

DATE: January 5, 2021  
TO: City of Ashland Planning Commission and Housing and Human Services Commission  
CC: Brandon Goldman, City of Ashland  
FROM: Beth Goodman and Sadie DiNatale, ECONorthwest  
SUBJECT: Summary of Ashland's Buildable Lands Inventory

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This memorandum summarizes key information related to the City of Ashland's 2019 Buildable Lands Inventory (BLI) and the results of an update to the BLI for use in Ashland's 2021-2041 Housing Capacity Analysis.<sup>1</sup>

## Ashland's Residential Buildable Lands Inventory (BLI)

A BLI estimates the number of unconstrained buildable acres a jurisdiction has within its urban growth boundary (UGB). The methodology and detailed results of the Ashland BLI are documented in the report *City of Ashland Buildable Lands Inventory, 2019*,<sup>2</sup> which was adopted by the City of Ashland in January 2020.<sup>3</sup>

The inventory will be used in the Housing Capacity Analysis is to assess whether Ashland has sufficient land within its UGB to accommodate future population growth and resulting need for new housing. The legal requirements that govern the BLI for the City of Ashland are defined in Statewide Planning Goal 10 and OAR 660-008.

### Results of the 2019 Inventory

In 2019, the City of Ashland's Department of Community Development prepared the city's BLI. The 2019 analysis determined it had approximately 648 net, unconstrained,<sup>4</sup> buildable acres in plan designations that allow housing outright with clear and objective standards. These 648 acres result in a capacity of 2,847 dwelling units. About 26% of Ashland's housing capacity is located in its Single-Family Residential plan designation.

Exhibit 1 presents the results from the 2019 analysis. Exhibit 2 shows the results of the 2019 BLI in a map.

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<sup>1</sup> ECONorthwest prepared this memorandum for the City of Ashland, as part of the larger Housing Capacity Analysis project. This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development (DLCD). The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

<sup>2</sup> The report can be downloaded from the City's website: <https://www.ashland.or.us/Page.asp?NavID=11740>

<sup>3</sup> Resolution No. 2020-01

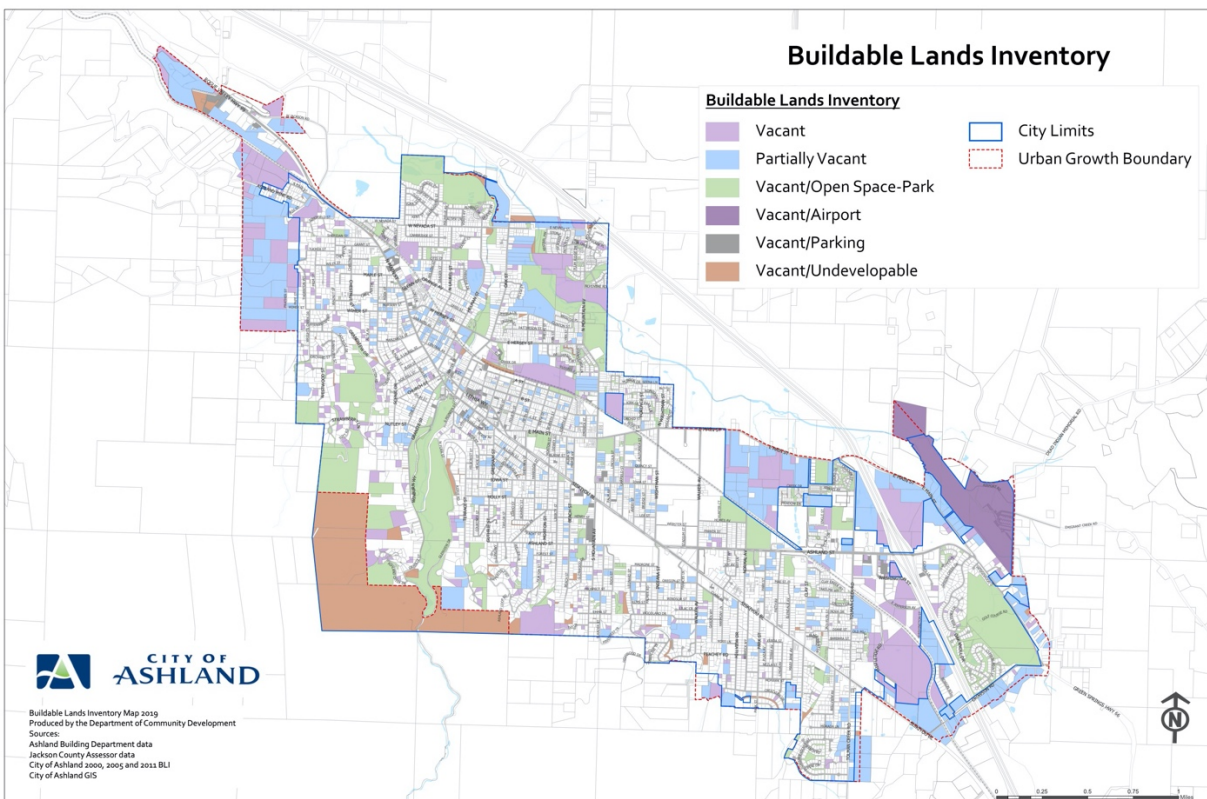
<sup>4</sup> Land constraints taken into account: slopes greater than 35%, lands within the floodway or flood plain, and lands within resource protection areas.

Exhibit 1. Net Buildable Acreage and Housing Capacity by Plan Designations, Ashland UGB, 2019  
 Source: City of Ashland Buildable Lands Inventory, 2019.

Plan Designation	Net Acres	Capacity for Dwelling Units (Adjusted)
<b>Residential</b>		
Woodland	7	10
Single-Family Residential Reserve	97	145
Low Density Residential	19	65
Single-Family Residential	205	744
Suburban Residential	8	44
Multifamily Residential	42	352
High Density Residential	12	132
Normal Neighborhood	70	474
North Mountain Neighborhood	16	73
Croman Mill District	61	243
<b>Commercial</b>		
Commercial	17	245
Downtown	0	48
Employment	92	256
Health Care	1	16
Southern Oregon University	2	-
<b>Total</b>	<b>648</b>	<b>2,847</b>

Exhibit 2. Buildable Land, Ashland UGB, 2019

Source: City of Ashland Buildable Lands Inventory (2019) and City of Ashland building permit data.



## 2020 BLI Update

ECONorthwest worked with City staff to update the 2019 BLI results based on 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.

In the July 2019 – June 2020 period, the City permitted 83 dwelling units which consumed about 5.8 net acres of buildable land. ECONorthwest subtracted these acres of land and capacity for new housing from the 2019 results, as shown in Exhibit 3. Thus, the 2020 BLI results determined that Ashland’s UGB has 643 net buildable acres with a capacity for 2,764 dwelling units.

Exhibit 3. Net Buildable Acreage and Housing Capacity by Plan Designations, Ashland UGB, 2020

Source: City of Ashland Buildable Lands Inventory (2019) and City of Ashland building permit data.

Plan Designation	2019 Residential BLI		Building Permits July 1, 2019 to June 30, 2020		Revised Residential BLI and Capacity Estimate	
	Net Buildable Acres	Dwelling Unit Capacity	Net Acres Consumed	Dwelling Units Permitted	Net Buildable Acres	Dwelling Unit Capacity
<b>Residential</b>						
Woodland	6.6	10			6.6	10
Single-Family Residential Reserve	96.7	145			96.7	145
Low Density Residential	18.8	65	0.7	2	18.1	63
Single-Family Residential	205.1	744	4.2	38	200.9	706
Suburban Residential	7.5	44			7.5	44
Multifamily Residential	42.2	352	0.2	3	42.0	349
High Density Residential	11.7	132	0.1	3	11.6	129
Normal Neighborhood	69.7	474			69.7	474
North Mountain Neighborhood	16.4	73	0.2	1	16.2	72
Croman Mill District	61.1	243			61.1	243
<b>Commercial and Other</b>						
Commercial	16.7	245	0.3	34	16.4	211
Downtown	0.4	48			0.4	48
Employment	92.4	256	0.1	2	92.3	254
Health Care	1.2	16			1.2	16
Southern Oregon University	1.8	-			1.8	-
<b>Total</b>	<b>648.3</b>	<b>2,847</b>	<b>5.8</b>	<b>83</b>	<b>642.5</b>	<b>2,764</b>