

MEMORANDUM

CITY OF SPRINGFIELD

DATE OF HEARING: October 20, 2009

TO: Springfield Planning Commission

**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM**

FROM: Greg Mott
Linda Pauly

SUBJECT: Springfield Residential Land and Housing Needs Analysis -
LRP2007-00030

ACTION REQUESTED: The Planning Commission shall conduct a work session to review and discuss the findings and conclusions of the *Springfield Residential Land and Housing Needs Analysis*. The analysis is included in the Regular Session agenda packet as Attachment 1.

ISSUE: The City has completed a Residential Lands Study to determine the sufficiency of land available for residential uses. The conclusions of the study indicate that the available capacity in the residential buildable lands inventory will not provide a 20-year supply of land to meet Springfield's housing needs, density and mix under current plan designations and policies. Robert Parker of ECONorthwest, the consulting firm for the study, will present an overview and summary of the key findings of the *Springfield Residential Land and Housing Needs Analysis*, and will discuss the applicable review criteria.

Staff will provide a summary of the Residential Lands Study process to date and discuss how the findings and conclusions of the *Springfield Residential Land and Housing Needs Analysis* will be addressed in subsequent actions.