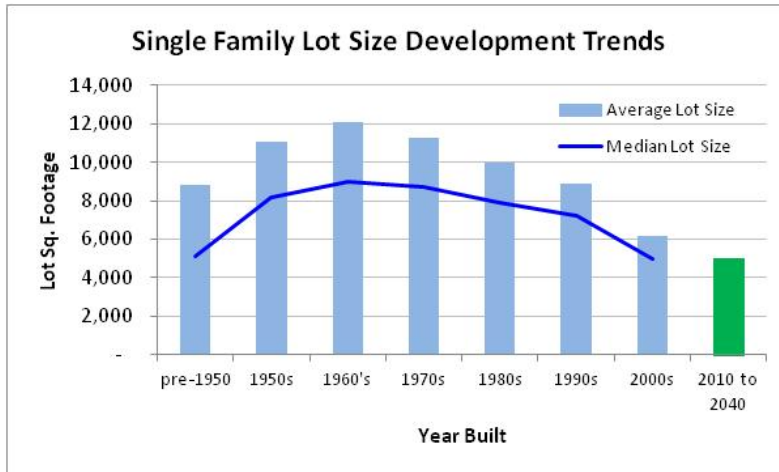


An Economic Appraisal of 2040 Planning

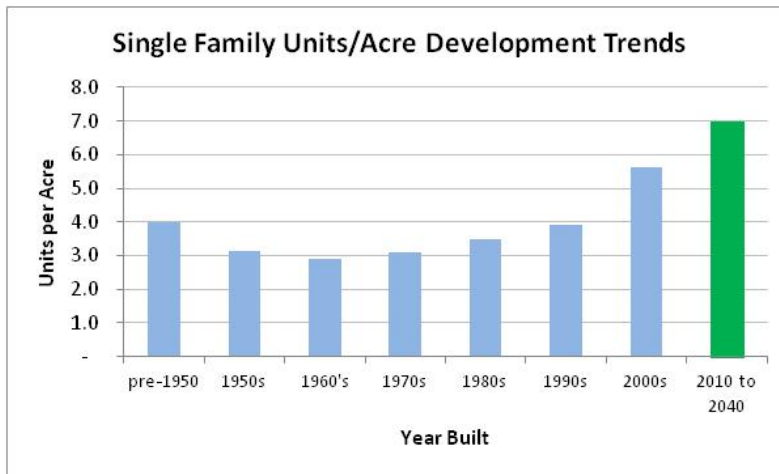
*Population and Employment Forecast Distribution:
An analysis of post-Regional Framework Plan and Residential Development Density*

SF Development Densities: Past, Present and Future



Forecast Source: MetroScope “gamma” forecast distribution (scen # 1221)

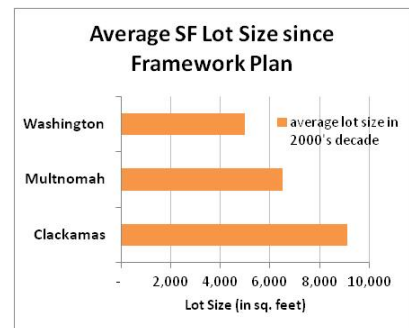
Since the adoption of the Regional Framework Plan (RFP), single family unit development densities inside the Metro UGB have declined . . . average SF lot sizes are expected to drop sharply to 5,000 sq. ft. through 2040 and densities are expected to rise to an average of 7.0 dwelling units per net acre development.



Forecast Source: MetroScope “gamma” forecast distribution (scen # 1221)

Forecast Development Notes

- ✦ Expect the average size of single family lots in the future to be about 5,000 sq. feet.
- ✦ Future development density for SF will average 7 units/net acre – up from 3 units / net acre in the 1970’s.
- ✦ Since 2000, the share (39%) of new homes built on small or narrow lots (under 4,000 sq. ft.) has been rising (under 5% before RFP).
- ✦ Moderate sized tax lots (4,000 to 10,000 sq. ft.) were 51% of the market in the 2000 decade – down from 72% in the 1990’s.
- ✦ Tax lots larger than 10,000 sq. ft. represented 10% - down from 19% during the 1990’s.
- ✦ Washington County has in all has produced new single family homes on smaller tax lots than either of the other two counties.

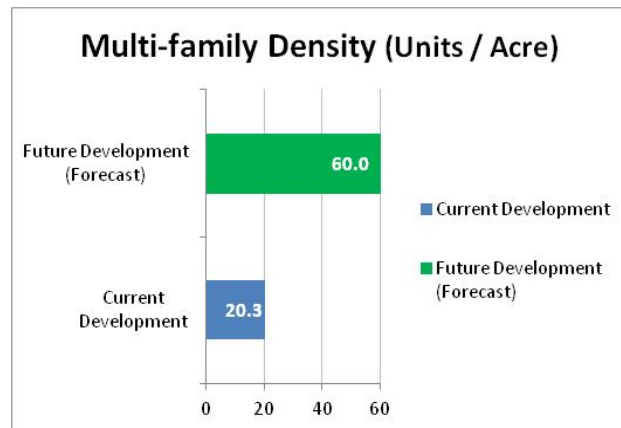
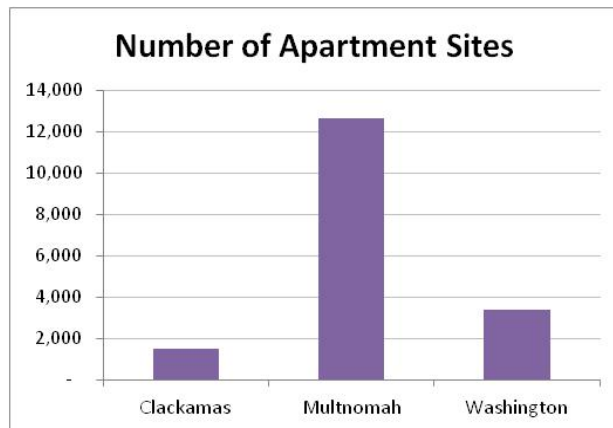
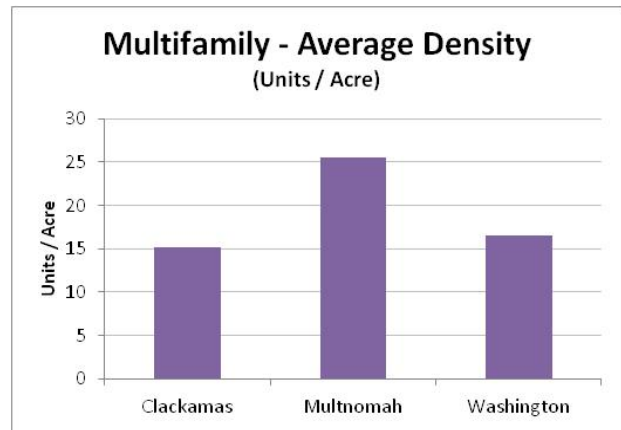
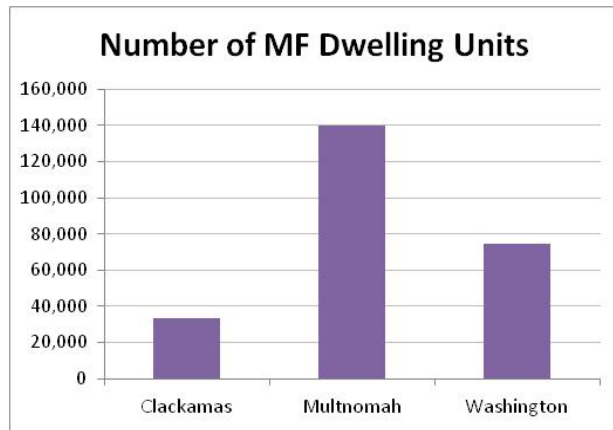


Issue Paper No. 7 – Residential Development Density in the Metro UGB by County

Single Family Residential Lot Size Distribution by Decade (the data)									
	under 2,500	2,500 to 4000	4,000 to 5,000	5,000 to 7,500	7,500 to 10,000	10,000 to 20,000	20,000 to 1 acre	over 1 acre	ALL Lots
pre-1950	1,791	8,434	39,726	22,377	11,029	11,389	4,152	452	99,350
1950s	50	406	6,252	10,691	10,067	10,337	2,761	202	40,766
1960's	16	547	1,910	8,018	11,842	10,640	2,387	248	35,608
1970s	107	904	2,936	11,252	19,462	13,296	2,461	332	50,750
1980s	166	780	2,669	10,630	9,854	6,740	1,140	117	32,096
1990s	2,265	2,526	5,486	21,966	14,542	9,093	1,468	168	57,514
2000s+later	10,531	7,778	6,047	12,460	5,641	3,676	725	105	46,963
ALL Years	14,926	21,375	65,026	97,394	82,437	65,171	15,094	1,624	363,047

	under 2,500	2,500 to 4000	4,000 to 5,000	5,000 to 7,500	7,500 to 10,000	10,000 to 20,000	20,000 to 1 acre	over 1 acre	ALL Lots
pre-1950	1.8%	8.5%	40.0%	22.5%	11.1%	11.5%	4.2%	0.5%	100.0%
1950s	0.1%	1.0%	15.3%	26.2%	24.7%	25.4%	6.8%	0.5%	100.0%
1960's	0.0%	1.5%	5.4%	22.5%	33.3%	29.9%	6.7%	0.7%	100.0%
1970s	0.2%	1.8%	5.8%	22.2%	38.3%	26.2%	4.8%	0.7%	100.0%
1980s	0.5%	2.4%	8.3%	33.1%	30.7%	21.0%	3.6%	0.4%	100.0%
1990s	3.9%	4.4%	9.5%	38.2%	25.3%	15.8%	2.6%	0.3%	100.0%
2000s+later	22.4%	16.6%	12.9%	26.5%	12.0%	7.8%	1.5%	0.2%	100.0%
ALL Years	4.1%	5.9%	17.9%	26.8%	22.7%	18.0%	4.2%	0.4%	100.0%

Multi-Family Development Densities: Past, Present and Future



SF: single family includes 1-unit SF attached, detached and mobile homes

MF: multifamily apartments, 2 or more units (includes dwellings in mixed use residential products)

Source: U.S. Census Bureau and MetroScope Gamma Forecast Distribution (Scen #1218)