

Grants Pass and Urbanizing Area Community Comprehensive Plan Element 9. Housing Element

Addendum 1: 2014 Update

This addendum includes two sections:

- **Section 1** is an update to the housing needs forecast based on the updated population forecast and planning period.
- **Section 2** provides some selected facts and figures about population and households in Grants Pass (city limits) from the 2011 American Communities Survey (ACS).

Section 1. Housing Forecast Update

This addendum updates the Housing Element to reflect the revised population forecast for the Grants Pass urban area adopted as part of the Josephine County Coordinated Population Forecast 2014 Update.

Grants Pass is planning for its Urban Growth Boundary (UGB) for the 20-year planning period from 2013-2033 and planning for an Urban Reserve for an additional 10-year period from 2033-2043. This addendum updates data for housing needs and residential land needs, proportional to the revised population forecast for those periods, applying the same methodology in the Housing Element adopted in 2008 which was subsequently updated in the Urbanization Element adopted in 2009. The 2009 Urbanization Element updated the planning period from 2007-2027 to 2009-2029, which included updates associated with the original needs in the Housing and Economic Elements. This update includes the figures from the earlier elements for comparative purposes and ease of reference to help illustrate the methodology used for the 2014 updates.

The basis for the number and type of units, allocation to plan designation, and density determination are provided in the original acknowledged Housing Element. Those do not change with this update. The acreage calculations for land needs for new residential units and group quarters are at 'needed density' as outlined in the Housing Element. Consistent with the original Housing and Urbanization Elements, average needed density is 6.7 du/net acre (5.5 du/gross acre), a 24% increase in net density over historic density of 5.1 du/net acre, achieved through a balanced approach of diverse efficiency measures identified in the Urbanization Element.

The Housing Element update only includes the updated needs for housing units, group quarters (such as retirement and nursing homes), and residential land needs for housing. Other uses (public and semi-public uses, etc.) will also locate within residential and non-residential plan designations. Those allocations are not part of the Housing Element. The separate Urbanization Element update builds off of the data in the Housing Element and Economic Element updates and provides the allocation of those other uses to the respective plan designations.

This update only identifies the total housing and residential land needs for the planning period. The Urbanization Element identifies how those needs will be met (infill and redevelopment, vacant and partially vacant lands already in the UGB, UGB expansion areas, and Urban Reserve).

Table 1-1 shows the updated number of housing units needed for the planning periods for the UGB (2013-2033) and for the Urban Reserve (2033-2043) based on the updated population forecast. It uses the same basis as the original Housing Element.

Table 1-1. New Housing Units
(Updates data provided in Table 9.40.5)

Variable	2008 Original Housing Element UGB 2007-2027	2009 Revised Urbanization Element UGB 2009-2029	2014 Updates Housing & Urbanization Elements		
			UGB 2013-2033	Urban Reserve 2033-2043	UGB+UR 2013-2043
Change in Population	+20,428	+19,987	+13,125	+4,771	+17,896
% of 2009 Urbanization Element	-	100%	65.7%	23.9%	89.5%
% in Group Quarters	3.6%	3.6%	3.6%	3.6%	3.6%
Persons in Group Quarters	742	726	477	173	650
Persons in Households	19,686	19,261	12,648	4,598	17,246
Average Household Size	2.36	2.36	2.36	2.36	2.36
New Occupied Dwelling Units	8,342	8,161	5,359	1,948	7,308
Aggregate Vacancy Rate	5.30%	5.30%	5.30%	5.30%	5.30%
Vacant Dwelling Units	440	433	284	103	387
Total New Dwelling Units	8,782	8,594	5,643	2,051	7,695

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

Table 1-2 shows the number of housing units needed for the planning periods, by housing type, based on the updated population forecast. It uses the same basis as the original Housing Element.

Table 1-2. New Housing Units by Type
(Updates data provided in Tables 9.40.21, 9.40.22, 9.40.23 and 14.30.2)

Housing Type	Percent of Housing Units	2008 Housing Element	2009 Urbanization Element	2014 Updates Housing & Urbanization Elements		
		UGB 2007-2027	UGB 2009-2029	UGB 2013-2033	Urb. Reserve 2033-2043	UGB+UR 2013-2043
Percent of 2009 Urbanization Element	-	-	100%	65.7%	23.9%	89.5%
Single-Family Types (subtotal)	75%	6,587	6,445	4,232	1,538	5,771
-Single-Family Detached	66%	5,796	5,671	3,724	1,354	5,078
-Manufactured in Parks*	1%	88	86	56	21	77
-Single-Family Attached	5%	703	687	451	164	615
Multi-Family (subtotal)	25%	2,196	2,148	1,411	513	1,923
-Multi-Family	25%	2,196	2,148	1,411	513	1,923
Total New Dwelling Units	100%	8,782	8,593	5,643	2,051	7,694

*Or equivalent residential units at the same density.

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

Table 1-3 shows the updated residential land needs for housing and group quarters, with the needed gross residential buildable acres shown by housing type. It uses the same basis as the original Housing Element, but with the updated number of housing units.

Table 1-3. New Residential Land Needs for Housing and Group Quarters, by Housing Type (Gross Residential Buildable Acres) (Updates Data in Tables 9.40.23, 14.30.1, and 14.30.2)

Housing Type	Avg. Net Density (du/net res ac)	Avg. Gross Density (du/gross res ac)	2008 Housing Element 2007-2027	2009 Urbaniz. Element 2009-2029	2014 Updates Housing & Urbanization Elements (Gross Res. Bld. Ac)			% of Res. & GQ Acres
			Gross Res. Acres (buildable)	Gross Res. Acres (buildable)	UGB 2013-2033	Urban Reserve 2033-2043	UGB+UR 2013-2043	
Percent of 2009 Urbanization Element	-	-	-	100%	65.7%	23.9%	89.5%	-
Single-Family Types (subtotal)	5.7	4.6	1,427	1,289	918	334	1,250	86%
-Single-Family Detached	5.5	4.4	1,317	1,289	847	308	1,154	79%
-Manufactured in Parks*	6.0	4.8	18	18	12	4	16	1%
-Single-Family Attached	9.0	7.6	92	90	559	22	81	6%
Multi-Family (subtotal)	14.0	12.6	174	171	112	41	153	11%
-Multi-Family	14.0	12.6	174	171	112	41	153	11%
Subtotal Residential	6.7	5.5	1,602	1,567	1,030	375	1,402	96%
Group Quarters	14.0	12.6	58.8	57.6	38	14	52	4%
Total Residential & GQ	-	-	1,661	1,625	1,068	388	1,454	100%

*Or equivalent residential units at the same density.

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

Table 1-4 shows the updated residential land needs for housing and group quarters, with the needed gross residential buildable acres shown by plan designation. The distribution and percentage of housing types assigned to each plan designation, and the resulting average density by plan designation, which reflects an average of more than one housing type within the plan designations, uses the same basis as the original Housing and Urbanization Elements (Tables 9.40.24 and 14.30.3), but with the updated number of housing units.

Table 1-4. New Residential Land Needs for Housing and Group Quarters, by Plan Designation (Gross Residential Buildable Acres) (Updates Data in Tables 9.40.24, 14.30.3)

Plan Designation	2008 Housing Element 2007-2027	2009 Urbaniz. Element 2009-2029	2014 Updates Housing & Urbanization Elements (Gross Res. Bld. Ac.)			% of Res. Acres	% of Res. & GQ Ac.	Avg. Gross Density (du/gross res ac)
	Gross Res. Acres (buildable)	Gross Res. Acres (buildable)	UGB 2013-2033	Urban Reserve 2033-2043	UGB+UR 2013-2043			
% of 2009 Urbanization Element	-	100%	65.7%	23.9%	89.5%	-	-	-
(gross buildable residential acres)								
LR	930	910	598	217	815	58%	56%	4.4
MR	372	364	239	87	326	23%	22%	4.7
HR	225	220	145	53	197	14%	14%	10.1
HRR	75	73	48	17	65	5%	4%	8.2
Subtotal Residential Acres	1,602	1,567	1,030	375	1,403	100%	96%	5.5
Group Quarters Ac.	59	58	38	14	52	-	4%	-
Total Res. & Group Quarters Acres	1,661	1,625	1,067	388	1,455	-	100%	-

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

Table 1-5 shows the updated needs for housing units, with the needed number of housing units shown by plan designation. The distribution and percentage of housing types assigned to each plan designation, and the resulting average density by plan designation, which reflects an average of more than one housing type within the plan designations, uses the same basis as the original Housing and Urbanization Elements (Tables 9.40.24 and 14.30.3), but with the updated number of housing units.

**Table 1-5. New Housing Units by Plan Designation
(Updates Data in Tables 9.40.24, 14.30.3)**

Plan Designation	2008 Housing Element 2007-2027	2009 Urbaniz. Element 2009-2029	2014 Updates Housing & Urbanization Elements (DUs)			% of DUs	Avg. Gross Density (du/gross res ac)
	DUs	DUs	UGB 2013-2033	Urban Reserve 2033-2043	UGB+UR 2013-2043		
% of 2009 Urbanization Element	-	100%	65.7%	23.9%	89.5%	-	-
(new dwelling units)							
LR	4,128	4,039	2,654	965	3,615	47%	4.4
MR	1,756	1,719	1,129	411	1,539	20%	4.7
HR	2,283	2,234	1,468	534	1,999	26%	10.1
HRR	615	601	395	144	538	7%	8.2
Subtotal Residential Units	8,782	8,593	5,646	2,054	7,691	100%	5.5

Note: Some calculations were performed before rounding. Therefore, some totals differ in this table and between tables.

Section 2. Selected Population and Housing Characteristics (2011 ACS)

This section provides some selected facts and figures about population and households in Grants Pass (city limits) from the 2011 American Communities Survey (ACS).

Household Size and Housing Units (Figures 2-2, 2-3, and 2-4)

- 1 person, 2 person, and 3+ person households each occupy about one-third of housing units. (36% 1 person HHs, 35% 2 person HHs, 29% 3+ person HHs)
- There are slightly more 1 person households than any other household size.

Household Size, Housing Units, and Population (Figure 2-2, 2-3, and 2-4)

- 1 person households represent 15% of the population and 36% of occupied housing units.
- 1 person and 2 person households represent 45% of the population and 71% of occupied housing units.
- 3+ person households represent 55% of the population and 29% of occupied housing units.

Household Size and Age (Figures 2-4 and 2-5)

- 65% of 1-person households are age 55 or older. A little over half of those are age 75 or older.

Year Householder Moved Into Current Unit (Figure 2-2)

- More than half of householders in Grants Pass (56%) moved into their current housing unit in 2005 or later. 77% moved into their current housing unit since 2000, and 92% since 1990.

Housing Tenure (Owner/Renter Occupancy) (Figures 2-2 and 2-6)

- Approximately half of housing units are owner-occupied and approximately half are renter-occupied. (Figures 2-2 and 2-6 are based on different tables and differ slightly).

Housing Tenure (Owner/Renter Occupancy) and Age (Figure 2-6)

- For each 10-year age group 15 years and older:
 - Below Age 35: more households rent than own
 - Ages 35-44: more households own than rent
 - Ages 45-54: almost an equal number of households own and rent
 - Ages 55-84: more households own than rent,
 - Age 85 and Older: more households rent than own.

Note: Most data is from the 2011 American Communities Survey (ACS) 5-year tables and includes associated margin of error.

Figure 2-1. Population, Housing Units, and Group Quarters, 2011 ACS and 2012 PSU

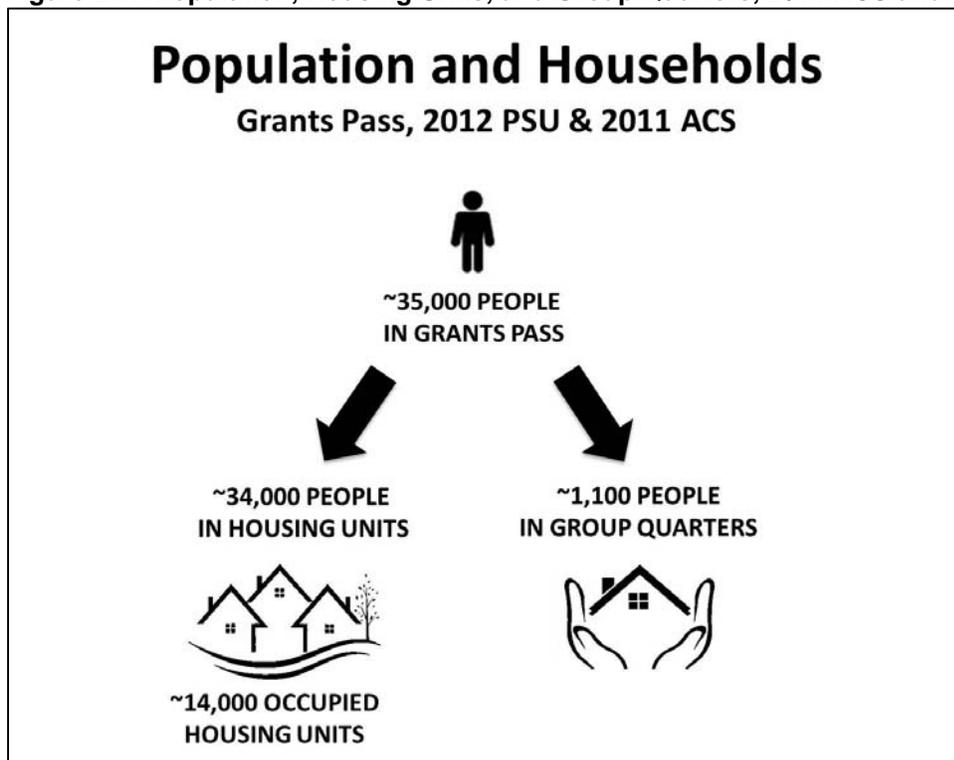


Figure 2-2. Households, Housing Units, Population, Housing Tenure, and Year Householder Moved into Current Unit, 2011 ACS

HH Size	% of HH	# of HH	% of HH Pop	# of HH Pop
1-Person	36%	5,129	15%	5,129
2-Person	35%	4,958	30%	9,916
3-Person	11%	1,591	14%	4,774
4-Person	18%	2,529	41%	13,516
Total	100%	14,207	100%	33,335

Of people in households (vs. assisted living, etc.):

- 1-Person HHs: 15% of pop. in 36% of dwelling units
- 2-Person HHs: 30% of pop. in 35% of dwellings units
- 3-Person HHs: 14% of pop. in 11% of dwellings units
- 4+ Person HHs: 41% of pop. in 18% of dwellings units

Housing Tenure:

49.4% Owner-Occupied
50.6% Renter-Occupied

Year Householder Moved into Current Unit:

56% moved in 2005 or later
21% moved in 2000-2004
15% moved in 1990-1999
5% moved in 1980-1989
2% moved in 1970-1979
2% moved in 1969 or earlier

} 77% since 2000 } 92% since 1990

Figure 2-3. Population and Households by Household Size, 2011 ACS

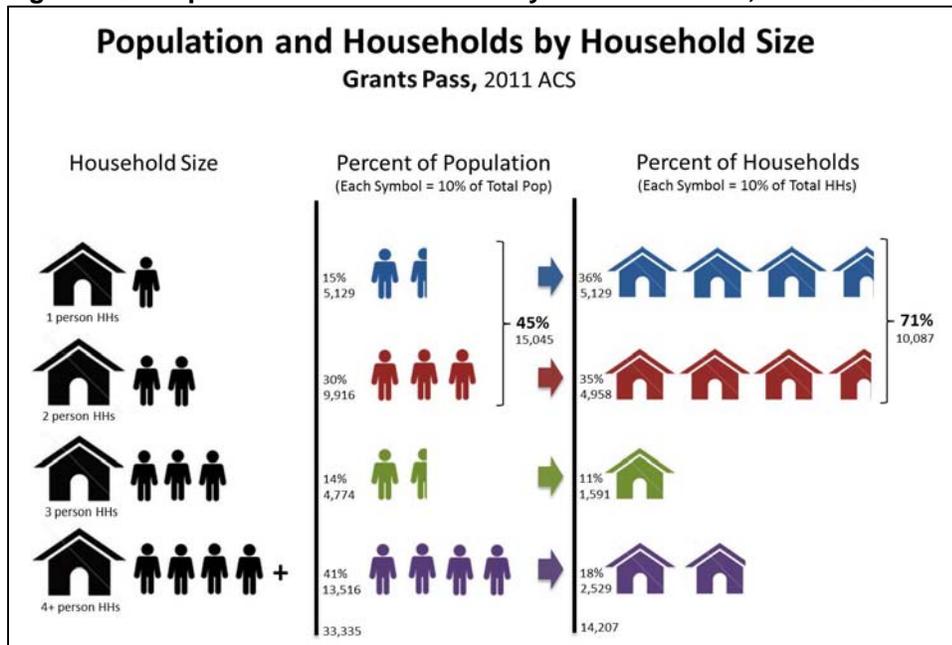


Figure 2-4. Population and Households by Household Size, 2011 ACS

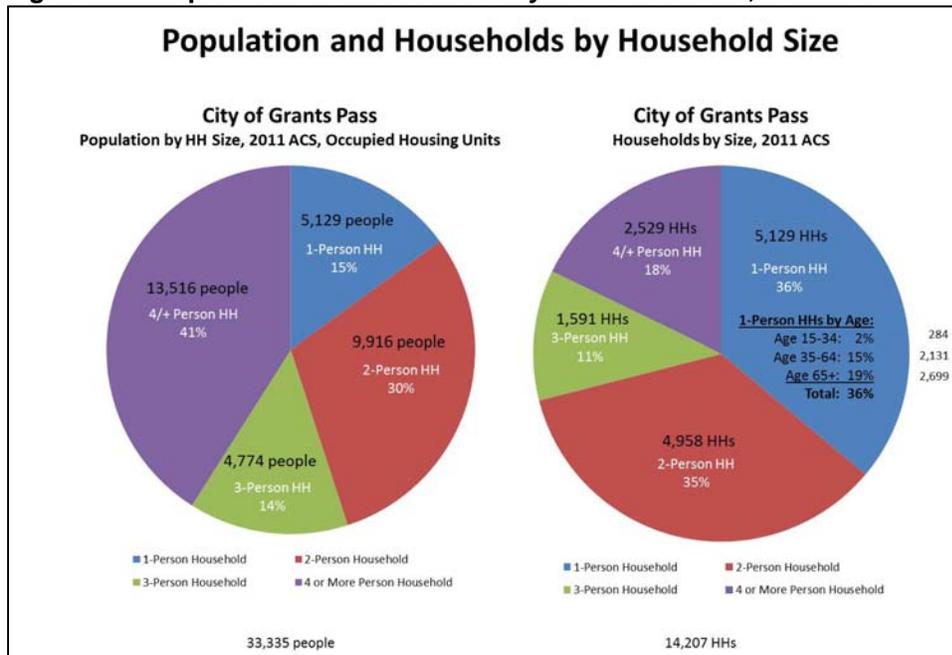


Figure 2-5. Household Size by Age of Householder (1-Person & 2-Person Households), 2011 ACS

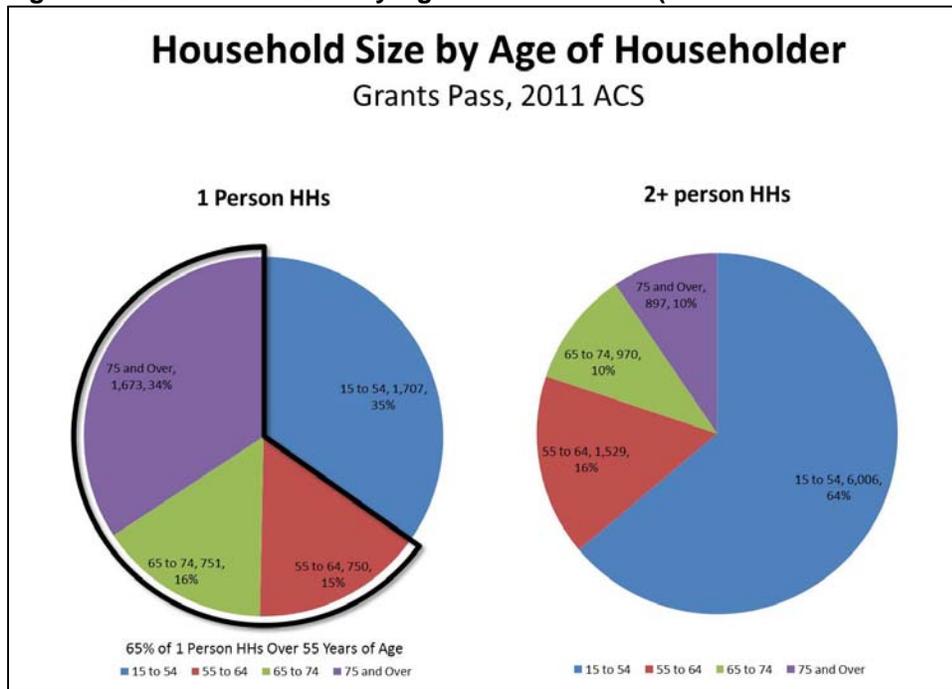


Figure 2-6. Tenure by Age of Householder, 2011 ACS

