Has Oregon's Land Use System Performed as Intended?

Presentation to the Oregon House Land Use Committee

2-5-2013

Oregon's Land Use System at 40: A Performance Review

Measures

- Efficiency of Growth
- Rural Sprawl
- Costs of Growth
- Conservation of Land for the Forest Products and Agricultural Industries

Key Result - Efficiency: Oregon Grows More Efficiently than the Rest of the Nation

- The Brookings Institution found that between1982 and 1997, the U.S. population grew by 17 percent, while the amount of urbanized land in the nation grew by 47 percent.
- During the same period Oregon's population increased by 37 percent, while its urban areas increased by only 3 percent.
- We are using substantially less land to absorb population growth than the rest of the country.

Key Result - Efficiency: Oregon Grows More Efficiently than Other Western States

Percentage Change 2000-2010 Census Data (Cities Over 20,000)				
	Oregon	Washington	Idaho	California
Population	16.0%	16.8%	28.8%	10.7%
Urban Land Area	7.1%	9.4%	37.8%	6.2%
Population per Square Mile	8.3%	6.7%	-6.6%	4.7%

Key Result - Efficiency: Oregon Uses Less Farm & Forest Land to Absorb Population Growth than Washington

Persons per Acre of Farm and Forest Land Urbanized
(ODF Forest, Farms and People)

	Western Oregon	Western Washington
Before Land Use Plans Fully Implemented (1973-82 in Oregon) (1975-92 in Washington)	1.45	2.74
After Land Use Plans Fully Implemented (1982-2009 in Oregon) (1992-2006 in Washington)	6.80	3.50

Key Result - Efficiency: A Greater Percentage of Large Cities in Oregon Are Becoming More Compact than in Neighboring States

Percentage of Cities With an Increase in Population per Square Mile (2000-2010 Census Data)				
	Oregon	Washington	Idaho	California
Cities Over 20,000	86%	81%	33%	73%
Largest City with a Decrease	Forest Grove (pop. 21,083)	Yakima (pop. 91.067)	Boise (pop. 205,671)	Oakland (pop. 390,724)

Key Result – Rural Sprawl: Residential Growth is Not Occurring Outside of Cities in Oregon, Unlike Many Other Western States

Population and Housing Units Outside of City Limits
(2000-2010 Census Data)

	Oregon			Washington			Idaho			California		
	2000	2010	%	2000	2010	%	2000	2010	%	2000	2010	%
Population	856	806	-5.8	1,227	1,214	-1.0	432	470	8.8	2,701	2,070	-23.4
Housing Units	360	360	0.0	510	542	6.2	180	210	16.7	1,033	817	-20.9

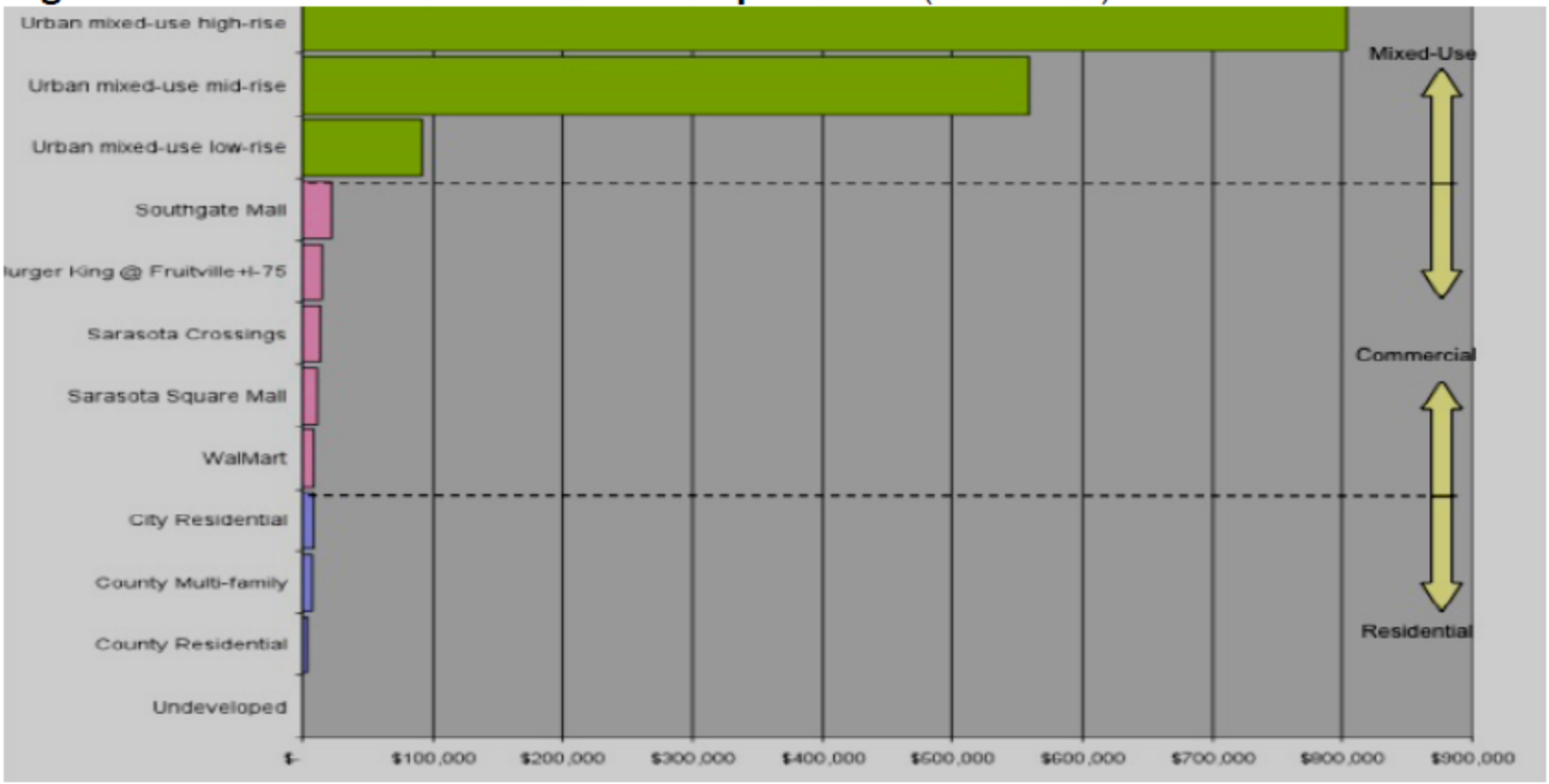
Key Result: Cost of Growth: Studies Show that Infrastructure Costs Are Significantly Lower Where Growth Occurs in Urban Patterns

Infrastructure Costs of Urban and Rural Development (CEE, 1999)

	Rural Residential Development (2.1 du/acre)	Urban Development (5.5 du/acre)
Miles of Local Roads	3,396	1,201
Costs of Local Roads/Unit	$7,420	$2,607
Other Infrastructure Costs/Unit	$10,954	$5,206
Total Infrastructure Costs/Unit	$18,374	$7,813

Key Result – Costs of Growth: Urban Development Generates More Local Revenue Per Acre (Sarasota, Florida Fiscal Impact Study)

Figure 8 **Tax Revenue Per Developed Acre** (PIP 2009)



Urban development generates far more tax revenue per acre than suburban development due to its density and high value.

Key Result – Conservation of Agricultural Lands – Why is It Important?

- Agriculture in Oregon accounts for over $34 billion, or 12 percent of the state's economic activity. Associated jobs generated number over 234,000, or 11% of the state's employment.

- Since 1983, the acreage of land in intensive agriculture in Oregon has declined very little. Nationally, between1982 and 2007, more than 23 million acres moved from farming use to commercial or residential development. Texas, California, Florida, Arizona, and North Carolina lost the most total acreage. By percent of land, top losses occurred in New Jersey, Rhode Island, Massachusetts, Delaware, and New Hampshire. These states lost between 13% and 27% of their agricultural lands to development.

Key Result – Conservation of Forest Lands – Why is It Important?

- The forest products sector is number 3 in Oregon in economic output.
- Wood products manufacturing is 50 percent or more of the manufacturing employment in eight of Oregon's 36 counties; the state's rural economy remains resource-based.
- Oregon is the largest lumber producer in the U.S.
- Oregon has 99% of the forestlands that it had in 1630. In contrast, other western states have lost substantial portions of their forests: Idaho is at 89%, Washington at 87%, and California at 75% of their early forest land base.
- Conservation of forest lands also reduces fire costs to Oregon, and provides important recreational and environmental benefits.

Key Result: Oregon Has Conserved Resource Lands More Effectively than Washington

Long-term Change in Land Use: Oregon Compared to Washington
(1974-06 WA/1974-09 OR) ODF Forest, Farms & People

	Washington		Oregon	
Land Use	Acres (000)	Percent	Acres (000)	Percent
Wildland Forest	-649	-4.7%	-201	-1.9%
Intensive Ag.	-256	-2.8%	-119	-2.0%
Wildland Range	-136	-2.2%	-229	-2.5%
Mixed Ag/Forest	-121	-19.8%	-66	-4.2%
Low density res.	835	64.1%	434	54.9%
Urban	323	52.8%	182	48.1%
Other	4	1.6%	-1	-1.2%
TOTALS	0		0	
Shift to developed uses	-1,162	-3.9%	-615	-2.2%

Key Result: In the Last Decade, Oregon's Performance in Conserving Resource Lands Has Improved Substantially

Recent Change in Land Use: Oregon Compared to Washington

(1994-06 WA/1994-09 OR) ODF Forests, Farms and People Report

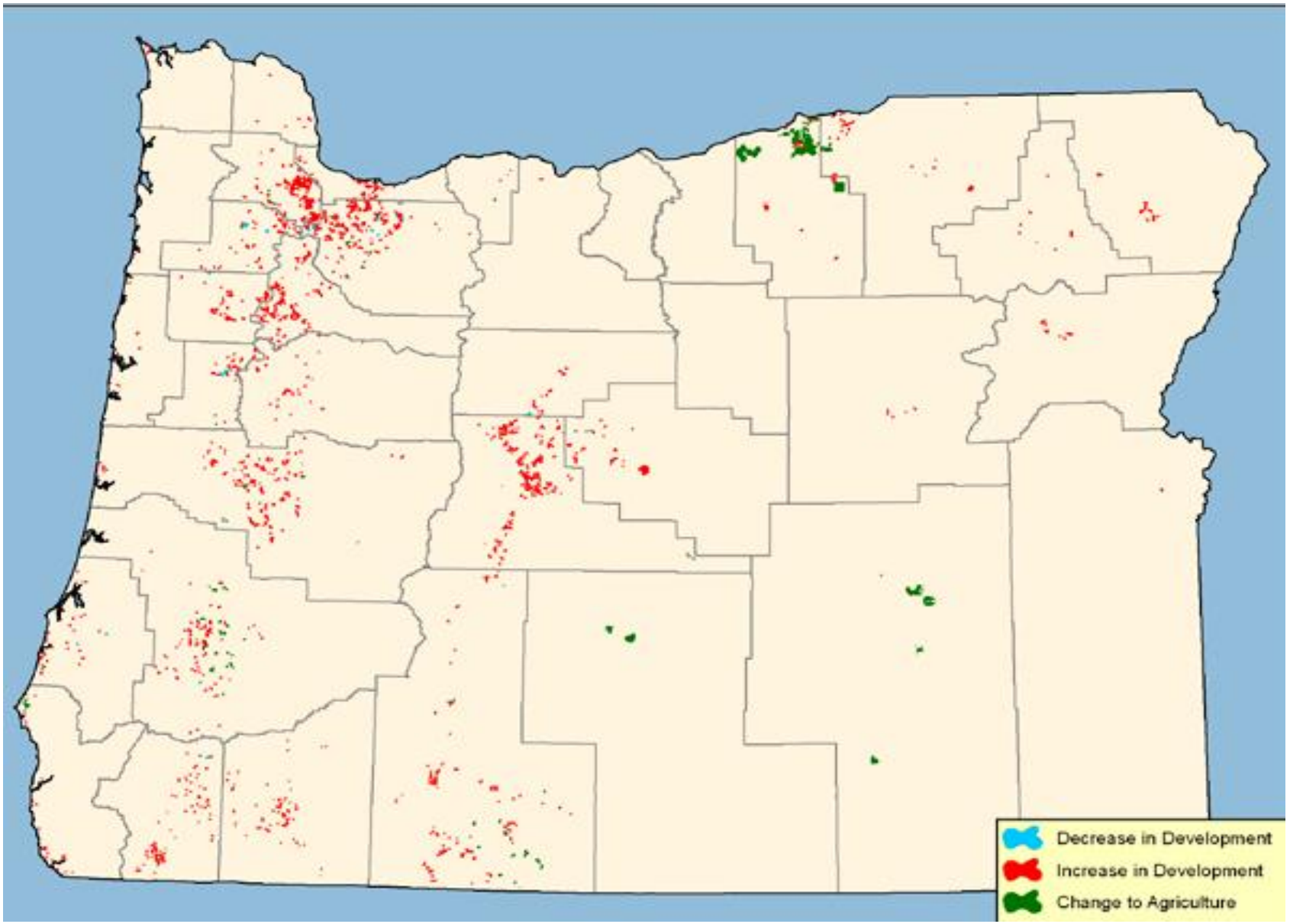
	Washington		Oregon	
Land Use	Acres (000)	Percent	Acres (000)	Percent
Wildland Forest	-235	-1.8%	-27	-0.3%
Intensive Ag.	-90	-1.0%	-38	-0.7%
Wildland Range	-90	-1.5%	-43	-0.5%
Mixed Ag/Forest	-49	-9.1%	6	0.4%
Low density res.	303	16.5%	42	3.6%
Urban	159	20.5%	60	12.2%
Other	2	0.8%	0	0.0%
TOTALS	0		0	
Shift to developed uses	-464	-1.6%	-615	-0.4%

Key Result: Oregon's Land Use System Has Conserved Farm and Forest Land for Oregon's Agricultural and Forest Products Industries

- **98% percent of all non-Federal land that was in forest, agricultural, and rangeland uses in Oregon in 1974 remained in these uses in 2009.**

- **Conversion of private land in forest, agricultural, and range uses to development slowed dramatically after 1992.**

Change in Land Use on Non-Federal Land 1974-2009



Conclusions

Oregon's urban growth management program has been successful in:

- Absorbing population growth while using less land area than neighboring states. This has resulted in lower public facility & transportation costs for Oregon cities.

- Conserving forest and farm lands for the agricultural and forest products industries – our number two and number three industries in terms of economic output.