



Memorandum

To: Carole Connell, City of Gearhart Planner
From: Li Alligood, AICP
Copies: Bill Palmberg
Date: October 2, 2018
Subject: Goal 10 Findings for File #18-005ZMA (Palmberg Zone Change Request)
Project No.: 68150

Background

Prior to the September 13, 2018, Planning Commission hearing regarding the zone change request for the Palmberg site, the Fair Housing Council of Oregon and Housing Land Advocates submitted a comment requesting that findings be made for the zone change request's compliance with Statewide Planning Goal 10 – Housing (Goal 10). See Attachment 1. Findings for Goal 10 had not been included in the initial staff report. This memo provides suggested findings for compliance with Goal 10. The Planning Commission requested that City staff contact the Fair Housing Council and provide the requested information.

The City of Gearhart's Buildable Land Inventory (BLI) and Housing Needs Analysis (HNA) were last updated in 1990 and include projections to the year 2010. The City has provided excerpts from the background documentation for the Comprehensive Plan (Chapter IV. Urban Growth Area and Boundary). See Attachment 2.

A draft update to the BLI has identified vacant and buildable lands in Clatsop County, but that data is still in draft form and the updated BLI and HNA have not been completed or adopted. See Attachment 3 for the October 2018 draft memo. Therefore, the proposed findings below address the adopted 1990 BLI and HNA.

Proposed Goal 10 Findings

The City of Gearhart plans and ordinances do not include approval criteria for compliance with Statewide Planning Goals. These findings are based on the checklist provided by the Fair Housing Council of Oregon and Housing Land Advocates.¹

1. *Does the amendment involve a land use designation or the permitted/conditional use of land?*

Response: The proposed zoning map amendment involves a land use designation and is subject to conformance with Goal 10.

2. *Has the jurisdiction adopted a Housing Needs Analysis (HNA)?*

Response: The City of Gearhart adopted an HNA in 1994 as part of a Comprehensive Plan update.

3. *Has the jurisdiction adopted a Buildable Lands Inventory (BLI)?*

Response: The City of Gearhart adopted a BLI in 1994 as part of a Comprehensive Plan update.

¹ Available online at <https://www.housinglandadvocates.org/wp-content/uploads/2018/04/Goal-10-Guidance-Letter-to-Cities-and-Counties-signed.pdf>.

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4. Give the HNA and BLI, is there a shortage of certain housing types at present or a predicted shortage in the future?

Response: As detailed in the Comprehensive Plan background report included as Attachment 2, 91% of 1990 dwelling units were single-family homes and 9% were multifamily units. In addition, a review of building permits between 1979-1989 indicated that 70% of residential units being constructed were for seasonal use. Based on population trends and characteristics, housing tenure, and housing cost the 1990 HNA determined that the City of Gearhart would need 484 additional dwelling units to meet the needs of the 2010 population. The population projections assumed a low, medium, and high rate of growth and calculated needed housing at the highest rate.

The assumptions made in the HNA included:

- 10%, or 34, of permanent residential units would be duplex multi-family structures (this represents an increase from both 1980 and 1990)
 - *Corollary – 90% of permanent residential units would be single-family residences*
- 100%, or 393, of second home growth would be single-family residences
- Multi-family development would occur at a density of 10 dwelling units per acre
- Single-family development would occur at a density of 4 dwelling units per acre

Using the assumptions above, the HNA concluded that 3.4 acres of multi-dwelling land and 112.5 acres of single-family residential land was needed to meet the identified housing needs. Gearhart had 190.4 acres of buildable vacant land within the UGB at the time and was able to meet those needs, and the HNA therefore determined that Gearhart had adequate residentially-zoned land to support residential demand for single-family and multifamily housing.

The adopted HNA did not evaluate Gearhart's income levels or identify needed housing by cost, noting only that the cost of owner-occupied housing was the second highest in the county (behind Cannon Beach) and that the median rent was also the second highest among Clatsop County cities. It is reasonable to extrapolate from this information that there is a need for lower-cost housing to meet future needs, and also that the high number of seasonal homes places pressure on residents looking for permanent housing. It is also reasonable to assume, based on market analysis, that the attached housing permitted in the R2 zone would be lower-cost than detached single-family homes.

The draft Clatsop County Housing Analysis has found that there is adequate supply to meet housing demand, but that more than half of current Gearhart households cannot afford to purchase or rent homes in the city. The analysis does not yet include an evaluation of housing need by type (e.g. single-family, multifamily, affordable, etc.) but the study has been prompted by concerns about a lack of affordable housing in the area.

5. Does proposed zone change meet that need and decrease the shortage?

Response: As noted above, the 1990 HNA did not identify shortages of needed housing. The recently-completed draft buildable land inventory analysis included in Attachment 3 indicates that Gearhart has capacity for 701 housing units, 18 of those on sites zoned RA. The requested zoning map amendment would increase that capacity to as many as 52 attached units.

It is reasonable to assume that the smaller lots and multifamily housing types permitted by the RA zone would allow for lower housing costs. The current RA zoning allows only single-family homes on 1-acre lots. These large lots require extensive infrastructure, which in turn increases the price of the homes. The proposed R2 zone allows single-family homes, along with duplex, triplex, and four-plex homes on lots of at least 7,500 sq. ft. This smaller lot size as well housing variety allows for the development of rental or ownership units at a variety of price points due to efficiencies gained in the provision of infrastructure.

The R2 zone does not promise or required the development of attached or affordable housing, but it increases the range of potential development types on the site and does not preclude development of the site with affordable or attached housing.

Attachments

1. Letter submitted by the Housing Land Advocates and Fair Housing Council of Oregon dated September 12, 2018
2. City of Gearhart Comprehensive Plan background documentation
3. Draft Clatsop County Lands Analysis dated October 2, 2018, prepared by Angelo Planning Group



September 12, 2018

City of Gearhart Planning Commission
698 Pacific Way
Gearhart, OR 97138

Re: City File #18-005ZMA

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. FHCO's interests relate to a jurisdiction's obligation to affirmatively further fair housing. Please include these comments in the record for the above-referenced proposed amendment.

As you may know, all amendments to the Comprehensive Plan Map and Zoning map must comply with the Statewide Planning Goals, ORS 197.175(2)(a). Although the staff report references the Comprehensive Plan and it looks as if changing the zone designation from Rural Agricultural (RA) to Medium Density Residential (R2) will add needed housing on the parcel in question, there is no reference to the Goal 10 findings. No reference is made to the impact of the amendment in context of the City's Buildable Lands Inventory or Housing Needs Analysis.

When a decision is made affecting the residential land supply, the City must refer to its Housing Needs Analysis and Buildable Land Inventory (BLI) to show that an adequate number of needed housing units (both housing type and affordability level) will be supported by the residential land supply after enactment of the proposed change.

Even when a proposal increases the residential land supply, the City must show that it is adding needed residential zones. The City must demonstrate that its actions do not leave it with less than adequate residential land supplies in the types, locations, and affordability ranges affected. *See Mulford v. Town of Lakeview*, 36 Or LUBA 715, 731 (1999) (rezoning residential land for



industrial uses); *Gresham v. Fairview*, 3 Or LUBA 219 (same); see also, *Home Builders Assn. of Lane County v. City of Eugene*, 41 Or LUBA 370, 422 (2002) (subjecting Goal 10 inventories to tree and waterway protection zones of indefinite quantities and locations). Only with a complete analysis showing any gain in needed housing as compared to the BLI can housing advocates and planners understand whether the City is achieving its goals through code amendments. The findings at page 7 of the staff report are a start, but the City should examine its HNA and BLI to make adequate Goal 10 findings.

HLA and FHCO urge the Commission to defer adoption of the proposed amendment until adequate Goal 10 findings can be made. Thank you for your consideration. Please provide written notice of your decision to, FHCO, c/o Louise Dix, at 1221 SW Yamhill Street, #305, Portland, OR 97205 and HLA, c/o Jennifer Bragar, at 121 SW Morrison Street, Suite 1850, Portland, OR 97204. Please feel free to email Louise Dix at ldix@fhco.org.

Thank you for your consideration.

A handwritten signature in black ink that reads "Louise Dix".

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

A handwritten signature in blue ink that reads "Jennifer Bragar".

Jennifer Bragar
President
Housing Land Advocates

cc: Gordon Howard (gordon.howard@state.or.us)

ATTACHMENT 2

GEARHART COMPREHENSIVE PLAN

IV. Urban Growth Area and Boundary

- a. Introduction
- b. Land Consumption
- c. Urban Growth Area
- d. Boundary Determination
- e. Findings of Fact

The Comprehensive Plan portion of this document includes the goals and policies for urbanization and housing. The joint adoption of these goals and policies by the City of Gearhart and Clatsop County binds both jurisdictions to a joint program of accommodating and managing Gearhart's future growth.

GEARHART COMPREHENSIVE PLAN

LAND USE

General

Gearhart has always been a recreation oriented community; the unique character of the original town concept has more or less remained through the years. Gearhart was planned as a resort community, serving as a convention center even before the turn of the century, and remains a largely resort oriented environment.

"Gearhart by the Sea" was intended to be "the best, most complete and satisfying pleasure ground on the Pacific Coast".¹ Residential lots were offered to would-be buyers in 1910 for \$200.00. "The terms have been made unusually convenient, for the purpose of encouraging home building at once. A first payment of 10% and 2% per month places one in immediate possession of property upon which to build."² Though the old hotels are gone, recent land use and housing surveys indicate that more than 50% of the single family homes are owned by seasonal residents.

Table 1, page 51 (Land Use Summary) and the Existing Land Use Map, reveal several significant changes from data used to support the 1974 Gearhart Comprehensive Plan. Total acreage within the city boundaries has been reduced to 699.99 acres. Vacant buildable land amounts to less than 25% of the previous total and the quantity of permanent open space exceeds what could be considered normal for the city the size Gearhart by more than double. Very little land is currently used for multi-family residential units. The bulk of present land use is single family residential.

No inventory, by land use category, was undertaken as part of the 1989-1990 periodic review update. (Amended by Ordinance 677, adopted February 2, 1994.)

A review of the implications of Gearhart's land use pattern based on the development that occurred during the 1980's results in the following conclusions:

1. The lifting of the D.E.Q. moratorium has not resulted in a "rapid filling-up" of land in the City proper. Rather there has been a pattern of slow residential growth. There have been two larger residential developments, the Highlands, an exclusive subdivision with a golf course located in the urban growth boundary area and the redevelopment of the "Windjammer" property for single-family residences. In addition, three subdivisions (Gearhart Meadows Phase 1-3) were approved in the Northern Urban Growth Boundary,

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3. No multi-family structures were constructed during the past decade even though land for such purposes is available. This reflects the difficulty of constructing an economically viable affordable housing project, particularly in an area which lacks a sanitary sewer system.
2. The City has experienced little commercial growth in the decade. The slow rate of commercial growth is in line with the community's decision not to become a tourist destination with a commercial orientation.

(Above section amended by Ordinance 677, adopted February 2, 1994.)

Zoning

The land use pattern of the City has been controlled by zoning for many years. The original plan for "Gearhart by the Sea" included a land use pattern that is still reflected in the community's Zoning Map.

Table 1 indicates the breakdown of land, by zone, within the urban growth boundary. This table provides information about of the amount of buildable land available to accommodate future development. (Amended by Ordinance 677, adopted February 2, 1994.)

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TABLE 1
ACREAGE BY ZONE

ZONE	GEARHART			URBAN GROWTH AREA			
	ACRES BUILT	ACRES BUILDABLE	TOTAL ACREAGE	ACRES BUILT	ACRES BUILDABLE	TOTAL	TOTAL ACREAGE
RA	44.61	10.53	55.14	0.00	0.00	0.00	55.14
R1	137.58	58.75	196.33	72.60	108.00*	180.00	377.17
R2	22.94	5.11	28.05	4.80	2.00	6.80	34.85
R3	4.36	5.85	10.21	12.55	0.00	12.55	22.76
C1	6.71	4.11	10.82	0.00	0.00	0.00	10.82
C2	33.59	17.38	50.97	12.71	0.67	13.38	64.35
C3	2.00	3.79	5.79	0.00	0.00	0.00	5.79
RCPD	0.00	24.79	24.79	1.00	0.00	1.00	25.79
P/SP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	251.79	130.31	382.10	103.66	110.91	214.57	596.67

*Malarkey Property - R-1 Zone present Silver Spot Butterfly eliminates a gross total of 158.67 acres. The net total of buildable acres to be deducted 5% from the Urban Growth area totals if 112.36 is estimated to be as follows:

Malarkey property	158.67	Acres Gross
	24.80	Neacoxie Creek
	15.00	Swamp Highway Frontage
	<u>39.66</u>	Road/Open Space @ 25%
To Be Deducted	79.21	Buildable Acres

Source: Bruce Maltman, 1990

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Residential

Gearhart is predominantly a residential community with currently little commercial or industrial activity within the City Limits.

Highway 101 bisects the town of Gearhart into its western and eastern parts. Along this highway lies small scale commercial activity, residential use, and vacant land. Commercial activity in the central "core" area of Gearhart is of a limited scale serving the needs of the local permanent and seasonal residents.

The original plat of the townsite consists of the typical "grid" pattern of streets and blocks. Historically, those lots with ocean frontage or those along the publicly dedicated "Ridge Path" were developed first. There has been no definitive pattern to the residential development over the years; gradual "in-filling" has brought the overall residential density to where it is today. Although there may appear to be a significant amount of "open space" seemingly available for residential development, the existing pattern of lot ownership often includes more than one lot; an effort by the private citizen to assure themselves of future "open space".

Records in 1972 showed 252 permanent residential units and 283 seasonal residential units. Thus seasonal residential units represented 53% of the total housing stock. This seasonal total was expanded to 354 by the addition of 71 condominium units and the permanent total grows to 281 with the addition of 29 year-round rental residential units. This heavy pattern of seasonal residence and property ownership is a major factor which must be considered in any analysis of Gearhart's problems, needs and future potential. If all units were occupied with an average of 3.0 persons per unit, the peak seasonal population of Gearhart would exceed 1800. This, of course, does not allow for additional day time visitors who may use the public and private facilities of the beach areas. A review of building permits during the past decade 1979-1989 indicates that an even higher percentage of residential units being constructed are for seasonal use, approximately 70%. (Included by Ordinance 677, adopted 020294.)

Taking into account those lots that are not developable due to natural hazards (high water table, flood potential, peat soils, etc.), or zoning, there is a limited amount of land available for residential growth within the City Limits. This is more fully examined in the Urbanization Section of the Comprehensive Plan.

The area east of the Highway 101 consists largely of undeveloped land that is subject to natural hazards, such as high water and occasional flooding. The area does contain a limited number of residential dwelling units. This area contains the only industrial operation of any size in the Gearhart City Limits.

The Burlington Northern Railroad right-of-way parallels Highway 101 north and south and further divides the eastern portion of the City.

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Several options for use of that right-of-way have been examined by the City including a utility easement.

The western portion of Gearhart extends from Highway 101 west to the Pacific Ocean. The main east-west thoroughfare is Pacific Way. The land uses along it includes residential (single family and duplex units) a limited amount of commercial development, City Hall and Fire Station, a post office, public park, and tennis courts. The Gearhart Grade School is located on the north side of Pacific Way between U.S. Highway 101 and Neacoxie Creek.

The area to the north of the existing City Limits is where residential expansion is occurring and may be expected to continue to occur in the future.

Commercial

The City of Gearhart only has limited commercial facilities relying heavily on the well established facilities in Seaside to meet the day to day shopping needs of the Gearhart residents. It is anticipated that this dependence will increase in future, as Seaside has created a Downtown Redevelopment Agency, which will be working to strengthen and expand the commercial sector of the community. Approximately 4.5 percent of the Gearhart developed area, encompassing approximately 31.78 acres, is designated for commercial activity. Not all of the areas designated, however, are used for those activities. There is a substantial amount of commercially zoned area along Highway 101 that is used for residential purposes or remain vacant. Within the overall commercially designated acreages are two separate sub areas.

First is the hub of the community which contains a store, a service station, an antique store, and a post office. An extensively zoned area of commercially zoned land without any commercial development extends from the "hub" of Gearhart toward Highway 101. This area has building restrictions due to the designated flood plain area. Any future commercial development in this area will be difficult. It would have a major impact on the character of this major entry-way to the City of Gearhart be transforming it from a heavily landscaped corridor to a typical "strip" commercial area.

The second sub-area includes the commercial activity strip along Highway 101, both north and south of the intersection of 101 and Pacific Way. In these areas are other stores, service stations and eating establishments. Much of the potential area along the highway strip is unused or under utilized. As currently designated, this area provides opportunities for commercial growth in the future as demand increases with population growth. However, it can also have a major impact on vehicular access to and from Highway 101. Total development of this area could result in a massive "strip commercial pattern with the attendant traffic, congestion, and aesthetic problems. There should be no need for rezoning property outside of these areas to allow for commercial development. This sentiment was expressed in the

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earlier surveys of the citizens of Gearhart in which they indicated that they felt Gearhart should have controlled commercial development.

Prior to the preparation of this Comprehensive Plan, the amount of Commercial designated land in both areas greatly exceeded the existing and future needs for a city the size of Gearhart (See 1974 Comprehensive Plan which cites the Bureau of Governmental Research as indicated the commercial area is appropriate for a community of 8,200.) Because of the excessive amount of commercial zoning; the City, as part of the Comprehensive Planning process, is rezoning portions of the commercial area to residential designations. In conjunction, limited or controlled access to Highway 101 and Pacific Way shall be established within the zoning ordinance. With these access controls imposed, significant future problems can hopefully be avoided.

Industrial

The largest industrial activity is the sand and gravel operation located east of Highway 101 with access from McCormick Garden Road. Otherwise there are no large areas within the City Limits of Gearhart that are devoted to large scale manufacturing or other major industrial activities. There are some smaller warehousing or distribution types of activities within the City, but they represent a small portion of the overall land use pattern.

There is a considerable amount of land in Clatsop County to the north in and around Astoria and Warrenton devoted to industrial use including a significant portion of vacant land. Therefore, there may be little need to encourage future major industrial development in Gearhart as there is a large amount of land elsewhere available.

Open Space & Parks

The City of Gearhart is fortunate in that there are vast amounts of open space within close proximity to the City. To the west is the Pacific Ocean, to the south the Necanicum Estuary, to the north designated "County Aquifer" outside the existing City Limits, and to the east the foothills of the Coast Range.

Within the City there is also a significant amount of designated open space. Over half of the total acres within the existing Gearhart City Limits is dedicated to open space. Of the approximate 700 acres within the city, approximately 130 acres are consumed by the 18 hole Golf Course and Parks; this figure represents about 18 percent of the total acreage. The large park area along the beach and to the north of Pacific Way was once the site of the second Gearhart Hotel, which burned in 1916. Much of the beachfront and foredune areas in the City limits are in existing City parks. These areas are being left in a natural state to protect their sensitive character. Park land east of Ocean Avenue and north of Pacific Way contains two tennis courts.

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Determinants of Land Use

The City of Gearhart has developed in a pattern that was generally shaped by the hopes of those entrepreneurs of the early 20th Century. Basically, a large tract of land along the Pacific Ocean was divided up into lots for sale as summer homes developed in conjunction with a resort hotel.

Few natural constraints exist within the City of Gearhart. Those that do exist today are a result of man's development of the area generally known as the Clatsop Plains. The use of individual sewage waste disposal systems places more limits on the areas in Gearhart that can be developed. (Amended by Ordinance 677, adopted February 2, 1994.)

The coastal areas often are exposed to conditions of high winds. While construction of wood frame or "stick built" homes may be less prone to suffer from the affects of high winds, siting of mobile homes should be examined in detail prior to any actual location of those homes. There exists a real possibility of requiring substantial "tie-downs" for single wide units and a secure foundation for larger units.

Buildable Lands Inventory

An inventory and analysis of the Gearhart area has been made in order to determine the physical capability of the land for development purposes. Statewide planning goals and guidelines require that Comprehensive Plans address the problems presented by natural hazards, open space and recreation needs and natural resource availability. Development suitability can also be determined through analysis of man-made or cultural features such as availability of water, sewer and other public services. In the Comprehensive Plan, the physical and cultural constraints to development shall be considered together. This analysis consists of superimposing factors such as potential flood-prone areas, active and conditionally stable foredune areas, estuarine areas, high-ground water areas, soils and geology in order to identify the development potential of the land in and around the city. Various maps within this plan indicate the development limitations. Table 1, page 51, gives the acreage breakdown for buildable and non-buildable land by zone.

This analysis draws heavily on work done by the State Department of Geology and Mineral Industries (Bulletin 74), the Department of Environmental Quality (DEQ) requirements for subsurface waste disposal, Oregon State University Extension Service, Clatsop Plains Reports (1973-1974) and the City of Gearhart existing land use survey and map (1979).

Buildable Lands - Suitable

Land suitable for development from a physical perspective are those lands with little or moderate slope (0-12%), no flood or geologic (high-ground water) hazard, stable soils, and exist outside a sensitive natural resource area such as an estuary, foredune, marsh or other wetland. Normal building controls would apply.

Buildable Lands - Limited Suitability

There are areas of primarily silty clay soils, and/or slopes of 13-25%. Problems of soil creep and landsliding are often present especially after the vegetation has been removed. Building and construction (road fills and cuts) may be accomplished with special consideration given to water drainage, foundations and waste disposal.

Flood prone areas and areas of high ground water can support limited development, provided the structure and associated utilities (subsurface disposal) are properly designed.

Development may be allowed on filled lands if it is determined that the bearing capacity of the soil is sufficient to support the proposed structure and a proper subsurface disposal system to DEQ requirements is installed. Soil borings, ground water samples, and /or other engineering expertise may be required.

Non-Buildable Lands

Areas of unstable soils such as peat and active foredunes are considered unsuitable for development. Estuarine areas of all types are generally unsuitable for development requiring filling or diking. Areas of high ground water that require subsurface disposal are generally unsuitable for development.

In Gearhart the majority of the land unsuitable for development is located east of U.S. 101. Another area unsuitable for development by present day requirements (1979) is that high water area north of 5th Street and west and adjacent to U.S. 101.

According to An Inventory of Development Pressures in the Coastal Zone, by the Oregon Coastal Conservation and Development Commission, 1975, Gearhart has a suitability rating of 1.

The purpose of providing suitability ratings is so that areas suitable for urban development can be evaluated with suitabilities for other possible uses or activities (agriculture, forestry, or wildlife habitat) for a specific area. Areas were initially delineated and rated according to dwelling unit density and then adjusted by considering the other suitability factors, since existing uses are one of the most important factors in determining what an area will be used for in the future.

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In a later section of the Plan development suitability based on the vacant buildable and non-buildable lands inventory will be addressed. Implementation techniques should be devised to address buildable and non-buildable lands in quantifiable terms wherever possible.

Table 1 provides information on the vacant buildable land in Gearhart's urban growth boundary. (Amended by Ordinance 677, adopted February 2, 1994.)

Tables 10 through 13 deleted. (Amended by Ordinance 677, adopted February 2, 1994.)

These types of land areas are also interspersed throughout the Urban Area, causing the Urban Growth Boundary to encompass a significant amount of land in order to include adequate vacant and buildable land. It is obvious that Gearhart is and will continue to be a Community of relatively low density and relatively high amounts of open space. This is the character that the Citizens of the Community wish to preserve.

Process for determination of land use, buildable and non-buildable lands within the City of Gearhart

1. Windshield survey of every lot within the City limits to determine present use and enter the data on the County Assessor's maps.
2. Determine letter code and color code for present use designation.
3. Transfer this information to 1" = 200' scale single map of City in appropriate letter and color codes.
4. Enter 100 year flood plain levels on Master Map.
5. Determine vacant buildable and vacant non-buildable lands on basis of minimum lot size, flood plain, and allowable density per acre per zone. (See footnotes to acreage table for specific assumptions related to problem areas.)
6. A net acre is a parcel of land excluding marshes, foredunes, roads, streets, 50' fiver frontage on either side of Necanicum River Estuary tributaries, easements, and Utilities.
7. Total buildable lands and acreage by zones.
8. Overall totals for entire city for all present use categories with percentages.

Footnotes to Buildable Lands Methodology

1. For R-3, the proposed density of 16 dwelling units per acre was used since present code has no residential density standards for R-3 zone, and 16 dwelling units per acre represents current trends.

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2. 25% of buildable acres was subtracted for individual owner acquisition of open space. (Current trend)
3. C-2 zone on Highway 101 should be computed on the basis of 40% residential and 60% commercial.
4. Golf Course as buildable, but note its continuous use as open space. For present use, consider the golf course as open space. (Note: Deed Restriction) Thus, the golf course is considered vacant non-buildable.
5. Assume ocean front as non-buildable. Open space will be more accurate due to state and federal coastal zone laws.
6. Assume flood plain (100 year level) as non-buildable.
7. Assume present C-1 zone as 50% residential and 50% commercial.
8. Note that all R-1 buildable lands are computed on the basis of the City's 10,000 square foot minimum lot size. Hence, a discrepancy may exist between acreage within the zone density and actual maximum buildable lots within the zone.
9. Private ownership from Pacific Way to "E" Street west of Ocean Avenue were estimated at 200 foot lot depth with an additional 300 foot depth placed in R-1 zoned vacant non-buildable category.
10. Flood plain estimates were revised upwards in the RCPD Zone and RA Zones after on site analysis in the specified zones adjacent to the north City limits.

Development Capacity Potential

This section deleted by Ordinance No. 677, adopted February 2, 1994.

Population

GROWTH TRENDS: Portland State University's Center for Population Research and Census estimates indicate that Gearhart's population in 1988 was 1100 persons. This represents 13.7% increase from the 1980 U.S. Census population of 967. During the period 1980-1988, Clatsop County's population is estimated to have increased by 4.6%

Although Gearhart's population has increased at only a modest 1.7% annually, between 1980-1988, its rate of population growth among Clatsop County cities was the highest. The generally modest population growth of Clatsop County during the 1980's is the result of population out-migration in response to the severe economic recession experienced during the early 1980's. The County's population has only begun to rebound from this impact during the past several years. This is reflected in PSU's population estimate which shows most of Gearhart's population growth during the 1980's as occurred after 1985.

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Between 1970 and 1980, Gearhart's population increased from 829 to 967, or a growth rate of 16.6%. This annual growth rate is almost identical to the growth rate that is estimated to have occurred during the 1980's.

In summary, Gearhart, over the past two decades, has experienced a steady, but modest, level of population growth.

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TABLE 2
CLATSOP COUNTY POPULATION CHANGE
1980-1990

LOCATION	1980 CENSUS	1990 CENSUS	ESTIMATED PERCENTAGE CHANGE
ASTORIA	9,998	10,069	.7%
CANNON BEACH	1,187	1,221	2.8%
GEARHART	967	1,027	6.2%
HAMMOND	516	591	14.6%
SEASIDE	5,193	5,359	3.2%
WARRENTON	2,493	2,679	7.4%
UNINCORPORATED CLATSOP COUNTY	12,135	12,355	2.4%
TOTAL CLATSOP COUNTY	32,489	33,301	2.4%

Source: 1980 & 1990 U.S. Census;

Various Population Characteristics

The 1990 Census information can provide useful information on the decade between 1980-1990 and how these changes compared to those experienced by the other cities in Clatsop County.

There were several significant trends affecting Oregon and Clatsop County in the period 1980-1990. The most important were: a substantial decline in the percentage of the population in the 15-24 age group as a result of a decline in fertility rates; a very large increase in the 25-44 age group as a result of aging of the "baby boomer" generation; and a slow, but steady, increase in the population 65 and older. Overall, these trends resulted in a population with an older median age.

Gearhart's population change, by age group, between 1980 and 1990 differed from these trends in a number of important ways. First, Gearhart experienced a 09% increase in population in the 0-14 age group while the County, as a whole, experienced a much smaller decline. Gearhart experienced more growth in the 25-44 age groups than either the County, as a whole, or the State average. The 15-24 age bracket declined, as did the rest of the county, with the exception of Seaside.

Gearhart's population, aged 65 and over, grew at a more substantial rate than the County. Gearhart's population aged 45-64 experienced a decline of .9% while for the County, as a whole, this age group experienced a .4% change.

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As a result of these changes in age characteristics of its population, Gearhart had the highest percentage of persons in the 25-44 age group of any Clatsop County city, and the third highest percentage in the 0-14 age group. Conversely, Gearhart had the 2nd lowest percentage of its population, 12.4%, in the 65+ and older age group. These figures indicate that Gearhart is much more of a "family oriented community" and less a retirement community than the other Clatsop County oceanside cities of Cannon Beach and Seaside, although the percentage of older persons is increasing.

TABLE 3
PERCENTAGE OF TOTAL POPULATION BY AGE GROUP
1980

LOCATION	0-14	15-24	25-44	45-64	65+
ASTORIA	21.0	17.4	27.0	19.2	15.4
CANNON BEACH	13.9	15.7	30.4	18.0	17.9
GEARHART	23.8	14.2	30.8	18.7	12.4
SEASIDE	18.8	16.0	24.4	19.5	21.4
WARRENTON	24.5	16.5	27.1	18.2	13.7
CLATSOP COUNTY	21.4	17.7	26.9	19.7	14.6
OREGON	22.4	17.6	29.8	18.7	11.5

TABLE 4
PERCENTAGE OF POPULATION BY AGE GROUP
1990

	0-14	15-24	25-44	45-64	65+
ASTORIA	21.8	12.1	31.5	17.8	16.5
CANNON BEACH	15.8	11.1	32.5	20.4	20.0
GEARHART	21.7	9.9	35.5*	17.8	14.9
SEASIDE	18.9	10.6	28.3	20.1	21.8
WARRENTON	23.9	10.1	32.6	18.4	14.0
CLATSOP COUNTY	21.6	12.0	30.7	19.3	16.1
STATE OF OREGON					

TABLE 5
CHANGE IN PERCENTAGE OF POPULATION BY AGE GROUP
1980-1990

	0-14	15-24	25-44	45-64	65+
ASTORIA	.8	-5.3	4.5	-1.4	1.1
CANNON BEACH	1.9	-4.6	2.1	2.4	2.1
GEARHART	-2.1	-4.3	4.7	-.9	2.5
SEASIDE	.1	5.4	3.9	.6	.4
WARRENTON	-.6	-6.4	5.5	.2	.3
CLATSOP COUNTY	.2	-5.7	3.8	-.4	1.5

SOURCE; 1980 - 1990 U.S. CENSUS

GEARHART COMPREHENSIVE PLAN

Gearhart's median age in 1980 was 31.1 years. This was slightly less than that for Clatsop County, which was 31.5 years.

In 1990, 1.1 percent of Gearhart's population was non-white or was of Spanish origin. Among Clatsop County cities, Gearhart had the smallest percentage of persons that were either non-white or of Spanish origin.

Gearhart's average household size in 1980 was 2.58. In 1990 the figure dropped to 2.48. In 1970, Gearhart's average household size was 2.8 persons. The decrease in the average household size between 1970 and 1990 was reflective of state and national trends. These trends are expected to continue, particularly as the "Baby Boom" generation passes through their child rearing years.

Population Projections

No official projections are available for Clatsop County or Gearhart. In order to project population over the next two decades, four rates of growth have been chosen, including 12%, 6%, 3% and a rate of growth based on Building Permit data. The City's growth rate between 1970 and 1990 averaged 11.4%. (16.6% and 6.2% , respectively). Therefore, 12% has been chosen as the maximum rate of growth for the next two decades. The other projected rates of growth are 6% and 3%, representing medium and low rates. Finally, actual building permit data is used to project permanent population.

TABLE 6
POPULATION PROJECTIONS

	<u>1990</u>	<u>2000</u>	<u>2010</u>
HIGH (12%)	1027	1150	1288
MEDIUM (6%)	1027	1089	1154
LOW (3%)	1027	1058	1090
BUILDING PERMIT	1027	1203	1289

SOURCE: U.S. CENSUS, CTIC

The population projection based on building permit data is based on the following assumptions. Future growth during the next two decades will be the same as the period 1979-1989, when 119 dwelling units were constructed in the urban growth boundary, 70% of which were structures for non-permanent residents. It is also assumed that the household size for the period 1990 to 2010 will be 2.4 persons per dwelling unit. The City will use the median population projections for the purpose of determining the land requirements to accommodate anticipated growth.

HOUSING

Housing Units

Between 1970 and 1980, the total number of housing units increased from 431 to 648 or an approximately 50% increase. Between 1980 and 1990 the number increased from 648 to 710, an increase of 9.5%. Two factors account for this rapid growth in the City's housing starts. First, a substantial portion of the increase in the housing starts was the result of the construction of second homes which are not considered occupied housing units by the U.S. Census. It is estimated that 70% - 80% of the total number of housing units are the result of second homes. Secondly, the national trend toward smaller average household size, the result of more one-person households, also accounts for a greater growth in housing units than in population.

The 9.5% increase in Gearhart's housing stock was the largest among Clatsop County cities.

In 1980, 94% of Gearhart's total housing stock, 606 dwelling units were single-family residences and 6% of the dwelling units were in duplexes or multi-family structures. In 1990, 91%, or 644 out of 710 units were single family structures. Among Clatsop County cities, Gearhart had the highest percentage of its housing stock in single-family residences. For Clatsop County, as a whole, the percentage of single-family structures was 67% in 1990. Gearhart's percentage of its total housing stock in single-family residences decreased slightly between 1970 and 1980 from 95% to 94%, and from 1980 to 1990 to 91%.

In 1990 there were 4 manufactured dwellings in Gearhart. According to the 1980 Census there was 1 mobile home in Gearhart. This is the same number as of 1970.

According to the 1980 Census, 248 of Gearhart 648 total housing units were held for occasional use. This is approximately 38% of the total housing stock. The 1990 census lists only vacant housing units. These constituted 41.6% of the total housing stock, or 296 out of 710 units. Because of Gearhart's low rental and sale vacancy rate, this proportion is considered comparable, but should be used with caution. In 1970, there were 141 units held for occasional use out of a housing stock of 431, or 32.7%. Among Clatsop County cities, only Cannon Beach had a larger percentage of its total housing units held for occasional use.

GEARHART COMPREHESIVE PLAN

TABLE 7
HOUSING SUPPLY TRENDS IN GEARHART
1970-1990

	1970	1980	1990	%CHANGE 1970/80	%CHANGE 1980/90
TOTAL UNITS	431	648	710	50.3	9.5
TOTAL OCCUPIED UNITS	286	374	414	30.8	10.7
OWNER OCCUPIED	235	280	300	19.1	7.1
RENTER OCCUPIES	51	94	114	84.3	21.2
SEASONAL	141	248	296	75.9	19.3

Source: U.S. Census

HOUSING TENURE

In 1990, 74.6% of the housing units were owner occupied. In 1980, 74.9% of Gearhart's occupied housing units were owner occupied. The percentage of owner occupied housing units in 1990 was still significantly higher than the County average of 65.9%.

HOUSING COST

In 1989, the median value of owner occupied housing was \$74,000, second highest in the county (Cannon Beach was highest at \$95,300). This represents a 45% increase over the 1979 median value of \$51,000. It also is 20% higher than the county median value of \$62,100. The median contract rent was \$422, the 2nd highest among Clatsop County cities and well above the County wide average of \$352.

PROVISION FOR RESIDENTIAL GROWTH

1.	Population projection :2010	1,288
2.	Population 1990	1,027
3.	Population increase	261
4.	Assumed household size	2.4 per/du
5.	Additional dwelling units needed in 2010	109
6.	Seasonal-home dwellings based on 70% of all new construction	363
7.	Vacancy rate of new units constructed	5
8.	Demolition of existing units based on 1% of total housing stock	7
9.	Total dwelling units needed to year 2010	484

To determine the acreage needed to accommodate the projected 484 dwelling units the following additional assumptions were made:

1. 10% of permanent residential growth will be duplex multi-family structures. The 1980 percentage was 6%.

GEARHART COMPREHENSIVE PLAN

2. 100% of the second home growth will be single-family residences.
3. Multi-family development will occur at a density of 10 dwelling units per acre.
4. Single-family development will occur at a density of 4 dwelling units per acre.

Applying these assumption results in the following projections:

1. 34 multi-dwelling units requiring 3.4 acres.
2. 450 single-family units requiring 112.5 acres.
3. Total residential land requirement 115.9 acres.

Table 6 summarizes the vacant land that is available in the Gearhart urban growth boundary for residential use. This table shows that the following acreages are available by zone:

RA	10.5 acres
R1	167.0 acres
R-2	7.1 acres
R-3	<u>5.8 acres</u>
Total	190.4 acres

The amount of residential land projected to meet growth requirements is 115.9 acres. Therefore, it is concluded that Gearhart's existing urban growth boundary is adequate to accommodate anticipated residential growth. (It should be noted that there are another approximately 25 acres of land available in the RCPD zone. This zone also provides for residential development).

PROVISION FOR NEEDED HOUSING TYPES

The City makes adequate provision for needed housing types. The City's R-2 and R-3 zone permit duplexes as an outright use. There are 7.1 acres of vacant buildable land in the R-2 zone and 5.8 acres of vacant buildable land in the R-3 zone. Triplexes and fourplexes are also permitted as an outright use in the R-2 zone, while, multi-family structures are permitted outright in the R-3 zone. The available acreage of 12.9 acres is adequate to accommodate the anticipated need of 5.3 acres.

The Zoning Ordinance permits manufactured dwelling parks and manufactured dwelling subdivisions on four acre parcels in the RA, R-2 and RCPD zones. There are three parcels in these zones which have a parcel size of four acres. One parcel is located in the RA zone and consists of 4.2 acres of buildable land. The two other parcels are located in the RCPD zone. These parcels contain 23.8 acres of

GEARHART COMPREHENSIVE PLAN

buildable land. The RCPD zone permits 60% commercial development. If the maximum commercial development occurred slightly more than 14 acres would be available for manufactured dwelling development.

URBAN GROWTH BOUNDARY AND PROGRAM (1979)

The problems and opportunities for urban growth in the Gearhart urban area have been studied and analyzed by the Planning Commission and City Council for a considerable period of time. Conflicts have arisen with the City of Seaside over the southern Urban Growth boundary that have taken many months to resolve, finally culminating in arbitration by the Land Conservation and Development Commission to determine the final line. This plan element is the result of the Commission and Council work. It provides an analysis of current growth trends and needs for the urban area, sets goals and policies for managing that growth, and sets an Urban Growth Boundary defining the urban area. This particular Comprehensive Plan element will be used by both the City of Gearhart and Clatsop County and will guide the two governing bodies as they make their day-to-day land use decisions that pertain to growth. It is intended and anticipated that a continuing process of communication between the jurisdictions in utilization and updating of this Comprehensive Plan element will occur.

The growth and development of the Gearhart urban area has been a continuous process as was indicated in the Population and Housing element of this planning document. Gearhart has had a relatively slow but steady growth rate during this century. Clatsop County has had an increasing rate of residential development in the area surrounding Gearhart and Seaside. This increasing residential rate has caused greater demands for commercial services and also on the public facilities and services that the communities are called upon to provide.

Urban growth may be inevitable. However, an uncontrolled growth pattern may cause extreme hardship on the Community if typical patterns are followed. For example, there are some areas of the Gearhart urban area that have been heavily partitioned while remaining outside of the city limits. These areas show a haphazard lot layout, multiple direct accesses to the Oregon Coast Highway (U.S. 101/Oregon 26), and a general sprawling of the land use pattern. The people residing in these areas, even though the areas may be technically near-urban in density, cannot utilize many of the services that a community should be able to provide. By the same token, and even more importantly in an overall sense, these types of areas are very expensive for communities that must provide some facilities and services to them. Even though many of the property owners in these areas do not pay any city taxes, they make use of city public services such as streets and parks.

Another significant problem with this type of land use pattern is the property is effectively removed from growth potential. In other words, the land, with its haphazard lot pattern and lack of adequate street layout, cannot be efficiently divided into full service urban sized lots unless many of the parcels can be combined into a single unit. This forces the Community to look beyond these areas or in alternative areas that may not be suitable for urban development. This



MEMORANDUM**Clatsop County Residential Lands Analysis (DRAFT)**
Clatsop County Housing Study

DATE October 2, 2018
TO Clatsop County Housing TAC
FROM Matt Hastie and Jamin Kimmell, Angelo Planning Group
CC File

The purpose of this memo is to summarize the methodology and initial results of a Geographic Information Systems (GIS)-based analysis of residential lands in Clatsop County. The analysis is part of the Clatsop County Housing Study. The results may inform the strategies and approaches that may be effective and appropriate for increasing the supply or configuration of buildable residential land, which can lead to greater overall housing supply. The memo summarizes the methodology of the analysis, then presents the results in a series of tables and maps.

METHODOLOGY**Step 1 – Identify Environmental Constraints**

In order to estimate lands that may be buildable for residential uses, it is necessary to remove any lands where development is constrained by environmental resources or hazards. The following environmental constraints were identified based on City and County zoning regulations. GIS data on location of these constraints was obtained from Clatsop County GIS and other local sources.

- **FEMA Floodplain Areas**: All areas designated in the floodplain or floodway, based on the most recent version of FEMA floodplain maps released in July of 2018.
- **National Wetland Inventory**: All wetlands mapped by the U.S. Department of Fish and Wildlife, except where a jurisdiction has adopted a local wetland inventory.
- **Local Wetland Inventory**: The local wetland inventories of the cities of Warrenton, Cannon Beach, and Gearhart. Only wetlands deemed locally significant were identified as not buildable areas.
- **Active Dune Overlay**: The portion of the Beach and Dune Overlay where development is restricted on active dune areas in order to conserve and protect these areas.

These lands were overlaid with taxlots to estimate the amount of land in each parcel where development is limited by environmental constraints. These constrained areas were deducted from the total area of the parcel to estimate the portion of the parcel that is potentially buildable.

Step 2 – Classify Parcels by Development Status

Each parcel in the county was classified based on the potential for new development on the parcel. This classification is intended to separate parcels that have capacity for development from those that do not. The classification is based on the amount of potentially buildable area on the parcel and the valuation of improvements (buildings, other structures). Improvement values are sources from Clatsop County Assessor data. The following four categories were used to classify parcels:

- **Developed:** Parcels that have an improvement value of more than \$10,000, but do not meet the definition of Partially Vacant or Constrained.
- **Constrained:** Parcels with less than 5,000 square feet unconstrained land. These parcels are assumed to not be developable due to the small area on the lot that is potentially buildable.
- **Partially Vacant:** Parcels that meet the state definition as partially vacant under the “safe harbor” provisions for residential buildable land inventories.¹ These parcels are at least a half-acre in size and have an existing single-family dwelling. Due to the lack of a sewer system and existing development patterns, parcels in the City of Gearhart were classified as Partially Vacant if they were at least one acre in size and had an existing single-family dwelling. A quarter-acre was removed from the buildable area of these parcels to account for the existing dwelling. Parcels with an existing multi-family residential use or other non-residential use were all classified as Developed.
- **Vacant:** Parcels with more than 5,000 square feet of unconstrained land and improvement value less than \$10,000. These parcels have sufficient area for development and little to no improvements. In the City of Gearhart, parcels must have at least 10,000 square feet of unconstrained land to be classified as Vacant.

Step 3 – Incorporate Local Buildable Land Inventories for Seaside and Astoria

Two Clatsop County jurisdictions completed a BLI recently, and these inventories were incorporated into this analysis. The City of Seaside completed a BLI in 2013 that identified vacant and redevelopable parcels. Parcels classified redevelopable were classified as Partially Vacant for this analysis. The City of Astoria completed a BLI in 2011 that included detailed assessment of all parcels that were vacant or partially vacant. For partially vacant parcels, the BLI estimated the amount of the parcel that was buildable, given a range of constraints. For this analysis, both the classification of parcel and the amount of buildable land in each parcel was updated to align with this 2011 BLI. Parcels that were developed between 2011 and 2018 and no longer had capacity for additional development were classified as Developed.

¹ OAR 660-024-0050, Land Inventory and Response to Deficiency

(2) As safe harbors, a local government, except a city with a population over 25,000 or a metropolitan service district described in ORS 197.015(13), may use the following assumptions to inventory the capacity of buildable lands to accommodate housing needs:

- (a) The infill potential of developed residential lots or parcels of one-half acre or more may be determined by subtracting one-quarter acre (10,890 square feet) for the existing dwelling and assuming that the remainder is buildable land;
- (b) Existing lots of less than one-half acre that are currently occupied by a residence may be assumed to be fully developed.

Step 4 – Estimate Potentially Buildable Lands and Housing Unit Capacity

Lands were classified by zone type (residential, commercial, etc.) to estimate the amount of land that is potentially developable that is zoned for residential uses. To do this, all City and County zoning designations were classified into generalized zone types, and each parcel was assigned a zone and zone type. Where parcels span multiple zones, the parcel was assigned the zone that covers the centroid (center point) of the parcel.

To estimate the capacity for development of new housing units on each parcel, the acres of potentially buildable land on each parcel was multiplied by the maximum density (housing units per acre) of the parcel based on its current zoning designation. The assumed maximum density of each zone is shown in Table 1. Due to the lack of a sewer system, the maximum density of any parcel in the City of Gearhart was limited to 4.35 units per acre (10,000 square foot per unit), except if the maximum density of the zone is less than 4.35 units per acre. Housing unit capacity on each lot was rounded down to whole number of units. For example, if the maximum density standard would permit 1.8 units on the lot, then the capacity was rounded down to 1.0 units based on the assumption that a variance or adjustment would be necessary to build 2.0 units on that lot. Thus, the housing unit capacity represents the capacity that is permitted outright in the zone without any variances or adjustments.

RESULTS

Preliminary results of the analysis for the **City of Gearhart** are presented in Table 1. In total, there is capacity for development of 701 housing units on residentially zoned lands in the City. The City of Gearhart is projected to grow by 94 households by 2038.² Therefore, based on this assessment, there is adequate land supply for residential development in the City over the next 20 years.

Table 1. Potentially Buildable Lands and Housing Unit Capacity by Zone, City of Gearhart

Zone	Potentially Buildable Acres			Maximum Density (units/acre)	Housing Unit Capacity		
	Partially Vacant	Vacant	Total		Partially Vacant	Vacant	Total
R1	54	110	164	4.35	221	390	611
R2	5	6	11	4.35	19	18	37
R3		1	1	4.35		5	5
RA	12	19	31	1.00	9	9	18
RCPD		10	10	4.35		30	30
Subtotal	71	158	229	--	249	452	701

² See Attachment 1 - Clatsop County Housing Study, TAC #3 PowerPoint



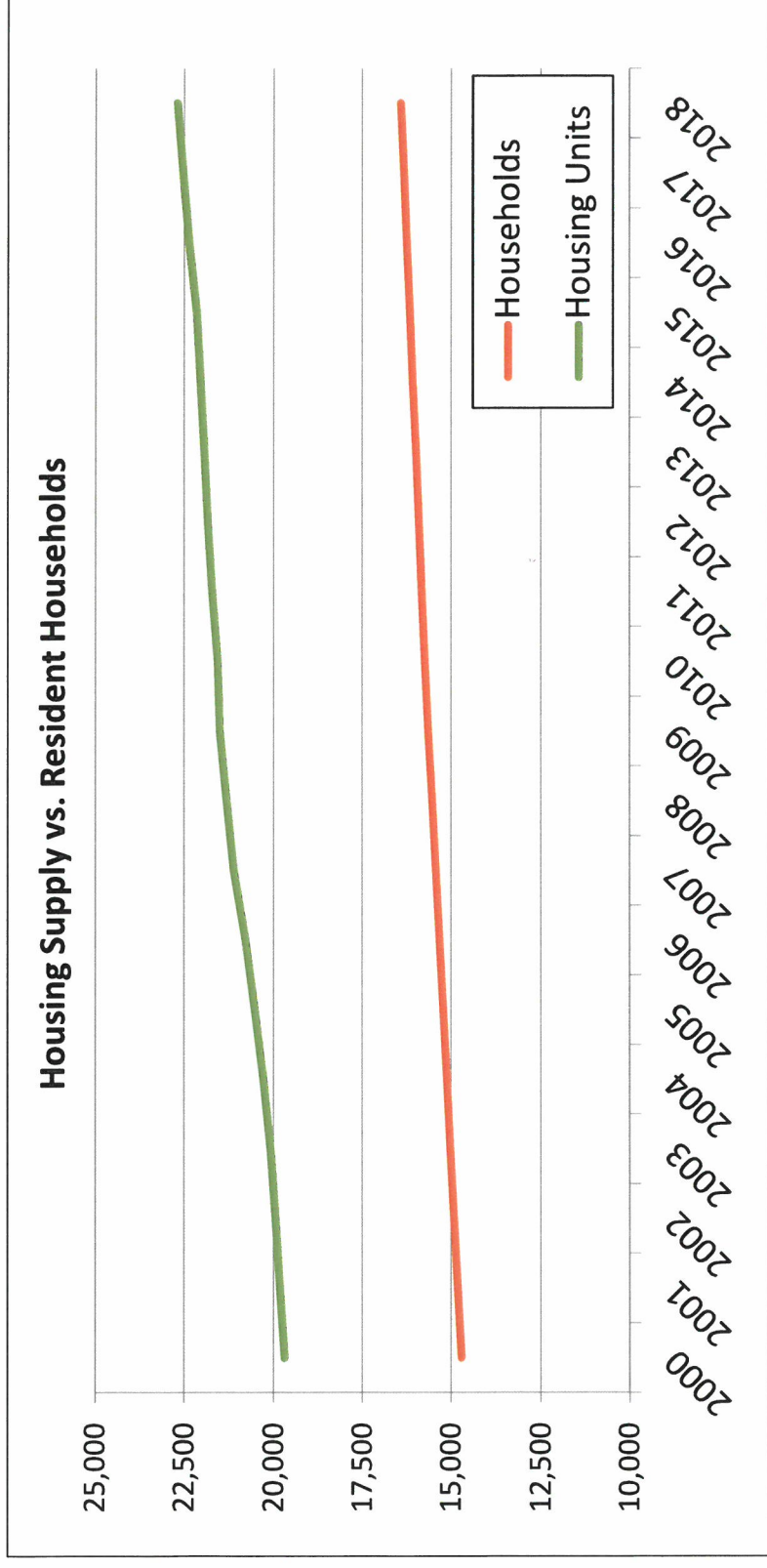
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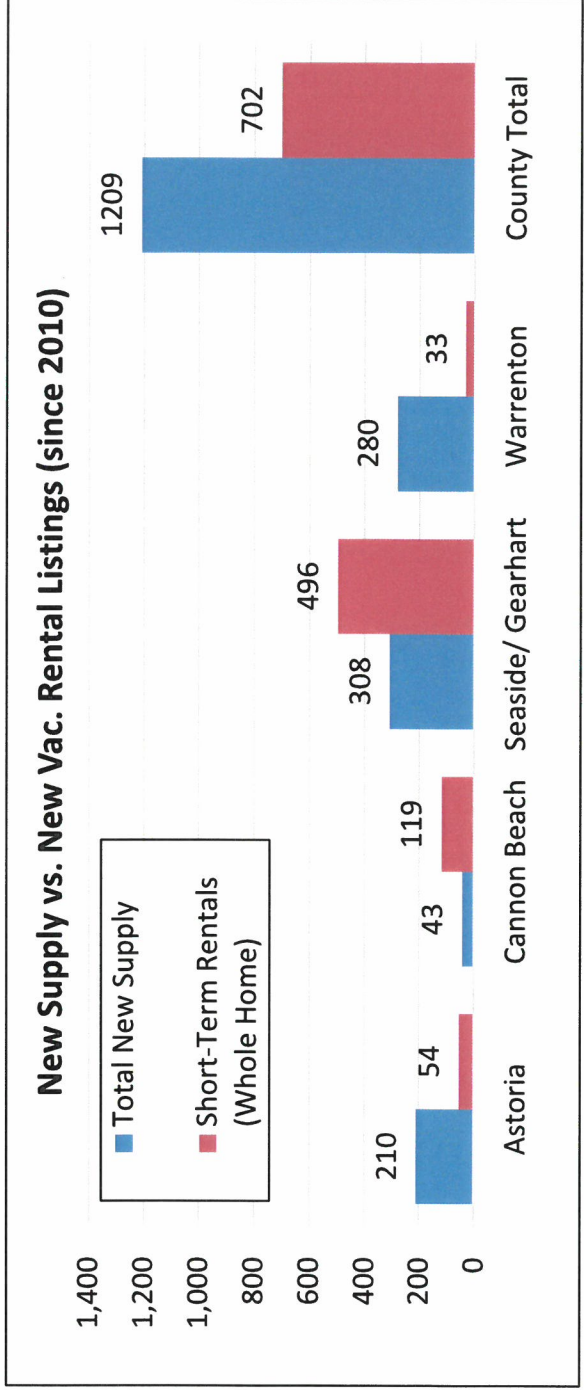
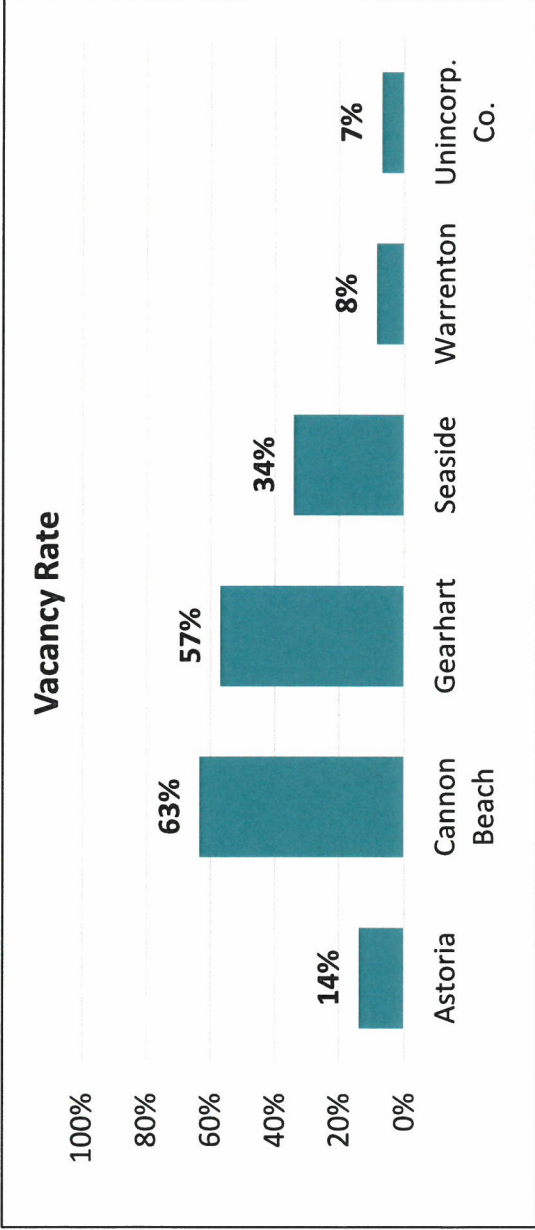


HOUSING SUPPLY VS. NEED

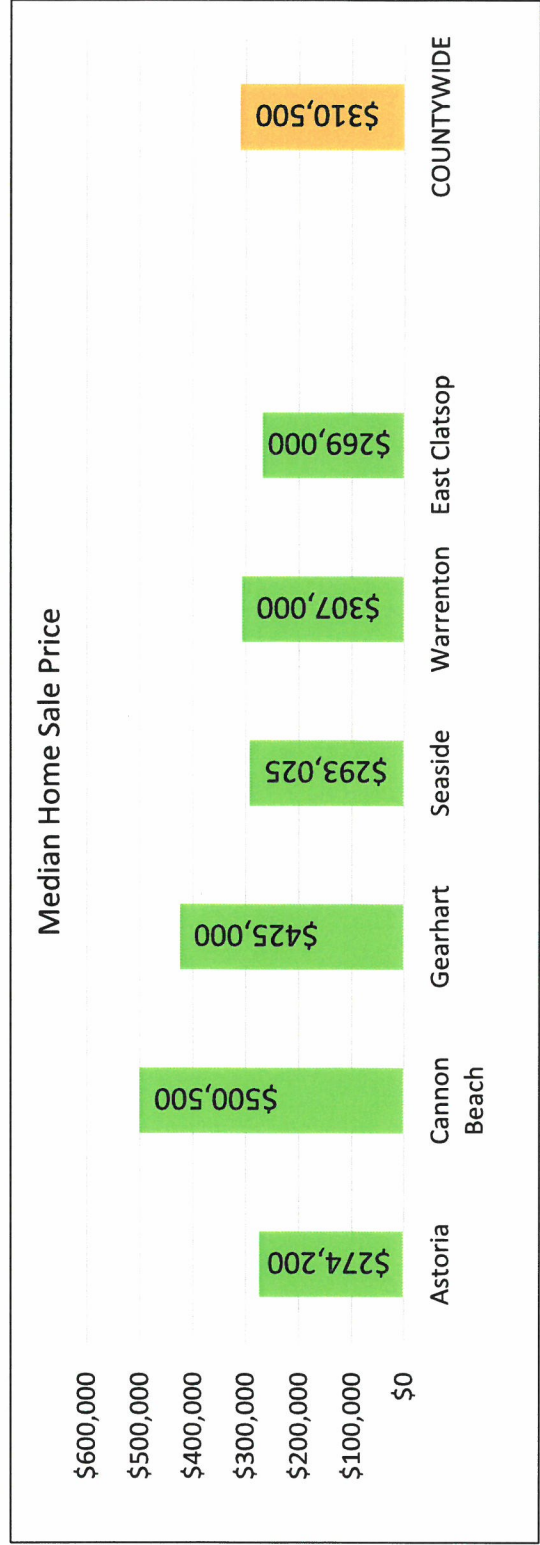
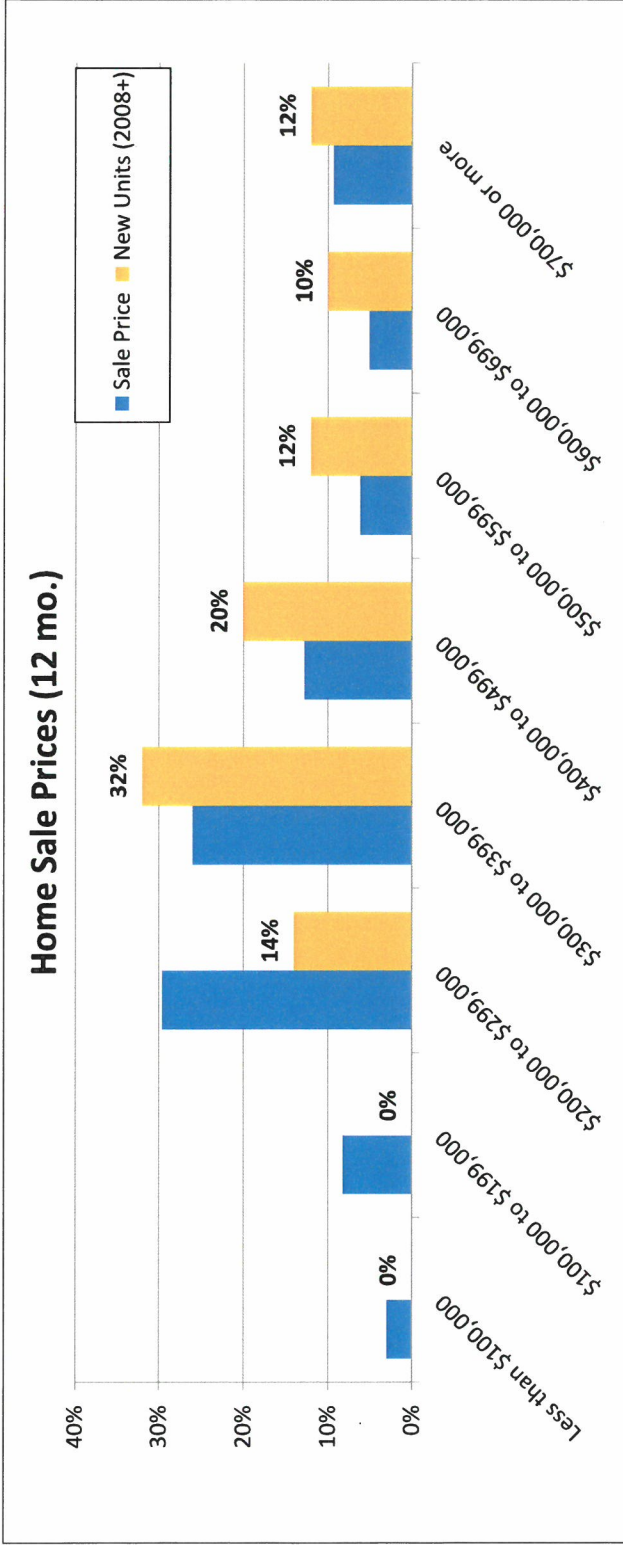


- Since 2000: 1,700 households / 3,000 units
- 1.4 housing units for each household
- Ample 20-Year land supply (countywide)

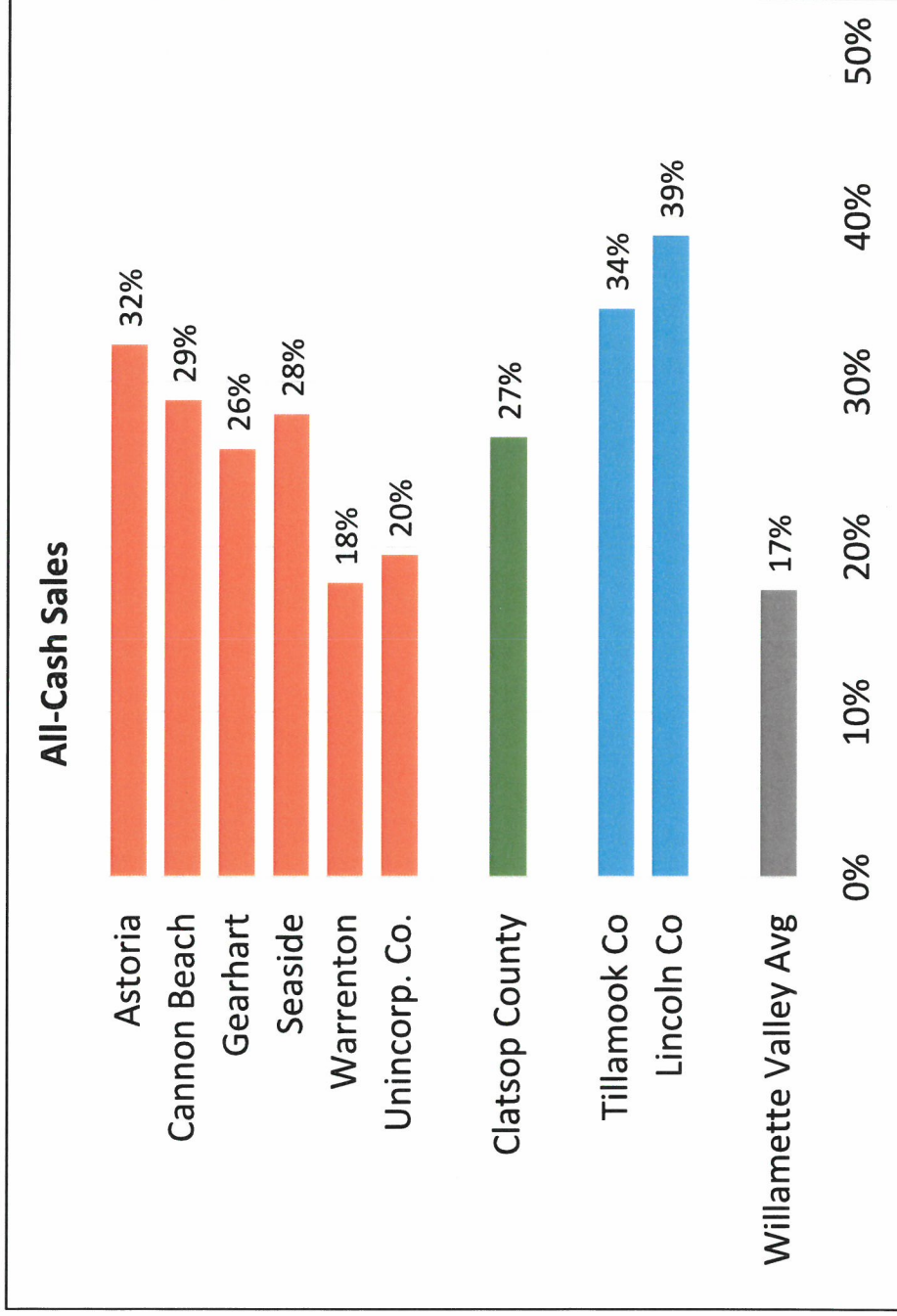
WHAT IS HOUSING USED FOR?



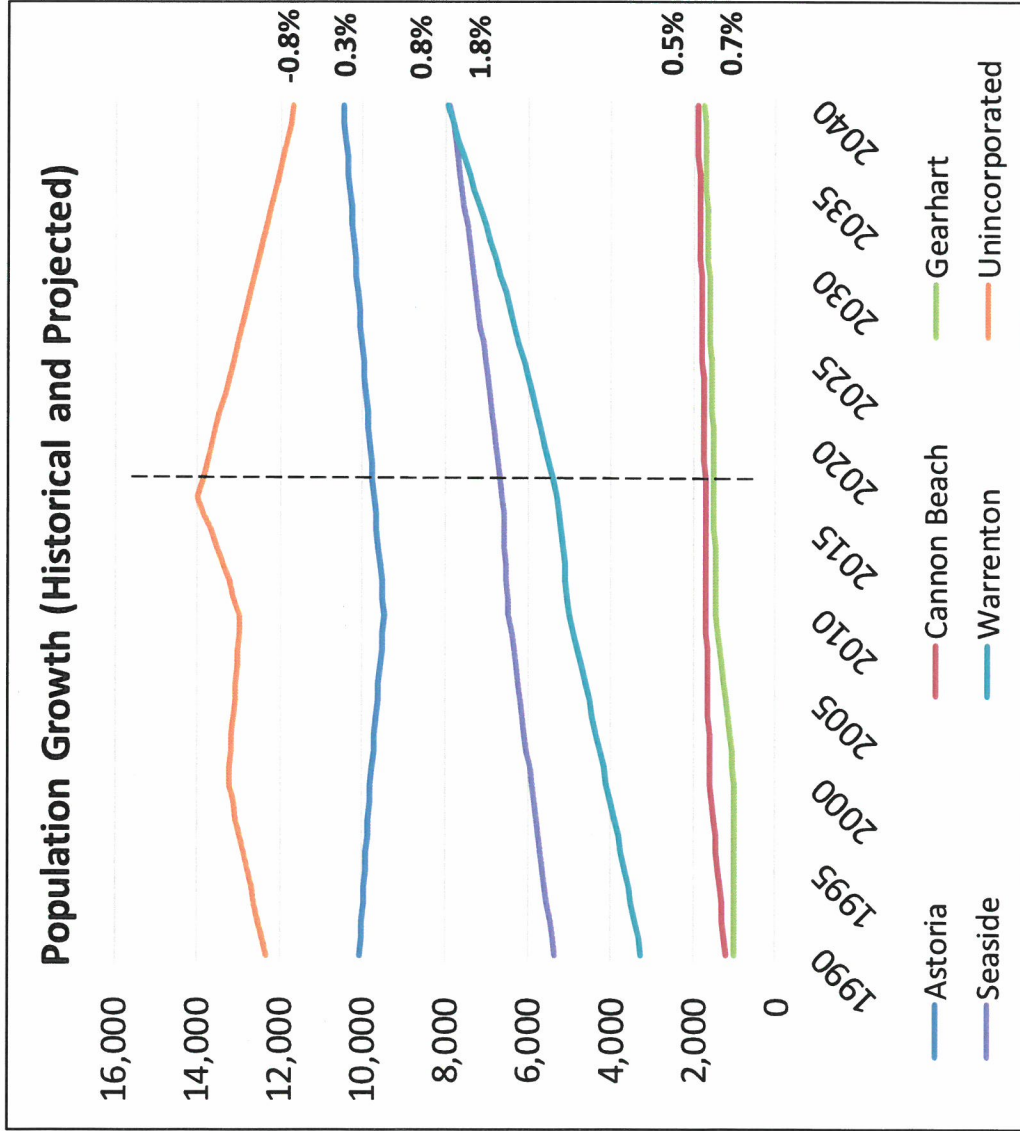
HOUSING AFFORDABILITY



HOUSING AFFORDABILITY



PROJECTED GROWTH



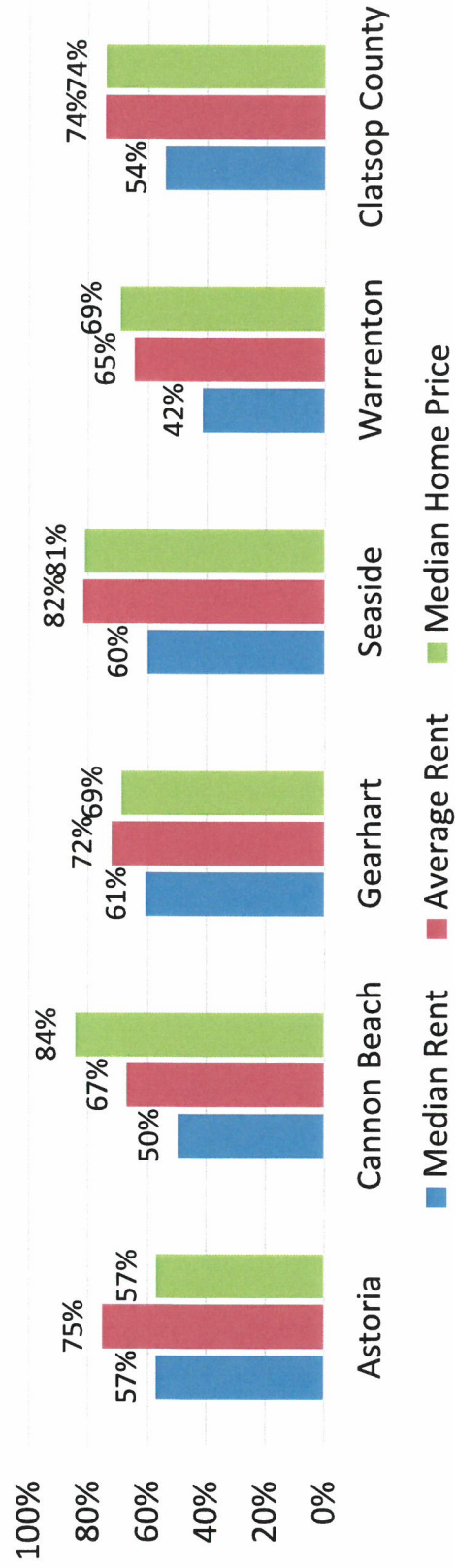
New Households (2038)

Astoria	303
Cannon Beach	80
Gearhart	94
Seaside	503
Warrenton	893

HOUSEHOLD AFFORDABILITY

Income Measure	Estimated Affordable Rent	Estimated Affordable Home Price	% of Sales at This Level	% of Newer Units at this Level
Average Household Income: \$69,000	\$1,400	\$240,000	21%	4%
Median Household Income: \$52,000	\$1,100	\$190,000	11%	0%
Average Wage (Per Capita): \$37,000	\$900	\$150,000	5%	0%

% of Current Households Who Cannot Afford:



HOUSING CONSIDERATIONS

- Sufficient supply, and buildable land, but how is it being used?
- Add the right type of supply
- Control non-residential uses
- Use available land efficiently
- Focus on the workforce, supply will filter

RESIDENTIAL LANDS ANALYSIS – DRAFT 2

Revisions to Draft 1

- Most recent FEMA floodplain maps
- Only excluded Locally Significant Wetlands (not all local wetlands)
- Only excluded Active Dunes (not all Beach Dune Overlay)
- Incorporate BLIs from Seaside and Astoria
- Calculate housing unit capacity

RESIDENTIAL LANDS ANALYSIS – DRAFT 2

Key findings

- Residential land supply concentrated in north County (Warrenton and Astoria)
- Need to understand infrastructure issues in County unincorporated areas
- Important to preserve land in high density zones for high density development
- Infill in single-family zones will be particularly important in Cannon Beach, Seaside, Gearhart
- Technically sufficient for 20-year need (Ex. Seaside)



PRELIMINARY HOUSING STRATEGIES

Categories

- Regulatory/ Zoning Changes
- Market-Based Tools
- Capacity-Building Tools

REGULATORY/ZONING CHANGES

- 1) Update Comprehensive Plan Policies
 - Affirm Fair Housing
 - Reference ADUs, other non-traditional forms
 - Support flexible zoning
 - Address land supply conditions

Potential Impact: Indirect impact; supports future initiatives and policy decisions

REGULATORY/ZONING CHANGES

2) Consider changes to allowed uses in medium, high density zones

Potential Impact: Preserve land supply for future medium, higher density housing

3) Consider changes to minimum lot sizes, densities, building heights

Potential Impact: Increase efficiency of land use; reduce land costs for development

REGULATORY/ZONING CHANGES

- 4) Update or add ADU requirements
 - Minimum size
 - Owner occupancy requirements
 - Short-term vs. long-term rental
 - Design standards

Potential Impact: Increase potential for use as a more affordable option for long-term rentals

REGULATORY/ZONING CHANGES

5) Implement cottage cluster standards

Potential Impact: Expand range of allowed housing types

6) Consider reductions in off-street parking requirements

Potential Impact: Reduce development costs, allow for increased density on sites

REGULATORY/ZONING CHANGES

7) Short Term Rental Rules

- License and taxation
- Use and occupancy standards
- Limits on number and geography

Potential Impact: Increase the supply of housing units for permanent residents. Minimize neighborhood impacts.

MARKET BASED TOOLS

- 8) Incentives for desired housing types
- Streamlined process
 - SDC or fee waivers, deferments
 - Tax exemptions/abatements
 - Density bonus
 - Shared costs of off-site improvements
- Potential Impact:** Helps to lower costs of development, improve feasibility

MARKET BASED TOOLS

- 9) Identify key sites for new housing
 - Surplus public lands
 - Catalytic sites
 - Sites at risk of under-utilization
 - Identify infrastructure/service needs

Potential Impact: Identify sites to prioritize and prepare. Publicly-owned sites can be leveraged as incentive.

MARKET BASED TOOLS

- 10) Employer Assisted Housing
- Permanent rental of local units
 - Direct ownership of housing
 - Often temporary

Potential Impact: Addresses needs of local employers, workforce directly. Takes some housing off general market. Not core competency of most employers.

CAPACITY BUILDING TOOLS

- 11) Potential Funding Sources
- Transient Lodging Tax
 - Construction Excise Tax
 - Tax Increment Financing
 - Regional Housing Bond
 - Tax Credits, Affordable Programs

CAPACITY BUILDING TOOLS

- 12) Potential Funding Strategies
 - Revolving housing fund
 - Housing acquisition fund (NOAH)
 - Key site acquisition, land banking
 - Public Private Partnerships
- 13) County or Regional Housing Coordinator
 - Central point of contact



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