



Staff Report

For City Council Meeting - 10/7/2020

Subject - New Business - Buildable Lands Inventory Report

Synopsis: Last year city officials reviewed the 2018 Clatsop County Housing Study. Concern was raised regarding the accuracy of the reports vacant land inventory and projected housing capacity for Gearhart. Staff and local builders reviewed the inventory and determined the data was inaccurate, having been prepared for the county as a whole at a high level overview. Local builders have been frustrated by the lack of vacant land inventory and asked about the option to expand the UGB. Staff decided an accurate inventory Gearhart was needed. Angelo Planning Group, the same planning consultant who prepared the County Housing Study, was hired by the City to complete a Gearhart Residential Buildable Land Inventory (attached). In summary, where the earlier county study indicated the City has enough vacant land for 701 new dwellings, the recently completed Gearhart inventory actually finds capacity for 381 new dwellings. The report provides solid data to update the housing element of the Comprehensive Plan.

Recommendation: N/A

Legal Analysis: N/A

Financial Analysis: N/A

Respectfully Submitted,



Chad