

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