

CITY OF MEDINA

Residential

Net New Units: 1993 – 2000

During this eight-year period, 22 net new units were built in the City of Medina. All but one of these were built during the 1996 – 2000 period. There were also permits issued for 49 teardown and replacement units.

1996 - 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units '96-2000	Net New Units 1993 - 1995	Net New Units: 1993 - 2000
19	53	(51)	21	1	22

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 1.5 dwelling units per acre. Plat activity shows an achieved density of 1.3 du/acre in single-family zones. There are no multifamily zones in Medina.

1996 - 2000 Residential Permit Activity						1996 - 2000 Residential Plat Activity					
Single Family Zones			MultiFamily and Mixed Use Zones			Single Family Zones			MultiFamily and Mixed Use Zones		
Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density
		(D.U. / Acre)			(D.U. / Acre)			(Lots / Acre)			(Lots / Acre)
12.34	19	1.5	no multifamily permits			9.50	12	1.3			

In order to calculate land capacity from the existing land supply, Medina used the densities noted in the table below.

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R-16	2.69	2.69	
R-20	1.76	1.76	
R-30	0.47	0.47	

Residential Land Supply

After deducting constraints, Medina has about 50 net acres of vacant and redevelopable land. With a significant adjustment for market variables, about 23 acres of this land is judged to be potentially available for development during the planning period. Most of it is redevelopable, rather than vacant, land. * (See note on following page).

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	9.02	1.35	0%	0%	7.67	20%	6.13
SF Redevelopable	59.83	17.95	0%	0%	41.88	60%	16.75
MF Vacant	No multifamily zones						
MF Redevelopable	No multifamily zones						
Total Residential	68.85	19.30			49.55		22.89

***Note from previous page:** Market factor of 60% accounts for large percentage of the theoretically redevelopable single-family land in large parcels on or near the waterfront with high likelihood of continued large lot residential use for the remainder of the planning period. Homes with high improvement value and owner preference for maintaining waterfront estates are unlikely to subdivide. An additional factor is the trend in recent years to consolidate residential lots in areas of the city, rather than subdivide.

Residential Capacity

Medina has capacity for 40 new housing units given its current land supply and zoning. All of these units are in single-family zones. See notes below on calculating this capacity,* and on the projection of future ADU's.**

Zone	Capacity in Single Family Zones					Total Capacity in MF Zones	Total in Mixed Use Zones	Total Capacity	
	0-2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Projected ADU's	Total Capacity in SF Zones	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land	20.35	2.54				23	-	-	23
Density	*	*							
Capacity in Units	33	8			12	53	-	-	53
Minus Existing Units on Redevelopable Parcels	(12)	(1)			-	(13)	-	-	(13)
Net Capacity	21	7			12	40	-	-	40

*Capacity of vacant land is based on the identification of 21 vacant buildable lots, which yield about 17 units after adjusting for market factors. Redevelopable land yields a potential of 11 more units. **Recent rates of ADU permitting support a projection of one additional ADU per year for the remainder of the planning period.

Residential Capacity Analysis

Medina has a total residential capacity of 40 units. It has already exceeded its target by 5 units. This amounts to a total surplus capacity of about 45 units over its 2012 target. It has achieved 77% of its target in the first eight years of the twenty-year planning period.

Residential Capacity in Relation to Target					
Net New Units: 1993 - 2000	20 Year Housing Target	Percent Achieved	Remaining Target	Current Residential Capacity	Surplus or Deficit in Relation to Target
22	17	77%	(5)	40	45

Commercial and Industrial

Medina does not have any commercial or industrial zones. Its employers include the Overlake Golf and Country Club, the City, schools, churches, domestic employees, and home businesses.

Net New Jobs: 1995 – 2000

Medina has gained a net of 63 new jobs during the most recent five years, 1995 to 2000, of the 1992 – 2000 planning period. It does not have a job target.

1995 Employment	2000 Employment	Net New Jobs	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target
294	357	63	0	-	-