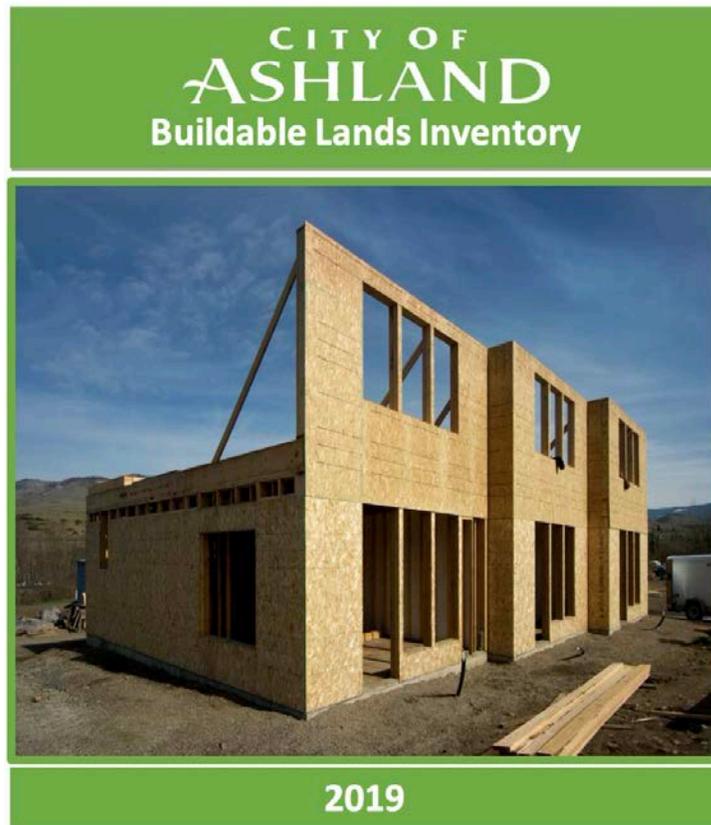


Appendix B: City of Ashland's 2019 Buildable Lands Inventory

This appendix presents Ashland's Buildable Lands Inventory, which was developed by City of Ashland staff. This appendix presents the sections of the report related to buildable land, excluding the demographic analysis portions of the report. The City of Ashland adopted the Buildable Lands Inventory Report in 2019.



Prepared by:
Department of Community Development

CITY OF
ASHLAND



2019 Buildable Lands Inventory

Introduction

The purpose of conducting an update of the “Buildable Lands Inventory” (BLI) is to quantify the amount vacant and partially-vacant land available within the political boundaries of the City of Ashland (City Limits and Urban Growth Boundary). In combination with a Housing Needs Analysis, and an Economic Opportunities Analysis, a BLI allows a community to determine whether or not there exists an adequate supply of buildable land to accommodate future housing and business development.

The BLI is prepared in accordance with OAR 660-24-0050(1) requiring that cities maintain a buildable lands inventory within the urban growth boundary (UGB) sufficient to accommodate the residential, employment and other urban uses such as public facilities, streets, parks and open space needed for a 20-year planning period. The BLI is effectively an analysis of development capacity. The use of the City’s geographic information systems (GIS) enables the City to evaluate development potential using 4 basic steps:

1. Identify developed property throughout the City and Urban Growth Boundary
2. Calculate development potential in terms of number of future single-family residential lots, multifamily housing units, and available commercial lands.
3. Identify development parcels that significantly underutilize their allowed (or proposed) development capacity;
4. Quantify physical constraints to development (steep slopes, floodplains, etc.) to refine estimated development capacity on a parcel by parcel basis.

If it is determined that future population growth, or economic development, will require more buildable land than is available, the community’s governing bodies can make informed decisions, and implement appropriate measures to provide for the unmet housing and commercial land needs. As a companion document to the BLI the Housing Needs Analysis (HNA) provides data necessary to determine the mix of housing types will be needed to accommodate population growth and demographic changes. The City completed a Housing Needs Analysis in 2012. In combination with this BLI, the 2012 HNA, and any future updates, will allow the City to assess whether the supply of available residential land is sufficient to accommodate each needed housing types through the 20-year planning period.

Section 1: Buildable Land Inventory

Land Use Classifications

The BLI maintains an accounting of all lands within Ashland’s Urban Growth Boundary (UGB) by Comprehensive Plan designation and by zoning designation within the city limits. Each City zone relates to a specific Comprehensive Plan designation as shown below. The BLI provides an assessment of buildable land for both the Comprehensive Plan and Zoning designations.

Comprehensive Plan	Zoning
Suburban Residential	Residential - Suburban (R-1-3.5)
Single Family Residential	Residential - Single-family (R-1-10, R-1-7.5, R-1-5)
Low Density Residential	Residential Low Density (R-1-10) Residential - Woodland (WR) Residential - Rural (RR)
Multi-Family Residential	Residential - Low Density Multiple Family (R-2)
High Density Residential	Residential - High Density Multiple Family (R-3)
Commercial	Commercial (C-1)
Downtown	Commercial - Downtown (C-1-D)
Employment	Employment (E-1)
Industrial	Industrial (M-1)
Health Care	Health Care Services Zone (HC)
Croman Mill	Croman Mill District Zone (CM) includes various district zones (CM-NC, CM-MU, CM-OE, CM-CL, CM-OS)
Normal Neighborhood	Normal Neighborhood District (NN) includes various district zones (NN-1-3.5, NN-1-3.5 C, NN-1-5, NN-2)
North Mountain Neighborhood	North Mountain Neighborhood (NM) includes various district zones (NM-R-1-7.5, NM-R-1-5, NM-MF, NM-C, NM-
Southern Oregon University	Southern Oregon University (SOU)
City Parks	Various zones
Conservation Areas	Various zones

The residential densities used to determine the number of dwelling units expected per acre of land for all zones and Comprehensive Plan designations is provided in Table 1.

Table 1: Residential Density

Zone	Assumed Density	Type
R-1-3.5	7.2 units per acre	Suburban Residential (SR), Townhouses, Manufactured Home
R-1-5 & R-1-5-P	4.5 units per acre	Single-Family Residential (SFR)
R-1-7.5 & R-1-7.5-P	3.6 units per acre	Single-Family Residential (SFR)
R-1-10 & R-1-10-P	2.4 units per acre	Single-Family Residential (SFR)
R-2	13.5 units per acre	Multi-Family Residential (MFR)
R-3	20 units per acre	High Density Residential (HDR)
RR-.5 & RR-.5-P	1.2 units per acre	Rural Residential, Low-Density (LDR)
HC	13.5 (as R-2)	Health Care
WR	Slope contingent	Woodland Residential
RR-1	0.6 units per acre	Rural Residential, Low-Density (LDR)

Definitions and common terms

The following definitions were used in evaluating land availability:

Buildable Land

Residentially and commercially designated vacant, partially vacant, and, at the option of the local jurisdiction, redevelopable land within the urban growth boundary that is not severely constrained by natural hazards, (Statewide Planning Goal 7) or subject to natural resource protection measures (Statewide Planning Goals 5 and 15).

Publicly owned land is generally not considered available for residential use. Land with slopes of 35-percent or greater and land within the 100-year flood plain was not considered buildable in conducting this BLI. For the purposes of updating the Buildable Lands Inventory, “redevelopable lands” as defined below were not included as “Buildable Land”. This is consistent with the methodology used in the 1999, 2005, and 2011 Buildable Lands Inventory’s methodologies for identifying properties with additional development potential. Properties considered “Redevelopable” that otherwise had further development potential, were included instead in the “Partially Vacant” category in order to capture that net buildable land area.

Residential Density

The number of units per acre (density) for residential properties with development potential was determined by referencing the base densities established in the City’s zoning ordinance. The density allowance coefficient (e.g. 13.5 dwelling unit per acre in

the R-2 zone) was initially established to include accommodations for needed public facilities land, thus a “gross buildable acres”- to- “net buildable acres” reduction, specifically to accommodate future public facilities, has been omitted.

Vacant:

Vacant lots were those parcels that were free of improvements (structures) and were available for future residential or commercial development. Alternative designations were assigned to those parcels that, although physically vacant, were not considered suitable for residential or commercial development.

Vacant/Undevelopable = Unbuildable acres due to physical constraints including:

- 1) with slopes in excess of 35%
- 2) within the floodway
- 3) within the 100-year flood plain
- 4) in resource protection areas

Vacant/Airport = Land reserved for Ashland Municipal Airport uses.

Vacant/Open Space = land reserved as private open space

Vacant/Parks = land reserved as public parks and open space

Vacant/Parking = paved parking lots

Partially Vacant:

Partially vacant lots were determined to have buildable acreage if the lot size was equal to, or greater than, the minimum lot size requirements set for residential density [in each zone]. In Commercially zoned lands, those parcels with additional undeveloped land area yet containing a building on a portion of the property were likewise considered partially vacant. Collectively, these partially vacant parcels account for a considerable amount of Ashland’s future land supply.

For example, a five-acre parcel occupied by only one home is considered partially vacant, however the percentage of land that is available may be 80% due to the location of the existing home. Thus, in this hypothetical example, the partially vacant property would yield four acres of net buildable land.

Redevelopable:

Redevelopable property is traditionally defined as property on which there are structures valued at less than 30% of the combined value of the improvements and the land.

For example, were a building valued at \$100,000 located on a property with a land value of \$300,000 this property would be mathematically defined as re-developable: $\$100,000/(\$100,000+\$300,000) = 25\%$

Within Ashland, the high land cost relative to building valuations makes the above standard calculation method a poor indicator of future supply of land for housing and commercial land needs in our community. However, in mapping all such “redevelopable” properties utilizing the Jackson County Assessors Department’s Real Market Values (RMV) for Land Value (LV) and Improvement Value (IV) the City was better able to

identify many properties that were underdeveloped and more appropriately defined as “Partially Vacant”.

Land Inventory

The City of Ashland contains a grand total of 4,250 acres within the City Limits. The Urban Growth Boundary (UGB) contains a total of 4,732 acres. An area of 226 acres in the southwest corner of the city is inside the city limits but outside the UGB. For this reason, the combined total area of Ashland political boundaries is 4,958 acres. When dedicated public rights-of-way are removed, there remains 4,161 (84%) net acres within the City’s urban area¹.

Public rights-of-way, parks/open space and civic uses accounted for 27.8% of the City’s total gross acreage. The remaining land is classified as Residential (60.1%), commercial (11.4%), and industrial (0.4%).

Quantifying Land Availability & Methodology

The primary data sources used in order to determine the amount of land available within Ashland’s UGB included:

- 2010 Buildable Lands Inventory data and map
- Jackson County assessor parcel data (as of June 28, 2019)
- Citywide Aerial photos (taken in April of 2018)
- City of Ashland GIS database (for building footprints, slope, flood, and impervious areas)
- Ashland Building Permit data (April 1, 2011 – June 30, 2019)

Each of these data sources were used to closely examine properties designated as available and to identify physical or other constraints to future development. Properties were analyzed for their available buildable land, and to ascertain whether the property was suitable for further development.

Building Permit data, current as of June 30, 2019, was mapped to show all residential development that had occurred since April 1, 2011, the date of the last Buildable Lands Inventory’s dataset. Mapping the City’s building permit data further ensured an accurate accounting of lands represented as “vacant” in the Jackson County Assessor’s records, but for which building permits had already been issued. Properties that received building permits for new dwellings or commercial developments after June 30, 2019, but before the publication of this inventory, are included as an appendix to this document.

¹ ‘Within the City’s Urban Area’ includes both land within the City Limits and Urban Growth Boundary combined. If reference is being made to the UGB area exclusive of land within City Limits, we will refer to ‘UGB alone’.

In the 2019 BLI's GIS project, each parcel within the City and UGB has been categorized as one of the following:

- Developed =D
- Vacant = V
- Partially-Vacant = PV
- Undevelopable = UnDev
- In addition to the primary categories above there are several sub-types of vacant lands that were classified to indicate they are not available for future development such as Airport, Parks, Open space, parking lots, and other public or quasi-public land.

In general, a vacant parcel from the 2010 BLI was classified as developed if there was an existing building, or a recent building permit issued, unless the property was large enough to be further subdivided or able to support additional dwelling units due to multi-family zoning. If a property had previously been categorized as 'partially vacant' in the 2011 BLI, it was evaluated to determine the number of additional dwelling units (or sub-dividable lots) that currently could be provided. Properties that have received Planning approval for development within the last 18 months, but have yet to obtain building permit approval by June 30, 2019, are counted as buildable in this BLI. However, as they are likely to develop in the near term they have been categorized as 'Vacant-in process' in the 2019 BLI GIS project, and are listed in Appendix B.

Using the spatial analysis tools in the GIS, the area of each individual parcel that was constrained by steep slopes (over 35%), flood zones (FEMA 100yr. floodplain), and impervious surface was calculated to better assess the likely level of future development on the property. The resultant figure was called 'Net Buildable Acres' and informed an adjustment to the number of dwelling units (Adjusted DU) in the tables provided in this inventory that present future dwelling potential.

To verify the accuracy of the draft BLI map, staff conducted site visits to numerous areas throughout the City that had experienced significant development since 2011. The 'ground truthing', and examination of an aerial photograph taken in April of 2018, allowed for refinement of the BLI to appropriately represent the consumption of property within the City.

Buildable Land

Due to the careful reassessment of each individual parcel within the Urban Growth Boundary and City Limits, and the use of improved GIS spatial analysis tools, severe constraint areas not suitable for development were more readily identified and therefore this BLI provides a more accurate assessment of developable property than did the 2011 BLI. The difference between Gross Acreage, and Net Buildable Acres in the tables below represents reductions in available land area due to severe physical constraints, developed portions of properties, and other constraints to development.

In total, there are approximately 733 net buildable acres of land within the UGB that are developable (across all Comprehensive Plan designations). When considering properties within the city limits alone there are 368 net buildable acres that are classified as developable across all zones.

Table 2 - Total Net Buildable acreage (V&PV) City Limits

BLI_STATUS	# of Parcels	Gross Acreage	Net Buildable Acres
Vacant	330	275.6	164.4
Partially Vacant	327	249.1	149.1
Vacant/Airport	9	94.2	54.5
Vacant/UnDevelopable	95	237.8	0.00 (not buildable)
Vacant /Open Space or Park	371	570.2	0.00 (not buildable)
Vacant /Parking	73	19.7	0.00 (not buildable)

Table 3 - Total Net Buildable acreage (V&PV) UGB alone

BLI_STATUS	# of Parcels	Gross Acreage	Net Buildable Acres
Vacant	56	170.6	118.5
Partially Vacant	112	351.4	230.7
Vacant/Airport	1	21	Per Airport Plan
Vacant/UnDevelopable	8	6.9	0.00 (not buildable)
Vacant /Open Space or Park	2	8.3	0.00 (not buildable)
Vacant /Parking	4	4.5	0.00 (not buildable)

Table 4 - Total Net Buildable acreage (V&PV) UGB & City Limits combined

BLI_STATUS	# of Parcels	Gross Acreage	Net Buildable Acres
Vacant	386	446.2	282.9
Partially Vacant	439	600.5	379.9
Vacant/Airport	10	1152	Per Airport Plan
Vacant/UnDevelopable	103	244.8	0.00 (not buildable)
Vacant /Open Space or Park	373	568.5	0.00 (not buildable)
Vacant /Parking	77	24.1	0.00 (not buildable)

The following tables show the number of net-buildable acres by Comprehensive Plan Designations for City Limits, UGB alone, and total Ashland Urban area (UGB + City Limits), and net-buildable acres by Zoning designation for properties within the City Limits.

Table 5 - Total Net Buildable acreage By Comprehensive Plan (V&PV) City Limits

Comprehensive Plan	# of Parcels	Net Buildable Acres
Commercial	23	12.3
Croman Mill	13	43.8
Downtown	8	0.4
Employment	60	50.7
HC	3	1.2
HDR	58	11.7
Industrial	3	5.4
LDR	57	18.8
MFR	114	22.1
NM	13	16.3
SFR	289	119.9
SFRR	3	2.5
SOU	3	1.8
Suburban R	1	0.1
Woodland	9	6.6
Totals	666	368.0

Table 6 - Total Net Buildable acreage By Comprehensive Plan (V&PV) UGB alone

Comprehensive Plan	# of Parcels	Net Buildable Acres
Airport	1	Per Airport Master Plan
Commercial	6	4.4
Croman Mill	9	17.3
Employment	28	41.7
Industrial	3	9.2
MFR	5	20.1
Normal NBHD	29	69.7
NM	1	0.1
SFR	37	85.2
SFRR	45	94.1
Suburban R	5	7.5
Totals	169	365.1

Table 7 - Total Net Buildable acreage by Comprehensive Plan (V&PV)
 UGB & City Limits combined

Comprehensive Plan	# of Parcels	Net Buildable Acres	Gross Acres
Airport	10	Per Airport Master Plan	115.2
Commercial	29	16.7	26.8
Croman Mill	22	61.1	85.7
Downtown	8	0.4	2.9
Employment	88	92.4	141.6
HC	3	1.2	1.8
HDR	58	11.7	14.7
Industrial	6	14.6	16.3
LDR	57	18.8	63.5
MFR	119	42.2	64.8
Normal Neighborhood	29	69.7	87.9
NM	14	16.4	31.7
SFR	326	205.1	322.4
SFRR	48	96.7	154.2
SOU	3	1.8	2.3
Suburban R	6	7.5	8.0
Woodland	9	6.6	22.3
Totals	835	733.1	1,161.9

Table 8 - Total Net Buildable acreage By City Zone (V&PV) City Limits

ZONE	# of Parcels	Net Buildable Acres
C-1	24	12.5
C-1-D	8	0.4
CM	12	43
E-1	57	50.4
HC	3	1.2
M-1	4	6.3
NM	12	16
R-1-10	60	20.0
R-1-3.5	1	0.1
R-1-5	89	60.5
R-1-7.5	135	40.2
R-2	115	22.5
R-3	58	11.7
RR-.5	53	15.1
RR-1	3	2.5
SO	7	0.1
WR	5	2.0
Totals		313.5

Dwelling Unit Assessment

The number of potential dwelling units as shown in Table 9 indicates that an approximate total of 1,563 new dwelling units could be accommodated upon lands within the existing City Limits using current zoning and density assumptions. This accounts for a 275 dwelling unit capacity reduction from what was estimated in the 2011 BLI. The number of potential dwelling units that can be accommodated in the entire UGB is 2,847 (see Table 10).

Table 9 - Potential Dwelling Units by Zoning Designation, City Limits

Zone	Permitted Density units per acre	Calculated Dwelling Units (Gross acres x Density)	Adjusted Dwelling Units
C-1	30	597	199
C-1-D	60	172	48
CM	Master Plan	237	83
E-1	15	977	248
HC	13.5	24	16
M-1	na	0	
NM	Master Plan	173	73
R-1-10	2.4	89	69
R-1-3.5	7.2	1	1
R-1-5	4.5	390	268
R-1-7.5	3.6	251	164
R-2	13.5	437	180
R-3	20	294	132
RR-.5	1.2	54	54
RR-1	1	3	3
SO	Master Plan	na	Master Plan
WR	Slope contingent	na	10
Total			1563

The estimated number of dwelling units assumes that upon remaining buildable lands within the City’s commercially zoned properties, with mixed-use potential², that such commercial properties will provide only 50% of the residential units that are otherwise permitted at the base densities. This 50% reduction was done at the Calculated Dwelling Unit stage of the analysis, and then further adjusted based on site constraints and existing development to estimate the number of Adjusted Dwelling Units.

Ashland has experienced a history of mixed-use development on commercial lands given the strong market for housing. However, to provide conservative estimates of future housing on commercial lands the 50% reduction from permitted densities is intended to recognize that a number of commercial developments may not elect to incorporate housing into their developments as housing is not a requirement within the zones. Efforts taken by the City to promote inclusion of mixed-use developments within commercially zoned lands along transit routes can function to accommodate more housing on such lands than is presently projected in this BLI.

Table 10 - Potential Dwelling Units by Comprehensive Plan Designation
UGB & City Limits combined

Comprehensive Plan	Calculated Dwelling Units	Adjusted Dwelling Units
Airport	0	0
Commercial	803	245
Croman Mill	237	243
Downtown	172	48
Employment	2127	256
HC	24	16
HDR	294	132
Industrial	0	0
LDR	64	65
MFR	874	352
NM	177	73
Normal NBHD	607	474
SFR	1308	744
SFRR	363	145
SOU	2	0
Suburban R	57	44
Woodland	7	10
Total		2847

² E-1 with a residential overlay, C-1, and C-1-D

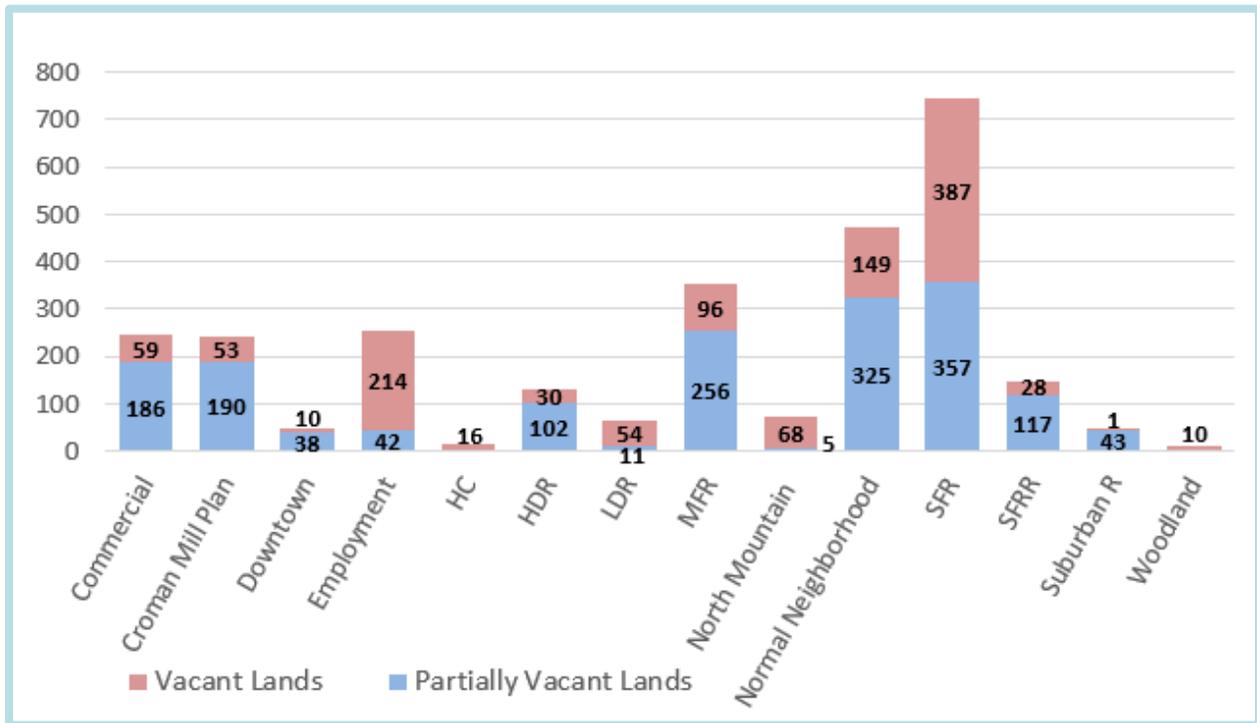


Figure 1. Dwelling Unit Capacity by Comprehensive Plan Designation (number of potential units)

Modification to base zoning densities, density bonuses, zoning or overlay changes, area master plans, or comprehensive plan changes intended to concentrate development within the UGB, could further extend the supply of buildable lands by effectively accommodating more dwelling units upon less land area. To more accurately project the number and type of needed housing the City’s Housing Needs Analysis (HNA) should be referenced. By carefully examining income, age demographics, household sizes, and local housing costs, the HNA helps quantify the expected proportions of rental to ownership, household sizes and needed housing types.

City Property- Public Use

Properties under public ownership are regarded as unlikely to be developed for additional residential uses because they are dedicated for public purposes such as public rights-of-way, parks, power substations, public works yards, or other public facilities. These city owned lands are therefore excluded from the inventory of vacant and partially vacant lands. In the event the City determined a property was not needed for public uses, the City could proceed with disposition of the property through procedures set forth in Oregon Revised Statutes (ORS 270.100-140). At such time the property was no longer restricted for public use, it would then be added to the inventory of buildable lands provided it had further development potential.

Municipalities in Oregon are currently authorized to provide transitional housing on public lands in the form of campgrounds within their urban growth boundaries for persons who lack

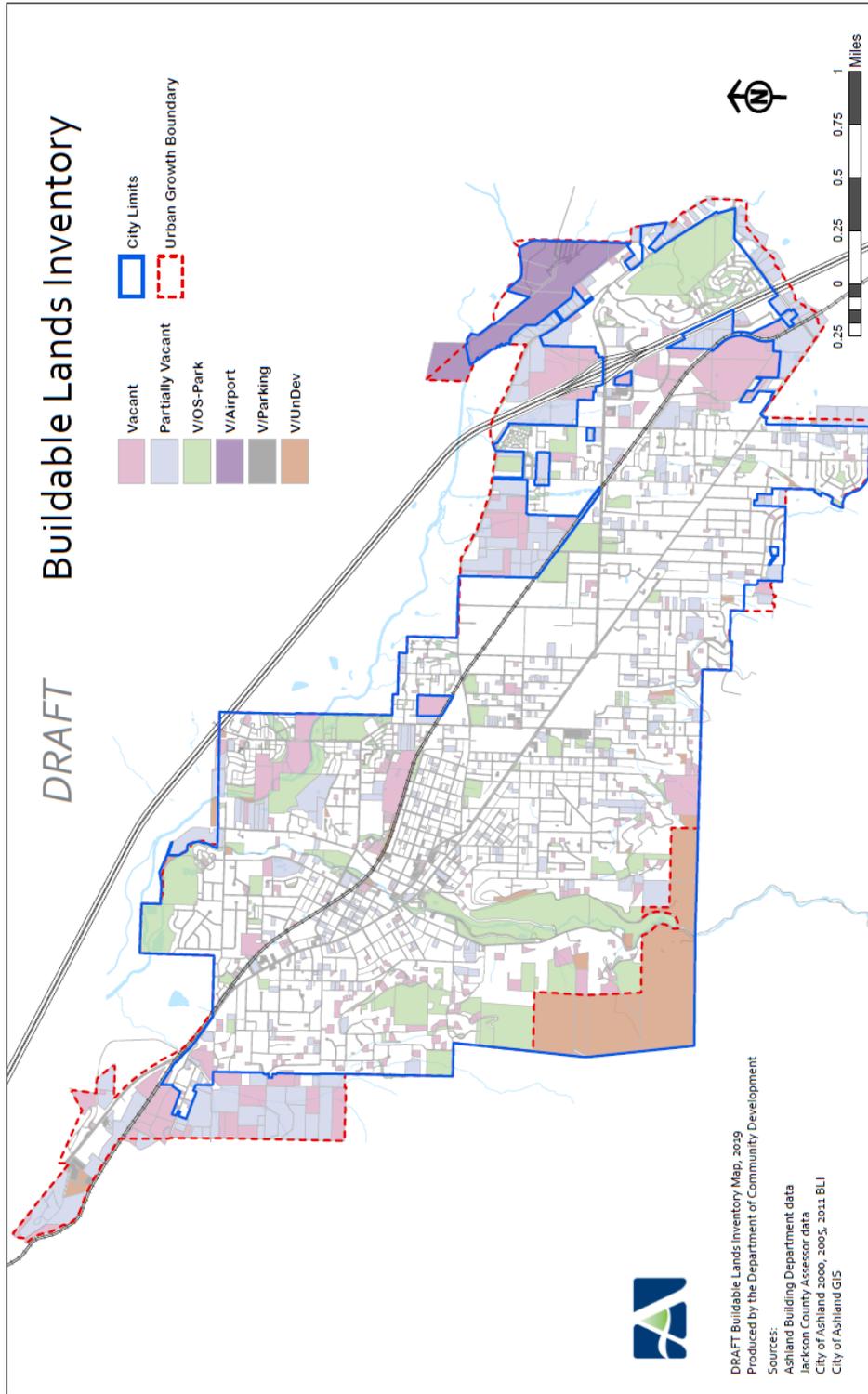
permanent housing but for whom there is no available low-income alternative, or for persons who lack safe accommodations. House Bill 2916 enacted in 2019 expands the allowance for transitional housing campgrounds with the expressed intent that such housing is temporary and may include yurts, huts, tents, and other similar structures. Such temporary housing units on public property would not be considered permanent dwellings, and as such the potential for such campgrounds does not increase dwelling unit capacity of inventoried buildable lands.

Vacant Properties– In process of development

Lands Categorized as “Vacant/In-process”. These properties had received Planning Action approval but had not yet received building permits at as of July1, 2019. As such these projects are expected to be developed in the near future and will further reduce available lands.

Map & Tax Lot	Zone	Address	Acres	Units	Status Planning Approval = PA Building Permit = BP
04CB 8800	R-1-5	Mountain View / Laurel (12 cottages)	.75	12	BP issued after 7/1/2019
04BC 143	R-1-5	702 N Laurel	0.14	1	BP issued after 7/1/2019
10BB 600	R-1-5	520 Fordyce St.	0.14	1	BP issued after 7/1/2019
05AD 200	R-1-5	Otis Street	5.92	27 lots	PA approval only – no building permits
04CA 1900	R-1-5	657 Oak Street	0.39	3	PA approval only – no building permits
23BA 319	R-1-7.5	2326 Blue Sky Ln	0.42	1	BP issued after 7/1/2019
23BA 323	R-1-7.5	2321 Blue Sky Ln	0.59	1	BP issued after 7/1/2019
09BC 7805	R-1-7.5	126 Fork St.	0.31	1	BP issued after 7/1/2019
11C 2504/2505	R-2	380 Clay Street (HAJC)	3.35	60	PA approval only – no building permits
10CB 2100/2102	R-3	Garfield St.	2.1	70	PA approval only – no building permits
09SF 2000	R-3	1010/1014/990 Eureka St	0.19	3	BP issued after 7/1/2019
10DC 9201	C-1	1675 Ashland St. (Columbia Care)	1.09	30	PA approval only – no building permits
09BA 10102/10103	C-1	Lithia Way (First Place - OSF)	0.33	34	BP issued after 7/1/2019
04CD 1803	E-1	121 Clear Creek	0.56	8	BP issued after 7/1/2019 for one building; PA approval for 4 additional buildings

2019 Buildable Lands Inventory Map



Appendix C: Additional Buildable Lands and Housing Capacity Information

This appendix presents additional buildable lands inventory (BLI) data and housing capacity data for lands within Ashland’s City Limits and lands outside Ashland’s City Limits but inside its Urban Growth Boundary (UGB). This appendix provides information from the Ashland Buildable Lands Inventory in Appendix B and updated information about development that was permitted between July 1, 2019 through June 30, 2020, which accounted for housing development that occurred after development of the 2019 BLI (as described in Chapter 2).

Buildable Land and Capacity Inside City Limits

Exhibit 75 shows that Ashland’s has about 292 net buildable acres inside its city limits. Of these 292 acres, 117 (40%) are located within the Single-Family Residential Plan Designation.

Exhibit 1. Net Buildable Lands Inventory, Ashland, City Limits, 2020

Source: City of Ashland’s 2019 Buildable Lands Inventory and Building Permit Database.

Plan Designation	Net Buildable Acres 2019 BLI Results	Net Acres Consumed July 1, 2019 to June 30, 2020	Net Buildable Acres Remaining 2020 BLI Results
Residential			
Woodland	2		2
Low Density Residential	18	0.7	17
Single-Family Residential	121	4.2	117
Suburban Residential	0		0
Multifamily Residential	23	0.2	22
High Density Residential	12	0.1	12
North Mountain Neighborhood	16	0.2	16
Croman Mill District	43		43
Commercial			
Commercial	13	0.3	12
Downtown	0		0
Employment	50	0.1	50
Health Care	1		1
Southern Oregon University	0		0
Total	298	6	292

Exhibit 76 presents Ashland’s capacity for dwelling units inside its city limits. It shows that Ashland has capacity for 1,465 dwelling units inside its city limits. Within Ashland’s city limits, Ashland has capacity for nearly 463 dwelling units within its Single-Family Residential Plan Designation.

Exhibit 2. Housing Capacity, Ashland, City Limits, 2020

Source: City of Ashland’s 2019 Buildable Lands Inventory and Building Permit Database.

Plan Designation	Capacity for Dwelling Units (Adjusted) 2019 Results	Dwelling Units Permitted July 1, 2019 to June 30, 2020	Dwelling Unit Capacity 2020 Results
Residential			
Woodland	10		10
Low Density Residential	57	2	55
Single-Family Residential	501	38	463
Suburban Residential	1		1
Multifamily Residential	180	3	177
High Density Residential	132	3	129
North Mountain Neighborhood	73	1	72
Croman Mill District	83		83
Commercial			
Commercial	199	34	165
Downtown	48		48
Employment	248	2	246
Health Care	16		16
Southern Oregon University	-		-
Total	1,548	83	1,465

Buildable Land and Capacity Outside City Limits and Inside UGB

Exhibit 77 shows that Ashland's has about 350 net buildable acres outside its city limits, but inside its UGB.

Exhibit 3. Net Buildable Lands Inventory, Ashland, Outside City Limits and Inside UGB, 2020

Source: City of Ashland's 2019 Buildable Lands Inventory and Building Permit Database.

Plan Designations	Net Buildable Acres 2019 BLI Results	Net Acres Consumed July 1, 2019 to June 30, 2020	Net Buildable Acres Remaining 2020 BLI Results
Residential			
Woodland	5	-	5
Single-Family Residential Reserve	97	-	97
Low Density Residential	1	-	1
Single-Family Residential	84	-	84
Suburban Residential	7	-	7
Multifamily Residential	20	-	20
High Density Residential	-	-	-
Normal Neighborhood	70	-	70
North Mountain Neighborhood	0	-	0
Croman Mill District	18	-	18
Commercial and Other			
Commercial	4	-	4
Downtown	-	-	-
Employment	42	-	42
Health Care	-	-	-
Southern Oregon University	2	-	2
Total	350	-	350

Exhibit 78 shows that Ashland has a capacity of 1,299 dwelling units outside its city limits, but inside its UGB.

Exhibit 4. Housing Capacity, Ashland, Outside City Limits and Inside UGB, 2020

Source: City of Ashland's 2019 Buildable Lands Inventory and Building Permit Database.

Plan Designations	Capacity for Dwelling Units (Adjusted) 2019 Results	Dwelling Units Permitted July 1, 2019 to June 30, 2020	Dwelling Unit Capacity 2020 Results
Residential			
Woodland	-	-	-
Single-Family Residential Reserve	145	-	145
Low Density Residential	8	-	8
Single-Family Residential	243	-	243
Suburban Residential	43	-	43
Multifamily Residential	172	-	172
High Density Residential	-	-	-
Normal Neighborhood	474	-	474
North Mountain Neighborhood	-	-	-
Croman Mill District	160	-	160
Commercial and Other			
Commercial	46	-	46
Downtown	-	-	-
Employment	8	-	8
Health Care	-	-	-
Southern Oregon University	-	-	-
Total	1,299	-	1,299