

2014 Buildable Land Inventory (BLI) -- Residential Capacity Assumption (Reviewed by Local Jurisdictions)

Capacity Summary by City, Source, and Type
 Metro Research Center DRAFT 5/14/2014

MF capacity includes capacity in MFR and MUR zone classes
 "Unincorp" = unincorporated areas inside Metro UGB

Local Government	TOTAL DU	Single Family (SF)		Multi-Family (MF)		MF - Low (< 75 DU/acre)		MF - High (> 75 DU/acre)		Total Capacity by Building Type			Percent of Capacity by Building Type						
		Vacant	Infill	Vacant	Redev	Vacant	Redev	Vacant	Redev	SF	MF - Low	MF - High	% SF	% MF - Low	% MF - High	Vacant Total	Redev Total	% Vacant	% Redev
Clackamas Total	60,614	17,220	23,106	7,178	13,110	5,957	11,019	1,221	2,091	40,326	16,976	3,312	67%	28%	5%	24,398	36,216	40%	60%
DAMASCUS	19,557	6,654	8,900	1,765	2,238	1,765	2,238	0	0	15,554	4,003	0	80%	20%	0%	8,419	11,138	43%	57%
GLADSTONE	567	37	199	41	290	41	290	0	0	236	331	0	42%	58%	0%	78	489	14%	86%
HAPPY VALLEY	10,004	2,615	3,043	2,266	2,080	2,137	2,042	129	38	5,658	4,179	167	57%	42%	2%	4,881	5,123	49%	51%
JOHNSON CITY	0	0	0	0	0	0	0	0	0	0	0	0	--	--	--	0	0	--	--
LAKE OSWEGO	1,475	513	497	44	421	44	421	0	0	1,010	465	0	68%	32%	0%	557	918	38%	62%
MILWAUKIE	1,236	244	933	23	36	23	28	0	8	1,177	51	8	95%	4%	1%	267	969	22%	78%
OREGON CITY	7,330	1,462	1,173	1,791	2,904	835	1,832	956	1,072	2,635	2,667	2,028	36%	36%	28%	3,253	4,077	44%	56%
RIVERGROVE	36	31	5	0	0	0	0	0	0	36	0	0	100%	0%	0%	31	5	86%	14%
WEST LINN	1,048	511	413	51	73	51	73	0	0	924	124	0	88%	12%	0%	562	486	54%	46%
WILSONVILLE	3,852	1,275	1,485	531	561	531	561	0	0	2,760	1,092	0	72%	28%	0%	1,806	2,046	47%	53%
UNINCORP-CLACK	15,509	3,878	6,458	666	4,507	530	3,534	136	973	10,336	4,064	1,109	67%	26%	7%	4,544	10,965	29%	71%
Multnomah Total	255,834	9,823	14,709	23,775	207,527	8,678	50,815	15,097	156,712	24,532	59,493	171,809	10%	23%	67%	33,598	222,236	13%	87%
FAIRVIEW	1,124	212	209	367	336	367	336	0	0	421	703	0	37%	63%	0%	579	545	52%	48%
GRESHAM	15,322	1,774	3,034	3,032	7,482	2,863	6,945	169	537	4,808	9,808	706	31%	64%	5%	4,806	10,516	31%	69%
MAYWOOD PARK	32	15	17	0	0	0	0	0	0	32	0	0	100%	0%	0%	15	17	47%	53%
PORTLAND	228,426	5,760	9,420	19,037	194,209	4,109	38,034	14,928	156,175	15,180	42,143	171,103	7%	18%	75%	24,797	203,629	11%	89%
TROUTDALE	1,515	269	277	433	536	433	536	0	0	546	969	0	36%	64%	0%	702	813	46%	54%
WOOD VILLAGE	620	24	15	64	517	64	517	0	0	39	581	0	6%	94%	0%	88	532	14%	86%
UNINCORP-MULT	8,795	1,769	1,737	842	4,447	842	4,447	0	0	3,506	5,289	0	40%	60%	0%	2,611	6,184	30%	70%
Washington Total	76,237	21,547	32,295	9,904	12,491	9,344	11,563	560	928	53,842	20,907	1,488	71%	27%	2%	31,451	44,786	41%	59%
BEAVERTON	8,016	2,010	2,737	2,172	1,097	1,994	1,035	178	62	4,747	3,029	240	59%	38%	3%	4,182	3,834	52%	48%
CORNELIUS	241	23	65	31	122	31	122	0	0	88	153	0	37%	63%	0%	54	187	22%	78%
DURHAM	42	25	17	0	0	0	0	0	0	42	0	0	100%	0%	0%	25	17	60%	40%
FOREST GROVE	5,429	1,473	1,966	532	1,458	532	1,458	0	0	3,439	1,990	0	63%	37%	0%	2,005	3,424	37%	63%
HILLSBORO	9,972	1,736	2,925	1,385	3,926	1,385	3,926	0	0	4,661	5,311	0	47%	53%	0%	3,121	6,851	31%	69%
KING CITY	392	154	69	146	23	146	23	0	0	223	169	0	57%	43%	0%	300	92	77%	23%
SHERWOOD	991	75	392	218	306	218	306	0	0	467	524	0	47%	53%	0%	293	698	30%	70%
TIGARD	8,513	1,892	4,351	955	1,315	952	995	3	320	6,243	1,947	323	73%	23%	4%	2,847	5,666	33%	67%
TUALATIN	539	37	314	136	52	136	52	0	0	351	188	0	65%	35%	0%	173	366	32%	68%
UNINCORP-WASH	42,102	14,122	19,459	4,329	4,192	3,950	3,646	379	546	33,581	7,596	925	80%	18%	2%	18,451	23,651	44%	56%
UGB TOTAL	392,685	48,590	70,110	40,857	233,128	23,979	73,397	16,878	159,731	118,700	97,376	176,609	30%	25%	45%	89,447	303,238	23%	77%

Notes:

Data reflects adjustments by the City of Tualatin, and changes to the UGB and Urban Reserves enacted April 2014
 New areas inside the UGB are listed under "UNINCORP-WASH". Capacity assumptions were made to reflect the Metropolitan Housing Rule (at least 50% of residential capacity in multi-family; overall density > 8 units per net acre)