 14 (not safe harbors) will require a check on densities.

<b>Low Density Residential (Traditional Residential)</b>	LDR	5.8	
<b>Medium Density Residential (Not currently in existence)</b>	MDR	11	
<b>High Density Residential (Traditional Medium Density Residential)</b>	HDR	13	

**Issue 3: Resulting Land Need**

**Q. How much land is currently available at each zoning designation? (BLI)**

**Q. How much additional land will we need in order to accommodate all of these new units?**

- A function of current buildable land, density and needed units.