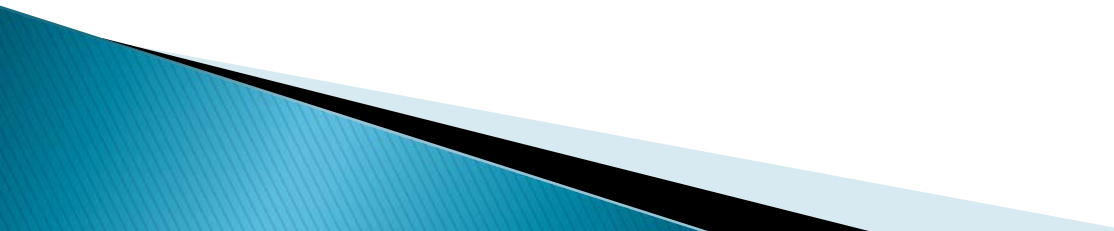


# GMA Housing and Jobs Review

# Questions

- ▶ How much additional housing capacity remains in the UGA?
  - ▶ Where is this capacity?
  - ▶ How well does the GMA housing estimate match actual development?
  - ▶ Do new environmental regulations impact capacity in new subdivisions?
- 

# Web Resources

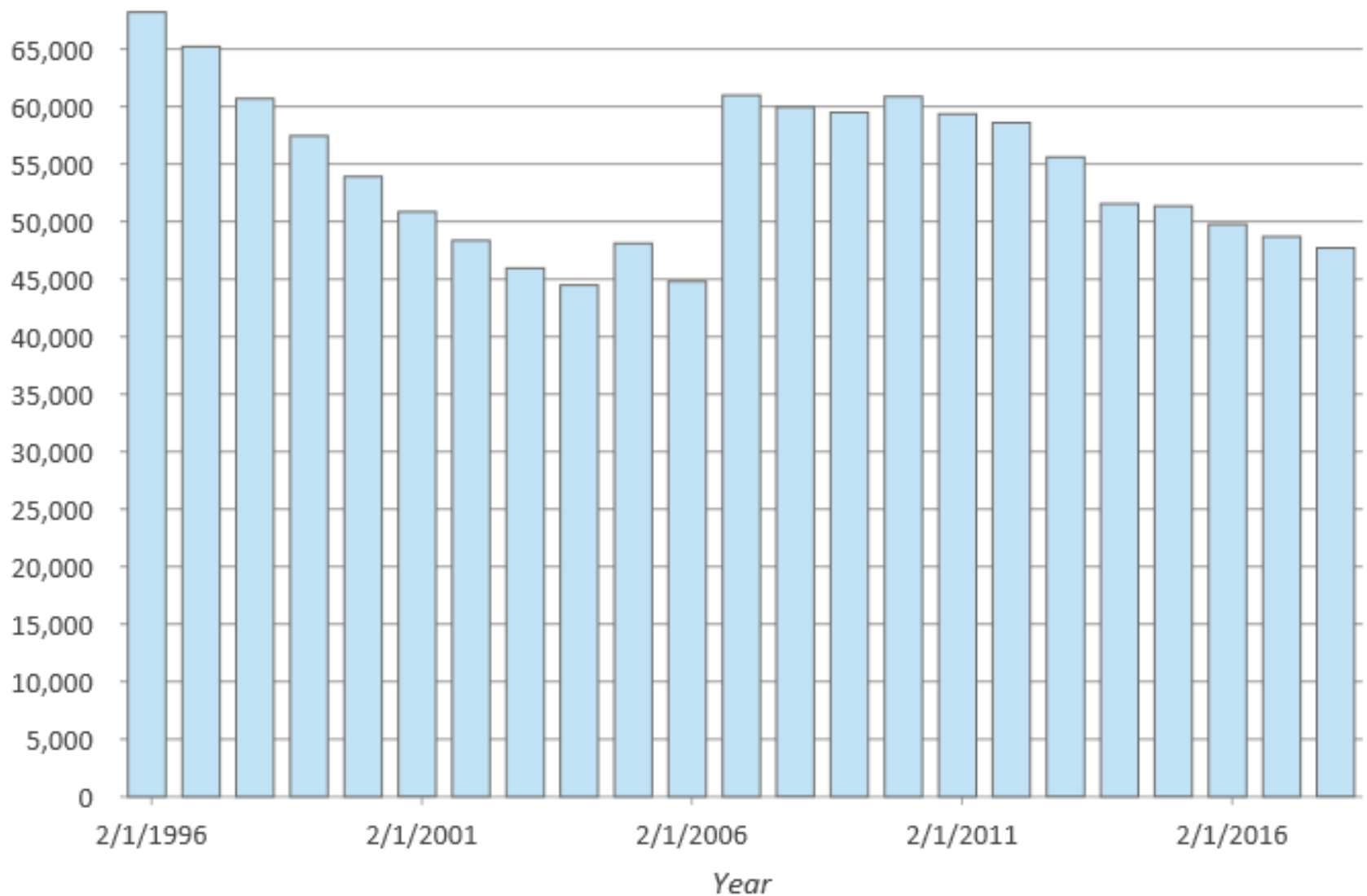
Online interactive resources...

- ▶ [Subdivision Infrastructure Story Map](#)
- ▶ [2018 GMA Housing Forecast Story Map](#)

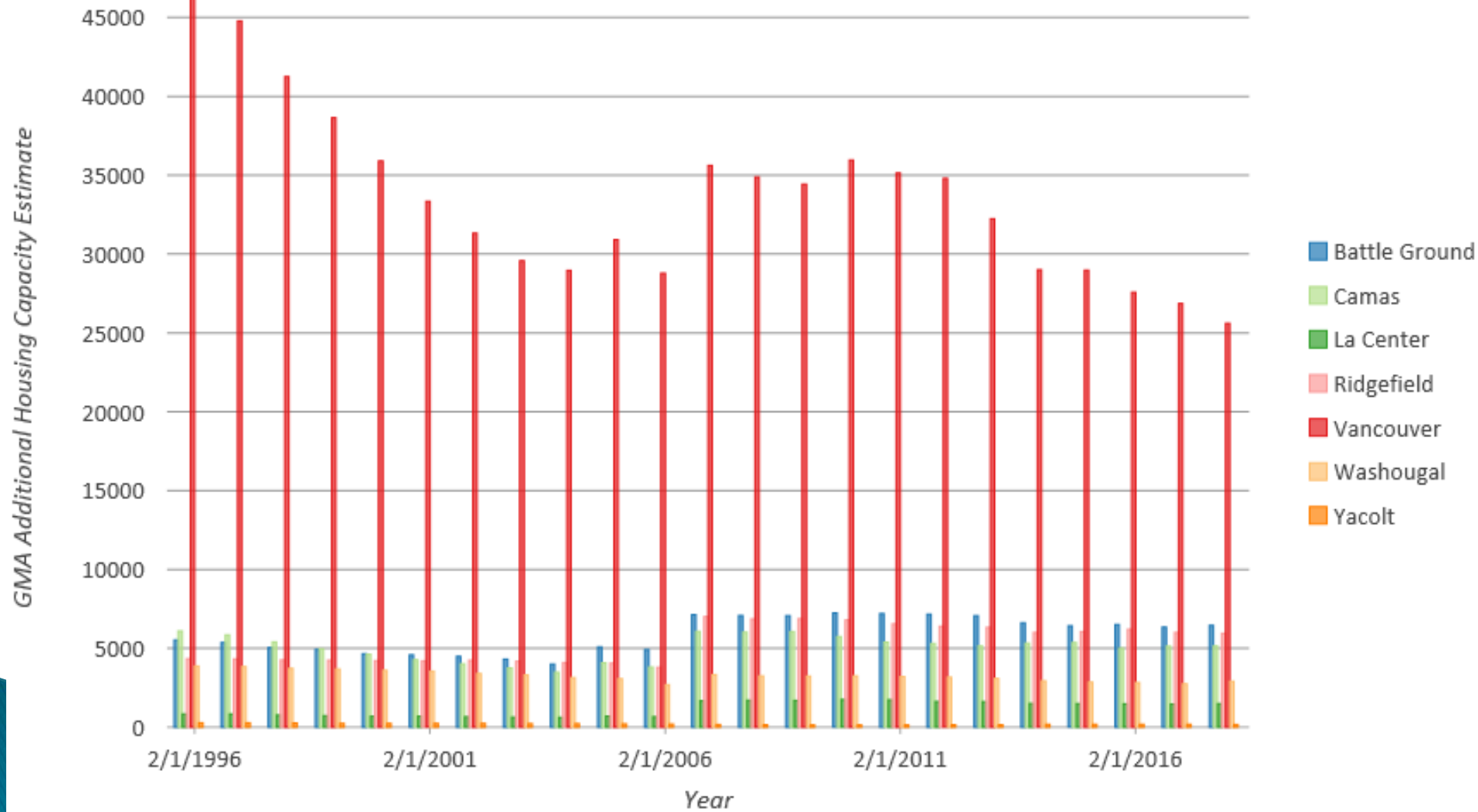


# Additional Housing Capacity

Housing Capacity by Year



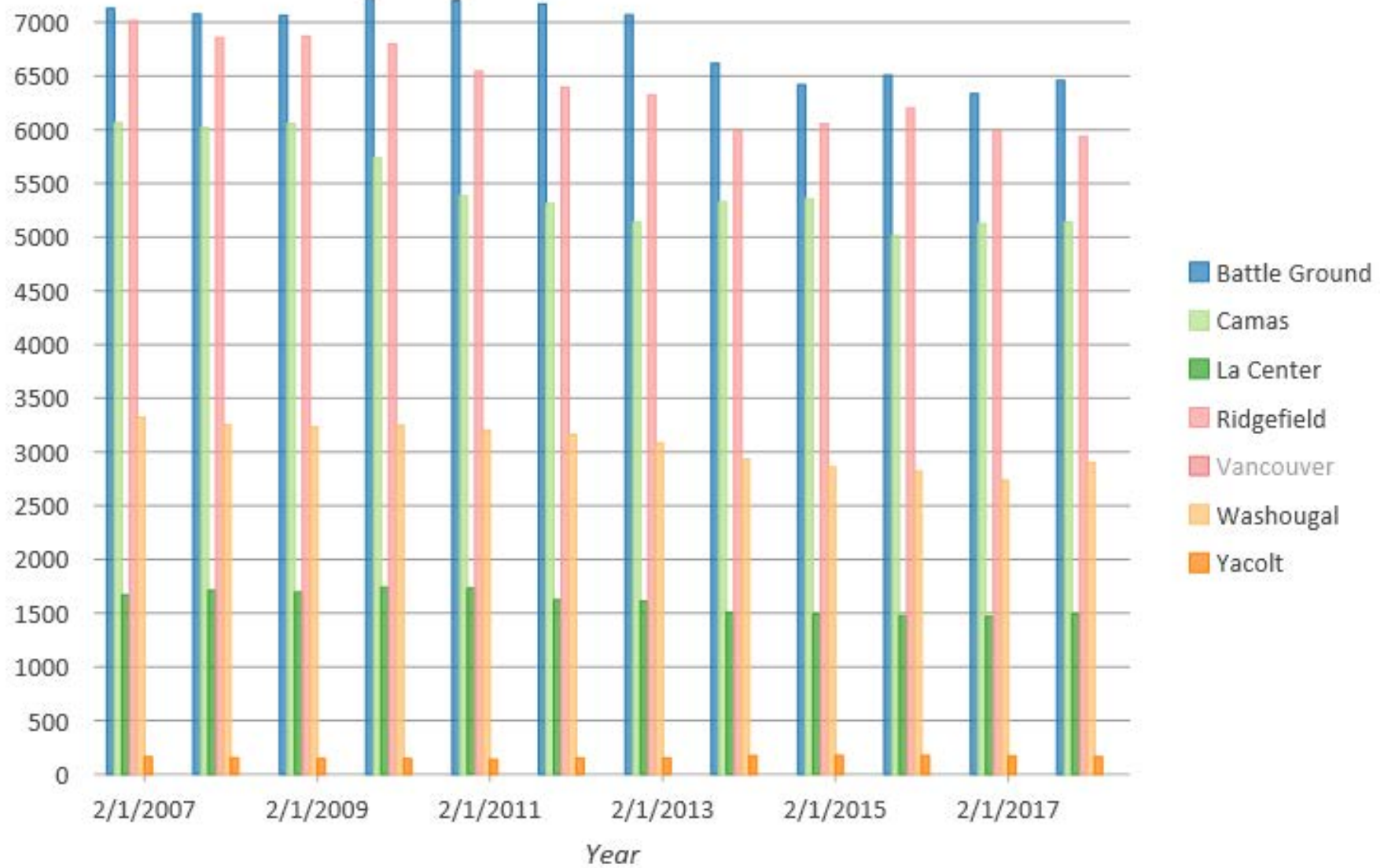
## Additional Housing Capacity by City



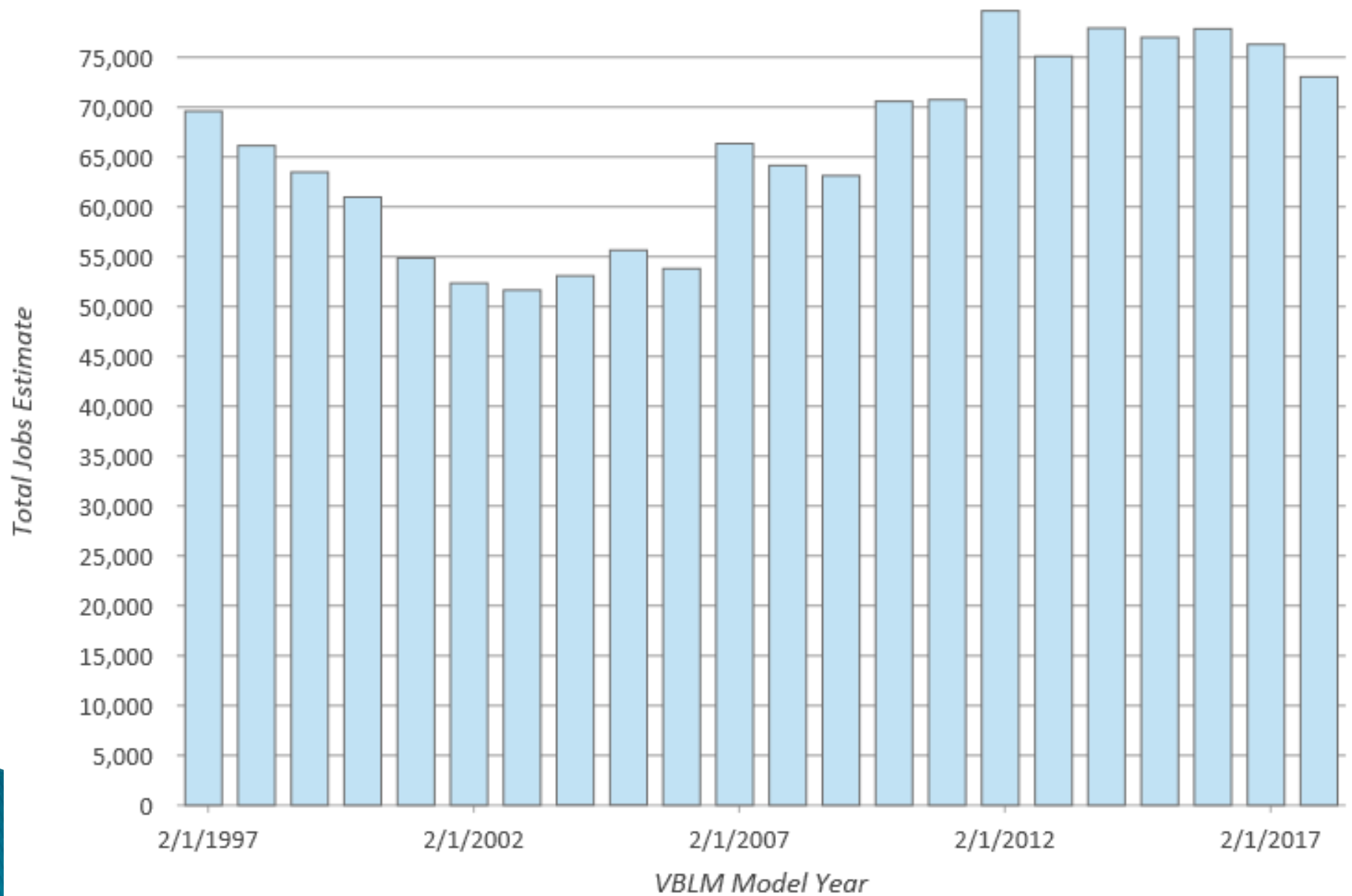


## Additional Housing Capacity by City

GMA Additional Housing Capacity Estimate

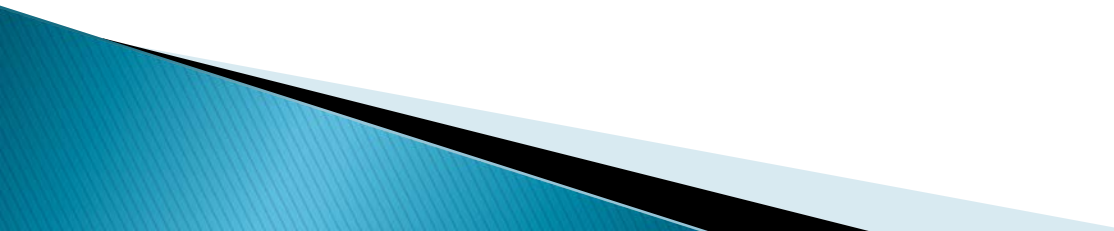


## Additional Jobs



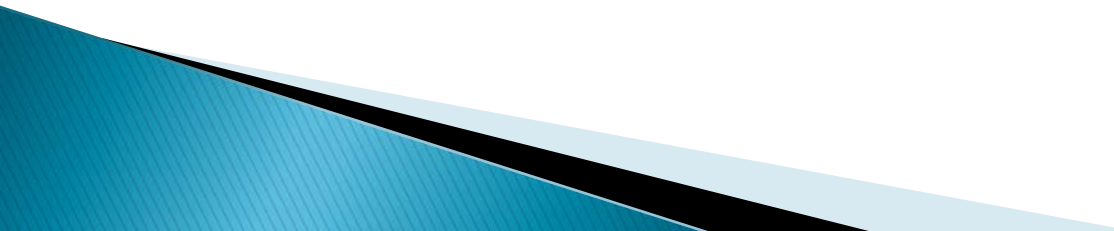
# Where is all this housing capacity?

## How to view capacity?

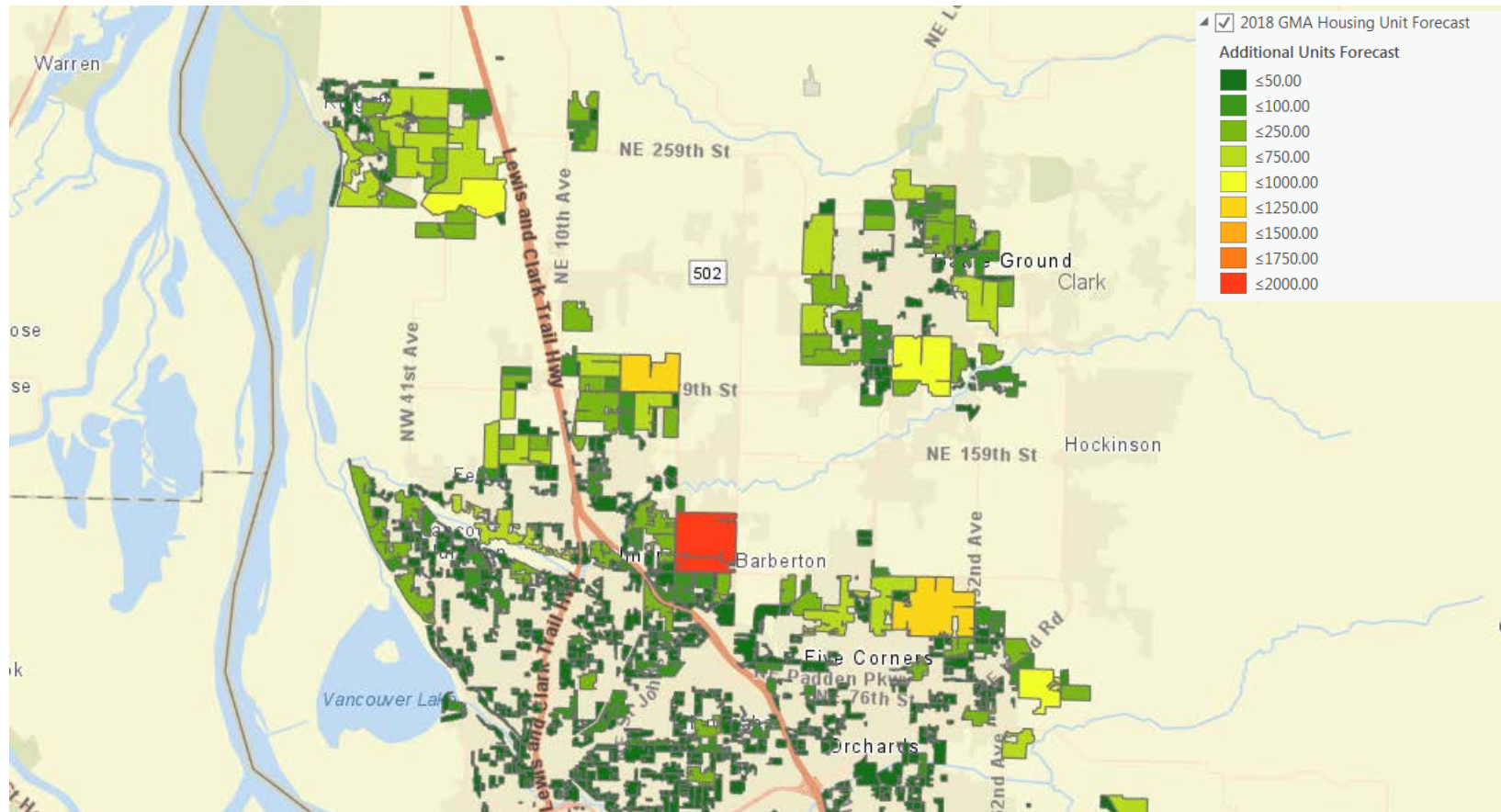
- ▶ VBLM operates at parcel level.
  - ▶ GMA Housing Unit Forecast is an aggregate number at the UGA or County level.
  - ▶ Need to find an aggregation method that is somewhere in between.
- 



# City Blocks

- ▶ City Block – an island of land surrounded by public right of way.
  - ▶ Contains contiguous land that can be developed as a subdivision.
  - ▶ Blocks are smaller in city centers and larger in undeveloped areas.
  - ▶ Blocks are larger in newer subdivisions.
  - ▶ Natural barriers like Salmon Creek or Lacamas Lake create larger blocks.
- 

# “City Blocks” with GMA Housing





# 3D Extruded View

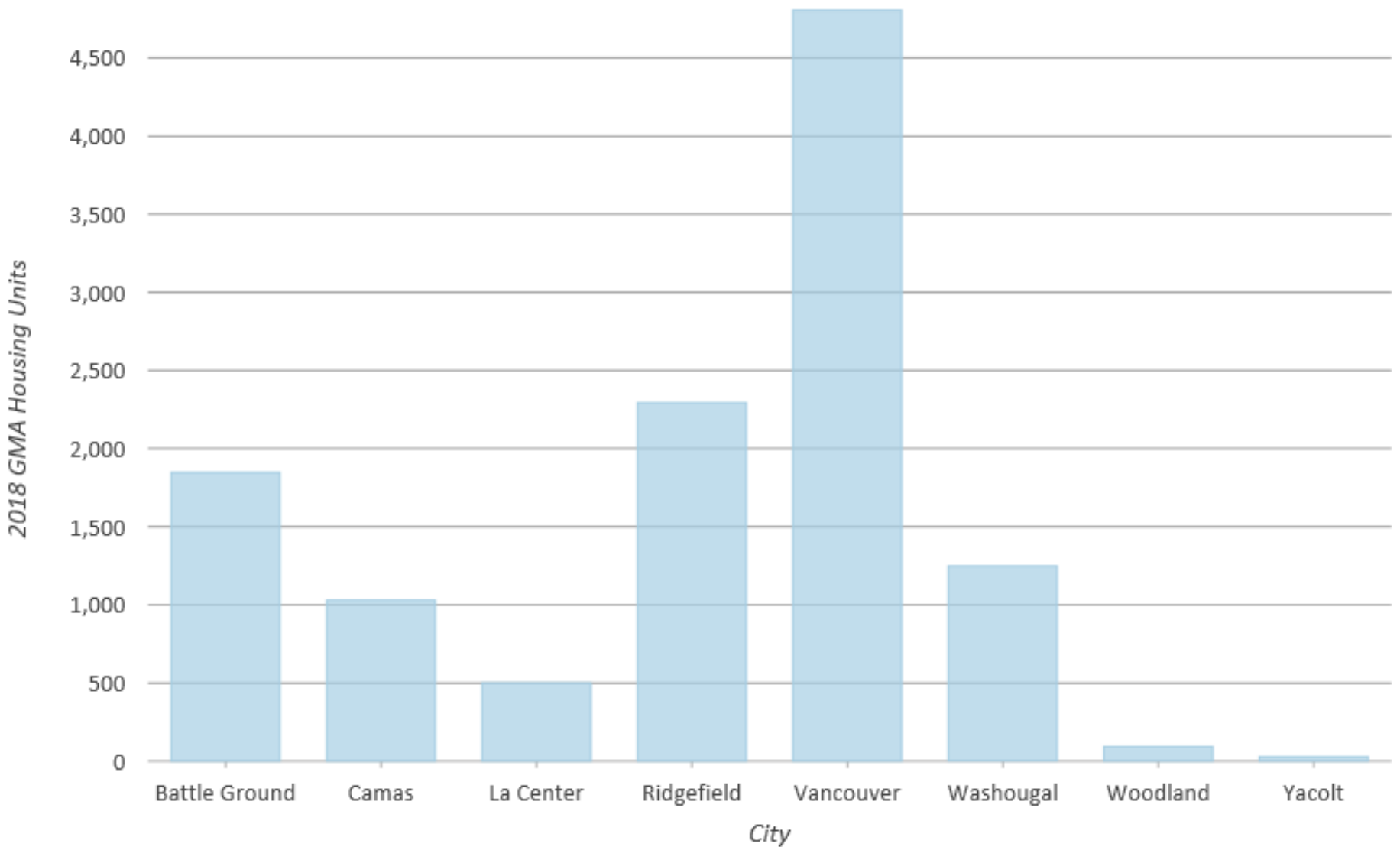




# GMA Housing Forecast by Urban Holding

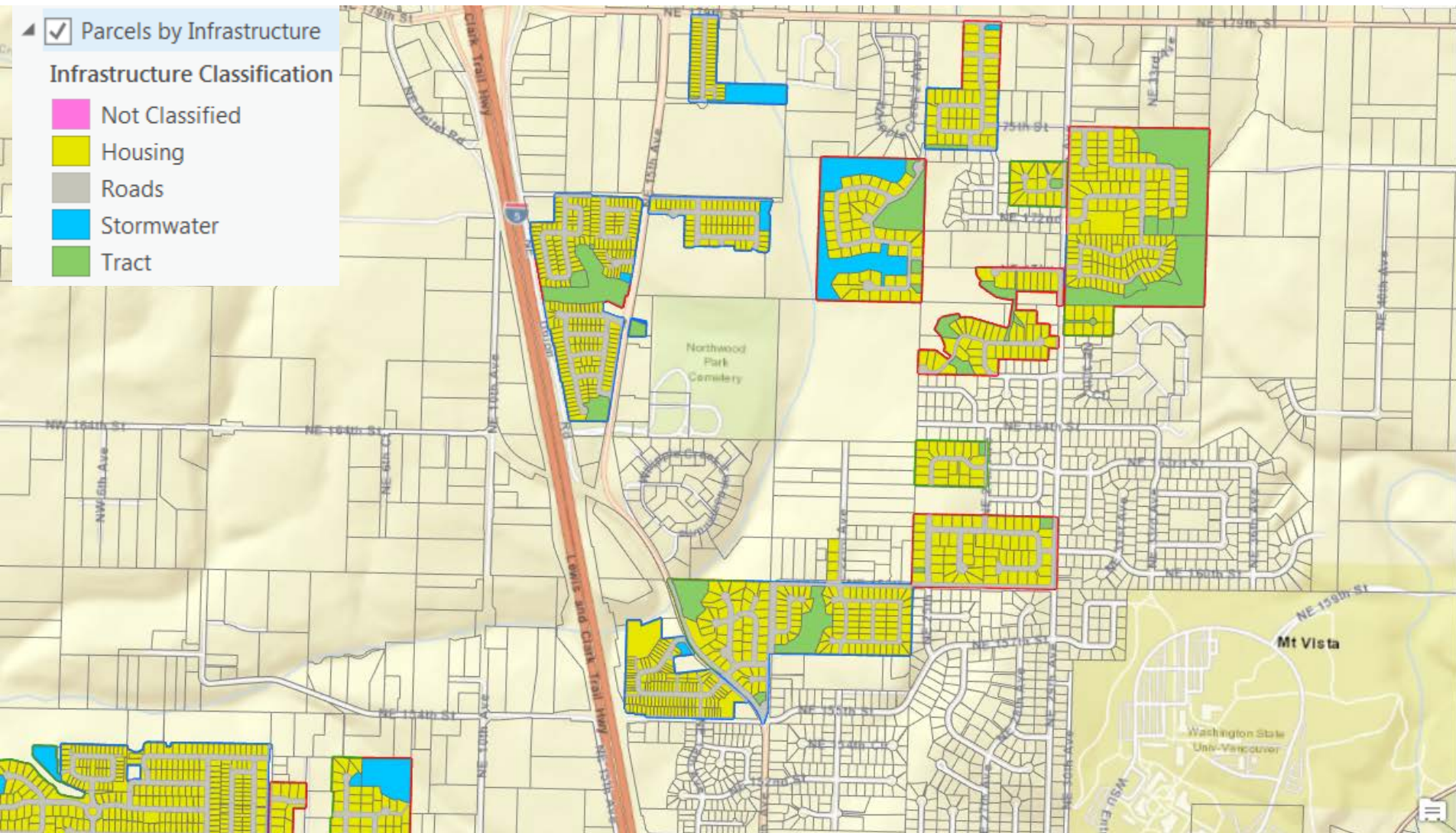


## 2018 GMA Housing Unit Forecast in Urban Holding

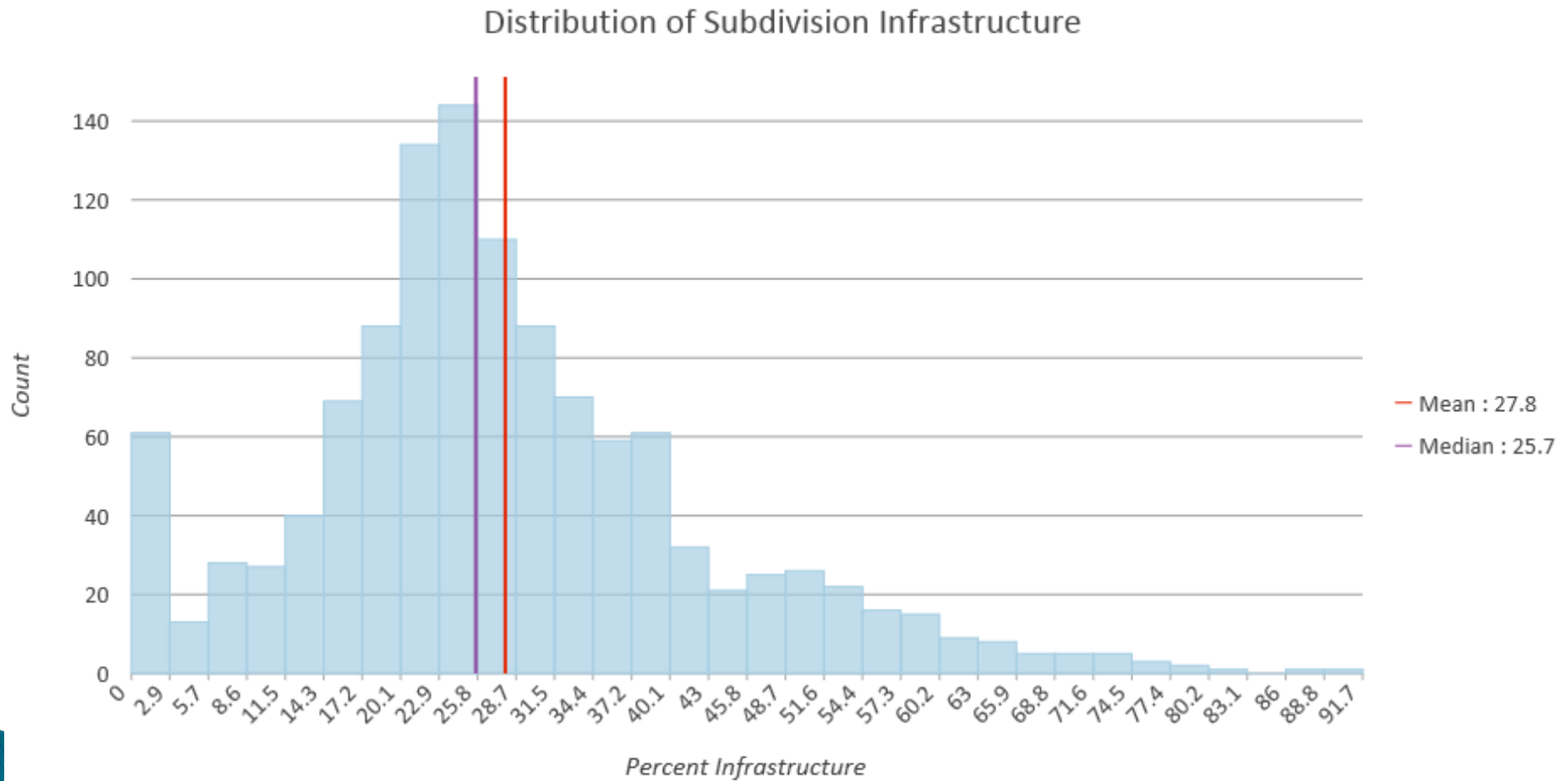




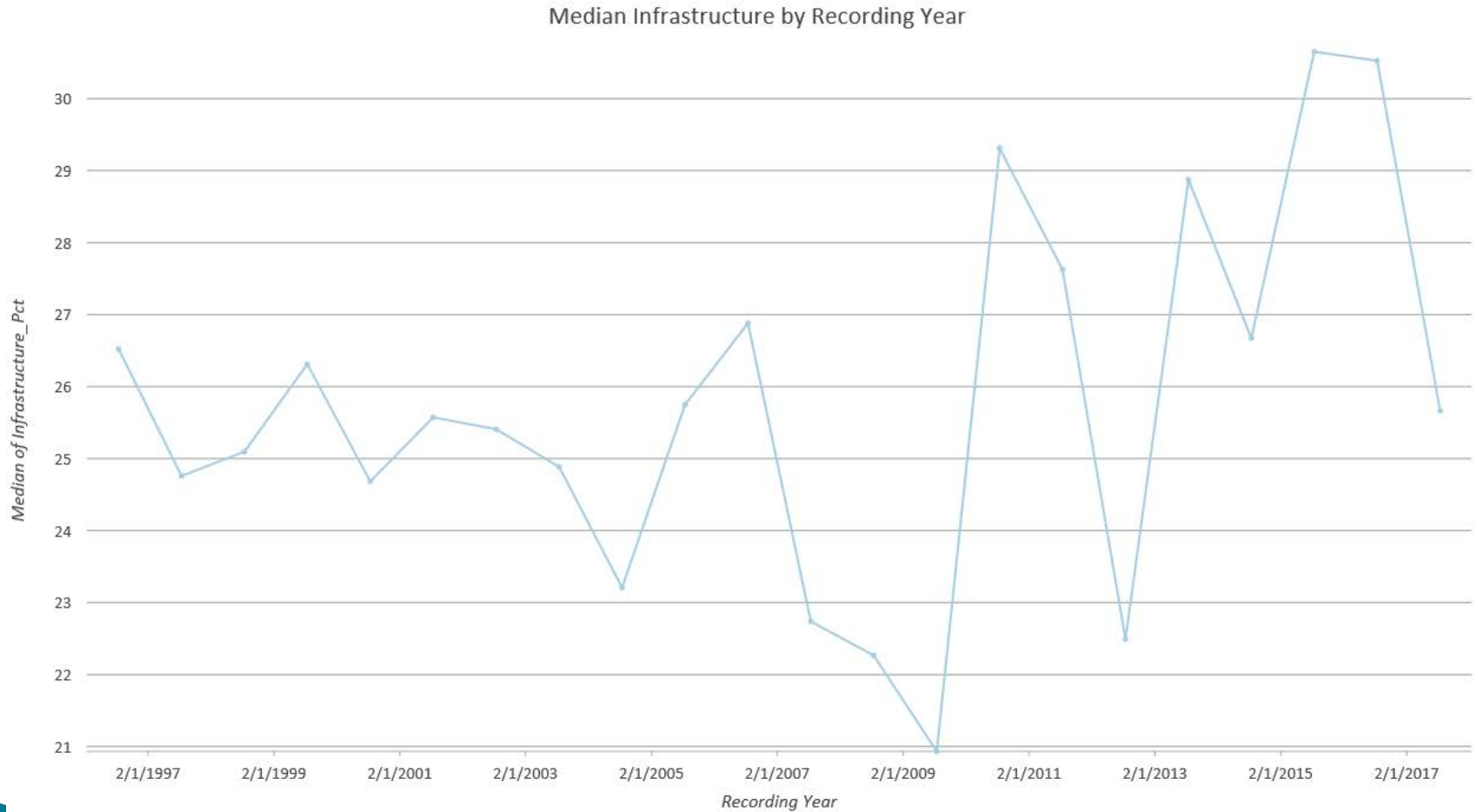
# Subdivision Infrastructure



# Infrastructure

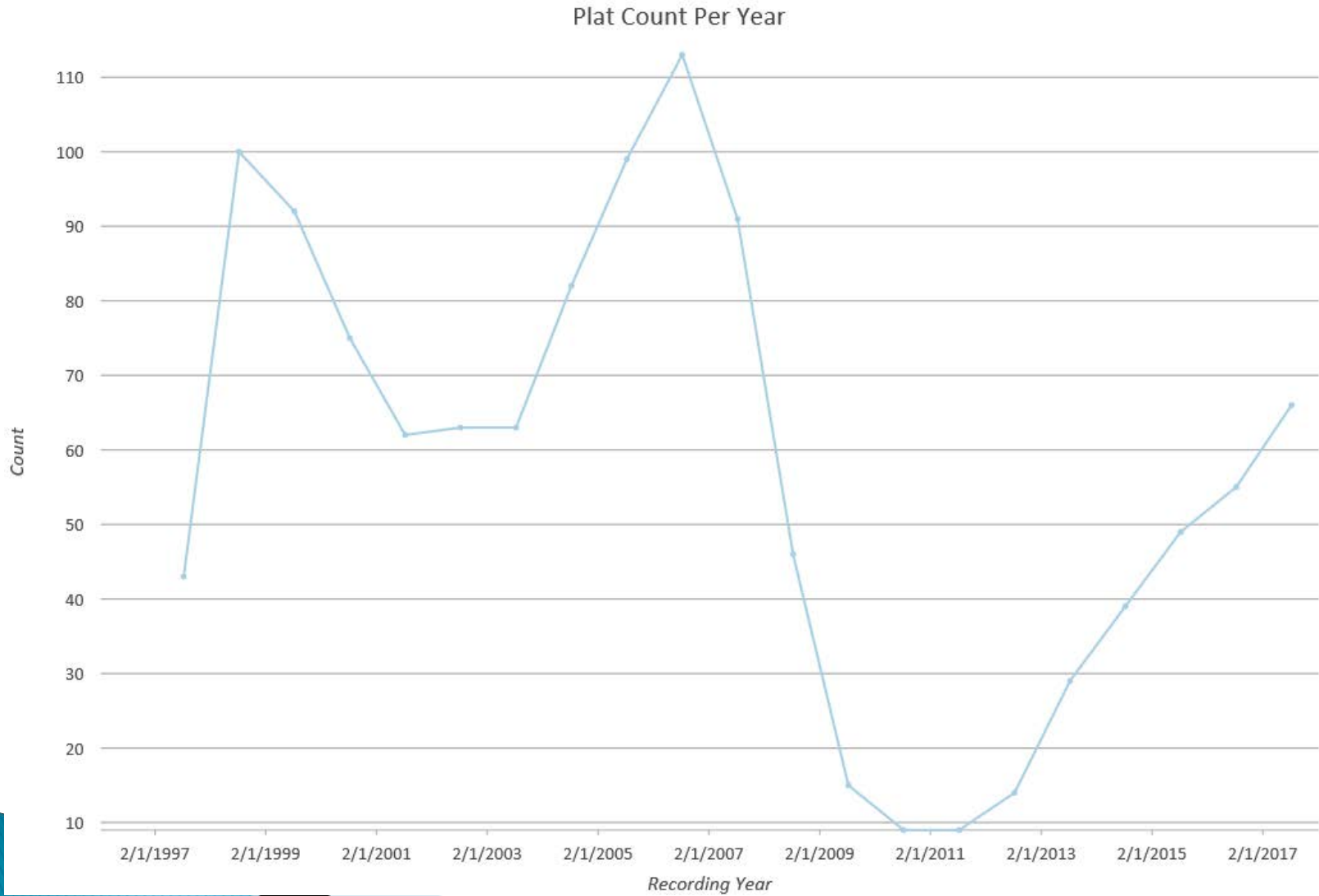


# Median Percent Infrastructure by Year

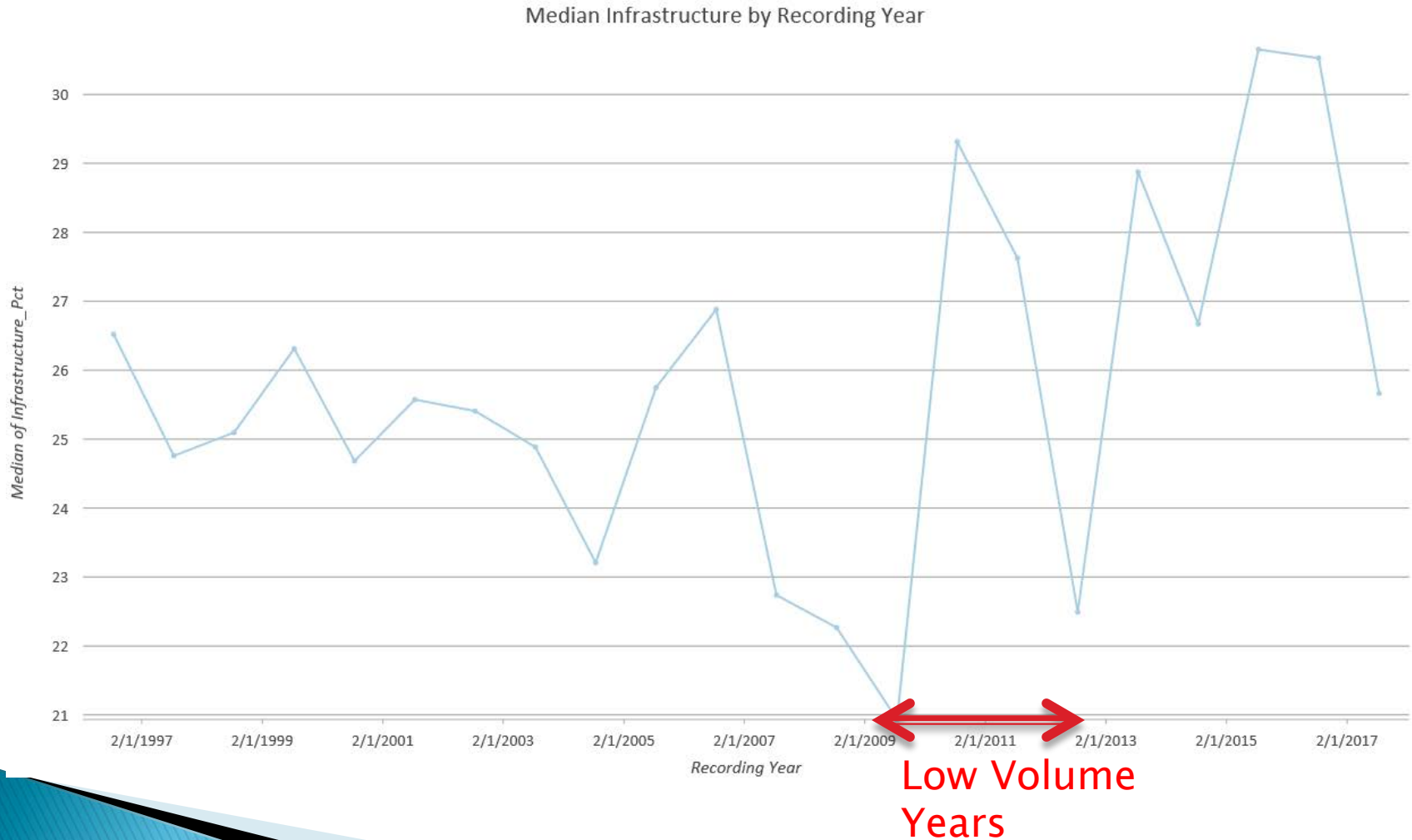




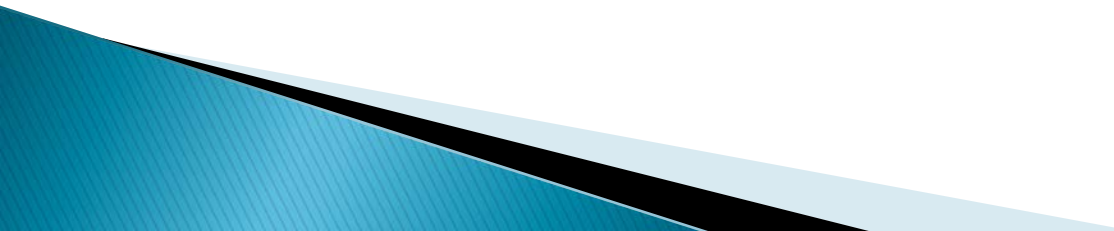
# Subdivisions by Recording Date



# Median Percent Infrastructure by Year



# GMA Housing Unit Forecast Compared to Actual Units Built

- ▶ Infrastructure is only one assumption
  - ▶ GMA Housing Units includes all assumptions
    - Underutilized
    - Constrained Lands
    - Comprehensive Plan Units per Acre
    - Infrastructure
    - Never to develop
- 

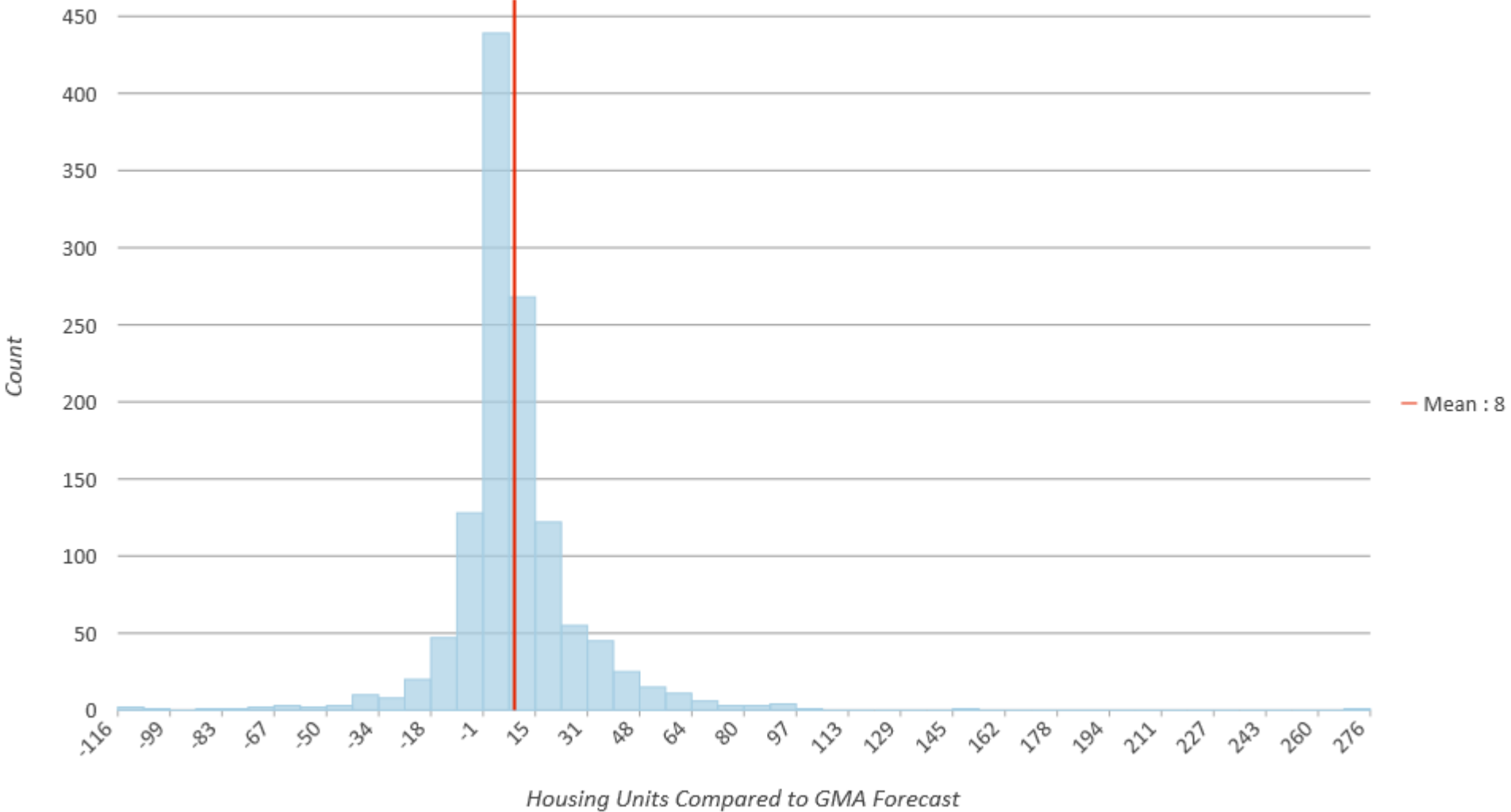






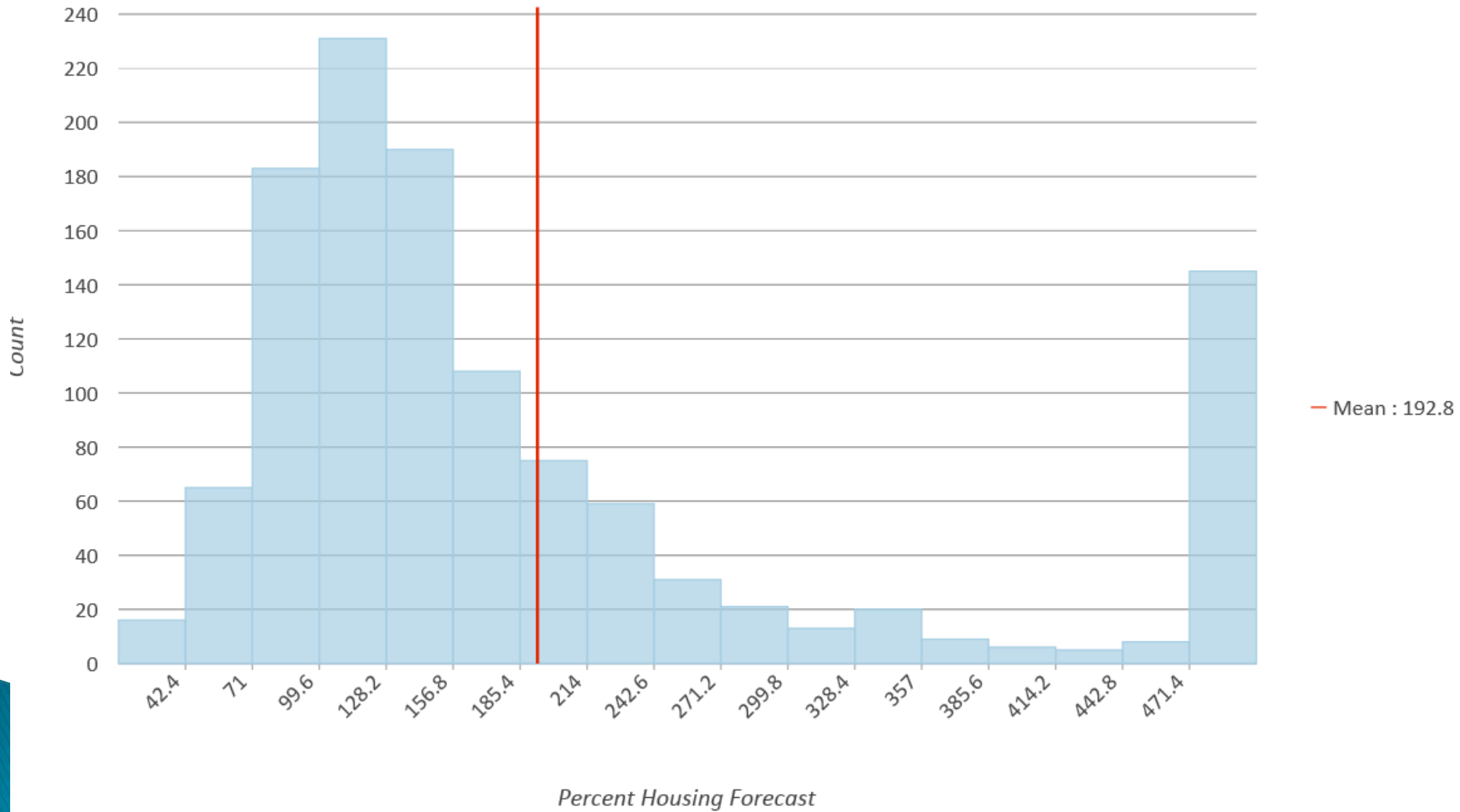


## Distribution of Housing Yield vs GMA Housing Forecast





## Distribution of Percent of GMA Housing Forecast



# Questions?

