

# Memo

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DATE: March 23, 2021  
TO: Ashland Planning Commission  
FROM: Brandon Goldman, Senior Planner  
RE: Ashland Housing Capacity Analysis

The City of Ashland working draft Housing Capacity Analysis (HCA) includes an assessment of housing needs, residential land supply, and identifies a variety of strategies and actions for accommodating needed housing. The primary purpose of this HCA would be to ensure that Ashland has an available land supply sufficient to accommodate our population's housing needs over the next 20 years.

The City of Ashland received a grant from the State Department of Land Conservation and Development (DLCD) to undertake this effort, with consultant services provided by EcoNorthwest. This analysis is to be completed by June 30, 2021, at which time the City will have a hearings-ready draft Housing Capacity Analysis (HCA). The City's final adoption of the HCA is not required as part of the grant funded project, however the City anticipates beginning the public hearing process for adoption of the HCA, as a technical supporting document to the Housing Element of the Comprehensive Plan, immediately following completion of the analysis. The HCA will not establish new policies in itself, but rather will provides technical information and factual basis for future discussions in relation to the City's future housing needs, amendments to existing land use ordinances, or amendments to the policies in the [Housing Element of the Comprehensive Plan](#) as needed to accommodate needed housing.

The completion of the HCA through this project, and subsequent adoption by the City of Ashland will allow the City to fulfill requirements set forth in [House Bill 2003](#) for cities to update their HCA on a regular basis. Ashland's state mandated deadline of for adoption of an updated HCA is December 31, 2023. Completing the update by June 30, 2021, and adopting it soon after, will allow the City to address the existing housing crisis more expeditiously.

On January 21, 2021 the Planning Commission and Housing and Human Services Commission held a joint study session to review initial findings presented by EcoNorthwest relating to the land supply and projected housing needs. The HCA Advisory Committee has also been meeting to discuss these findings as well as a range of housing policy options and strategies for the City of Ashland to consider as it addresses its housing needs.

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The final Housing Strategy section produced as part of the Housing Capacity Analysis will ultimately provide the City with a starting point for the development of the HB2003 required Housing Production Strategy. Developing the Housing Production Strategy will involve revisiting the recommended actions in this document, assessing whether there are additional strategies are necessary, providing more detail about each strategy, and setting an implementation schedule for selected actions.

This evening the Commission will be asked to discuss the results of the residential land needs analysis, as well as continue our discussion of potential actions to address strategic housing priorities. Included in your Commission packet you will find the draft Ashland Housing Strategy document prepared by EcoNorthwest, which includes the strategies and actions we will be discussing. As you look through this attached document in advance of the upcoming meeting please consider whether you have any concerns regarding any of the included actions, or whether there are additional actions that were not included in the memorandum from EcoNorthwest that you think should be further considered.

### **Attachments**

- [Draft Ashland Housing Strategy dated March 15, 2021](#)
- [Summary of Ashland's Residential Land Needs Analysis dated January 22, 2021](#)
- [Summary of Ashland's Housing Needs dated January 5, 2021](#)
- [Summary of Ashland's Buildable Lands Inventory dated January 5, 2021](#)
- Online Archive: <https://www.ashland.or.us/HCA2021>

