

Chapter 4: Residential Lands and Housing

Community Goals

Sweet Home strives to establish residential areas that are safe, healthful and attractive places to live, and that will provide a maximum range of residential choices for the people in Sweet Home.

Overview

Through comprehensive planning, the City of Sweet Home can help guide the quantity, type, and affordability of its housing stock. Sweet Home recognizes the challenge of planning for a variety of housing options in both existing neighborhoods and new residential areas. How to achieve housing options that match the changing demographics and lifestyle of the residents will continue to be one of the challenges facing the community.

This chapter provides necessary information to guide housing policies within Sweet Home. There are many factors to consider when developing and implementing housing policies. The City of Sweet Home shall encourage provision of the right number of housing units of the right type and price for Sweet Home residents through designating appropriate acreage. This chapter explains how the Comprehensive Plan policies will help achieve both the City's housing goals and the Statewide Planning Goals.

Statewide Goal 10: Housing

Oregon Statewide Goal 10 requires cities to "provide for the housing needs of citizens of the State." This chapter presents the information the City of Sweet Home needs to make important decisions about housing.

Under Goal 10 rules and guidelines, the Comprehensive Plan shall include the following information and components:

- A buildable lands inventory,
- A comparison of Sweet Home residents' incomes with the cost of available housing,
- Existing vacancy rates and housing demand,
- An inventory of existing housing in Sweet Home, and
- Information about the number of needed housing units.

People

Analyzing population trends makes up an important part of evaluating Sweet Home's current and future housing needs. Projecting Sweet Home's population for a 20 year planning period and knowing the characteristics of that population helps determine the City's overall housing need. It also helps answer questions like "How many new housing units will Sweet Home need over the next 20 years?" and "How much affordable housing does Sweet Home need?"

Sweet Home experienced considerable population increases during the 1930s and early 1950s. In the decades since then, Sweet Home's population experienced a slower growth rate than the rest of Linn County and Oregon. Between 2000 and 2020, Sweet Home's population grew from 8,016 to 9,415. This rate of growth will continue for the 20-year planning period. Long-range population forecasts prepared

by Portland State University anticipate that 1,720 new residents will be added to the Sweet Home Urban Growth Boundary (UGB) over the next 20 years.

Needed Housing Units

City building permit records show that 438 residential building permits were issued between 1990 and 2000. Most of these permits (88 %) were issued for single-family units, either detached or manufactured. Twelve percent of the permits were issued for multiple-family units. Sweet Home expects this trend to continue during the 20-year planning period, which means that the majority of new housing units will most likely be single-family homes. Sweet Home is anticipated to add approximately 1,720 people to its population over the next 20 years. To accommodate this growth in population, Sweet Home will require an additional 691 housing units plus 16 people living in group quarters over the next 20 years.

Types of Housing

Historically, most homes in Sweet Home have been detached, single-family residences. According to the Buildable Lands Inventory, this trend will likely continue during the 20-year planning period but could also shift due to other factors. The factors driving this potential shift include changes in demographics and decreases in housing affordability. The aging of the Baby Boomers and the growth of younger and diversified Millennial households is likely to result in increased demand for a wider variety of housing that are affordable and appropriate for both the elderly and families with children. Therefore, of the 691 new housing units, 503 should be single-family detached homes (such as small lot and standard lot subdivisions); 46 townhomes/duplexes; 49 multifamily units (apartments); and 93 manufactured housing units or cottage homes.

Historically, most Sweet Home residents who own their home choose to live in single family residences. As of 2020 73% of owners live in single-family residences, 13% manufactured homes, 7% multifamily, and 7% in plexes. If this trend continues, most owner-occupied housing needs will be met through single family homes. Owner-occupied housing units represent 60% of the occupied housing inventory while renter-occupied units account for the other 40% of the inventory. Ownership is most prevalent among single-family detached and manufactured housing types while renters are more likely to favor townhomes, plexes, and multifamily units.

Affordability of Housing

Goal 10 requires Sweet Home to address the range of housing prices and rents to find out if a balance exists between the cost of housing and Sweet Home residents' income. The Housing Needs Analysis concluded that, of the 691 units Sweet Home will need for the 20-year planning period, a certain number of those units must be within a certain price or rent range in order to fulfill the needs of Sweet Home residents.

The majority of needed rental units are projected to be 50% to 80% of MFI and less than 30% of MFI. Nearly opposite trends exist for needed owner-occupied units. The most need exists for units that are 120% or more of MFI.

The table below shows how many units will be needed for the 20-year planning period.

Housing Type	Owner-Occupied Dwellings	Renter-Occupied Dwellings	Total Dwelling Units	Attainable Housing Products
Upper (120% or more of MFI)	292	46	338	Standard Homes
Upper Middle (80% to 120% of MFI)	83	36	119	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MFI)	42	77	119	Townhomes, Mfgd. Homes, Plexes, Apts.
Low (less than 50% of MFI)	0	38	38	Govt. Assisted Apts. & ADUs
Very Low (less than 30% of MFI)	0	77	77	Govt. Assisted Apts. & ADUs
Total	417	274	691	

Existing Lands and Needed Lands

Buildable Lands Inventory

Like every city in Oregon, Sweet Home must provide enough buildable land to accommodate future housing need for a 20-year planning period. For the purpose of analysis, “buildable” lands include vacant land and land where the value of the structures on the land equals or exceeds the value of the land. A buildable lands inventory serves an important function for the Comprehensive Plan. The inventory calculates the amount of suitable, available, and necessary land for residential use. Because it describes how many acres of each type that exist in Sweet Home, the buildable lands inventory serves as the starting point for housing policies in Sweet Home.

The findings indicate there is a total of 2,077 acres zoned for residential uses in Sweet Home, including 1,504 gross developed acres and 427 gross vacant acres.

The table below shows each land use designations and how many buildable acres exist in each land designation.

Zone Designation	Buildable Vacant	Public Facilities	Net Vacant
Central Commercial	2	1	2
Highway Commercial	16	4	12
Neighborhood Commercial	0	0	0
Residential/Industrial/Transition	3	1	2
High Density Residential	34	9	26
Medium Density Residential	28	7	21
Low Density Residential	254	63	190
RR-1	6	2	5
RR-2.5	0	0	0
Total	343	86	257

Source: Sweet Home Buildable Land Inventory; 3J Consulting

Needed Residential Lands 2000-2020

To accommodate the addition of approximately 632 dwelling units to the City’s housing stock, Sweet Home will require at least 135 net acres of buildable land area. Because Sweet Home will continue to need different types of housing and lot sizes, the City will need to make a variety of zones available for residential uses. The table below illustrates how many acres Sweet Home needs for each different residential plan designation.

Dwelling Unit Type	20-Year Dwelling Unit Demand	Applicable Plan Designation	Applicable Local Zones	Allowable Density (DU/Ac)	Avg. Development Density (DU/Ac)	Net Buildable Land Requirement	Gross Buildable Land Need*	%
Single Family Detached	460	LDR	RR-1, RR-2.5, LDR, R/IT	1 to 5	4.0	115	144	73%
Mfd. Homes & Cottages	85	MDR	MDR	3 to 10	6.5	13	16	13%
Townhomes / Plexes	42	MDR	MDR	6 to 12	9.0	5	6	7%
Multifamily (5+ units)	45	CC, HC, NC, HDR	CC, HC, NC, HDR	14 to 36	18.0	2	3	7%
Total	632					135	169	100%

Source: prior tables; and interpretation of current zoning code and housing development/market conditions.

* Assumes 25% of site area required for future public facilities, roads, easements, etc.

According to the Housing Needs Analysis, Sweet Home has sufficient buildable land, in all designated densities, to provide for the City's residential housing needs during the 20-year planning period.

Sweet Home intends the Housing Policies listed below to help maintain and establish residential areas that are safe, healthful, and attractive places to live, and that provide a maximum range of residential choices for people in Sweet Home. As with all policies in this Plan, the Housing Policies act as a guide for Sweet Home's Zoning Code to implement the goals outlined in this chapter.

Population (2020)	9,415
Projected Population (2040)	11,135
Projected Growth Rate	0.76%
Projected New Residents	1,720

Residential Land Use Policies

1. Residential areas will offer a wide variety of housing types in locations best suited to each housing type.
2. Sweet Home will encourage rehabilitation or redevelopment of older residential areas.
3. The City encourages flexibility in design to promote safety, livability, and preservation of natural features.
4. Sweet Home establishes density recommendations in the Plan in order to maintain proper relationships between proposed public facilities, services, and population distribution.
5. The City will work with public and nonprofit organizations that provide affordable housing within the community.
6. Schools and parks shall be distributed throughout the residential section of the community.
7. Where nonresidential uses abut residential areas in the community, nonresidential uses shall be subject to special development standards.
8. Efforts will be made to complete or connect existing sidewalks along routes to schools, parks, or commercial areas.
9. Development of residential local streets, whenever possible, will increase connectivity within and between neighborhoods.

10. The maximum net development densities (not including streets), in high density residential areas shall not exceed 35 multi-family dwelling units per acre, based on the standards for unit type.
11. Many of the hillside areas of Class II slope or less (25% slope or less) provide attractive sites for residential use. The City may enact special development standards governing hillside development on Class II slopes.
12. Efforts will be made to extend trails, pedestrian ways, and bikeways through existing residential areas.
13. To encourage connectivity and pedestrian access, residential blocks shall meet the development standards, except when topographical constraints make the standards impractical. When existing conditions or topography prevent a cross street, a pedestrian access way to connect streets should be considered as part of the development.
14. Ensure the land use code includes “clear and objective” standards for housing development and does not have the effect of discouraging needed housing through unreasonable cost or delay or reducing the proposed housing density already allowed by zoning.
15. Create a marketing campaign that increases awareness and participation in green energy tax credit programs to provide homeowners and renters assistance in upgrading their homes to be more energy efficient.
16. Regularly conduct a Fair Housing audit of the City’s development processes and Development Code. An audit would look at existing definitions, restrictions, standards that trigger conditional use permits, and disparate impacts of policies on protected classes.
17. Identify areas of high priority for improving infrastructure to support new residential development, focusing on opportunities for new development in higher density zones. Particularly in areas with vacant land zoned for housing.
18. Plan for a 20-year supply of suitable land for Sweet Home to meet housing needs through regular monitoring and adjustments of available residential land.
19. Streamline the permitting process to reduce cost and delay of new housing units.
20. Promote the development of accessory dwelling units as a means to contribute to the overall housing stock and rental market.
21. Identify public owned properties that could be used for affordable housing.
22. Consider deferrals or waivers of SDCs for affordable housing developments.
23. Monitor annually the number of total housing units, regulated affordable units, multifamily units, regulated affordable multifamily units and single family units, and regulated affordable single family units.
24. Explore opportunities to remove undevelopable land from the buildable land inventory, including comprehensive plan amendments, rezoning and land exchanges.
25. Utilize the Oregon Wildfire Risk Explorer mapping tool to identify the wildland-urban interface and wildfire risk at the property ownership level.
26. New housing development in the wildland-urban interface should be avoided or minimized.