



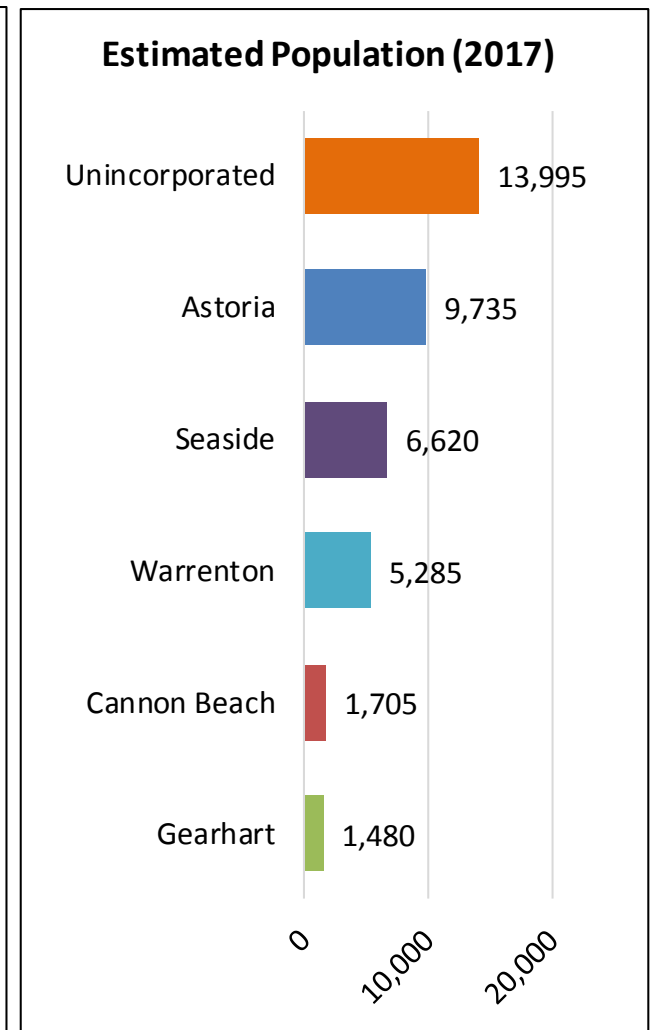
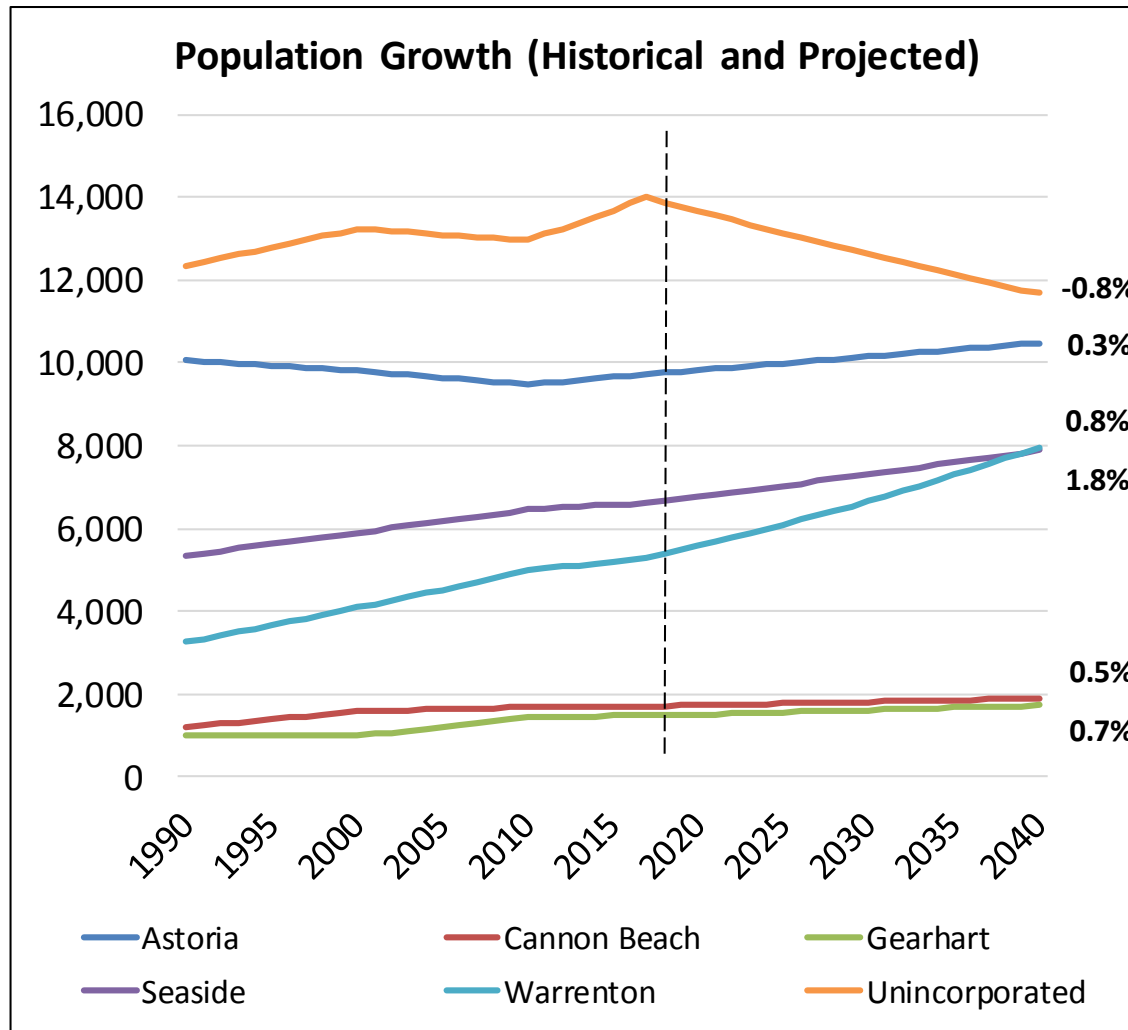
CLATSOP COUNTY COMPREHENSIVE HOUSING STUDY



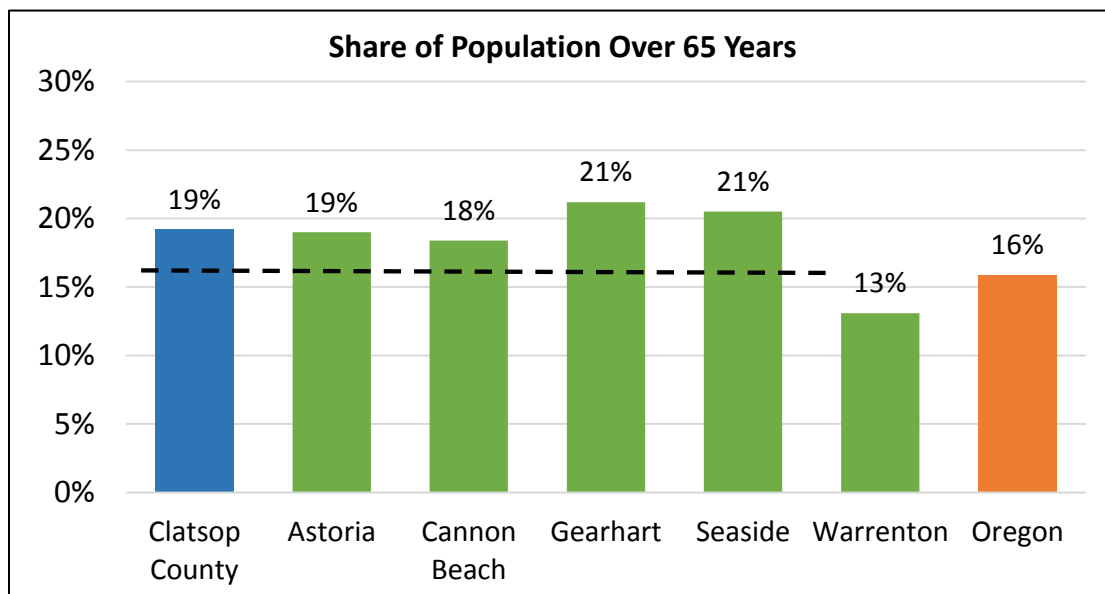
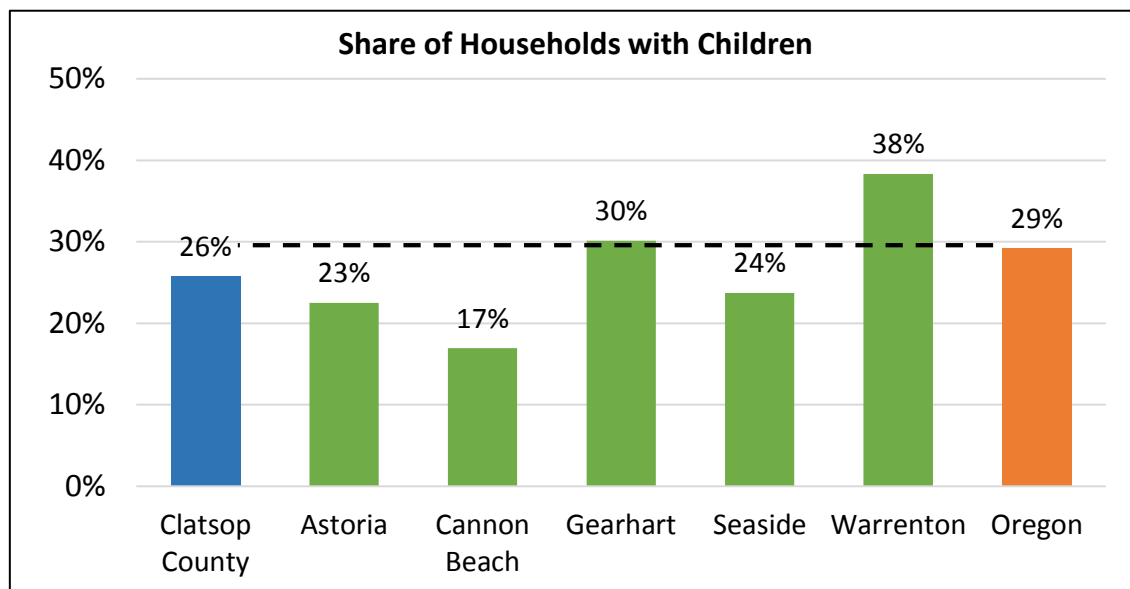
CLATSOP COUNTY HOUSING STUDY

- Coalition of County and Cities
- Consultants Johnson Economics/ Angelo Planning
- Assess current & future housing inventory and needs
- Assess available residential land
- Identify major issues/gaps
- Strategies and recommendations

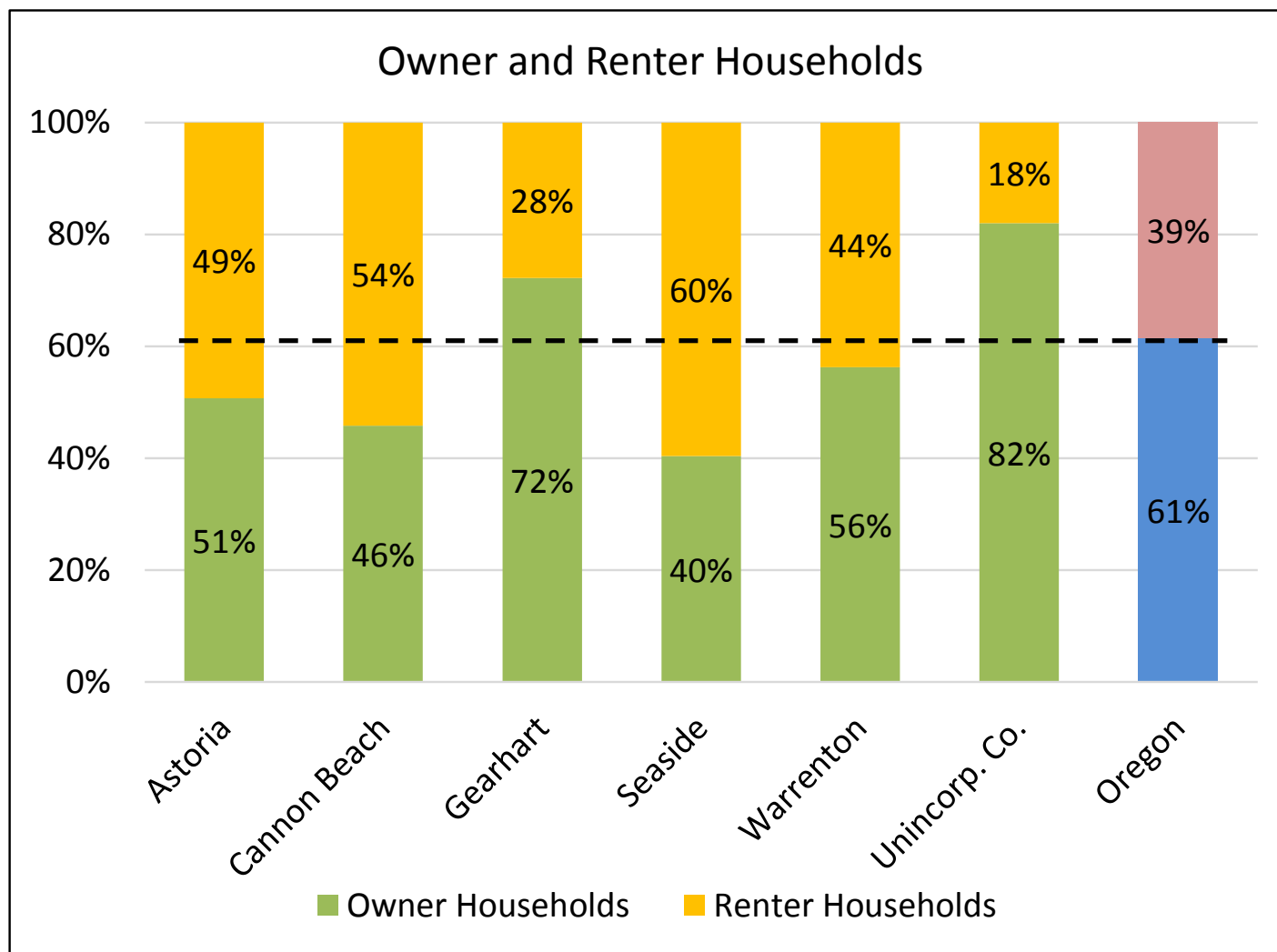
POPULATION GROWTH



HOUSEHOLD CHARACTERISTICS



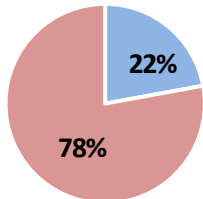
HOUSEHOLD CHARACTERISTICS



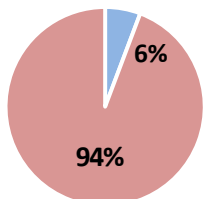
WHERE DO RESIDENTS WORK?

Residents Commuting 30+ Min.

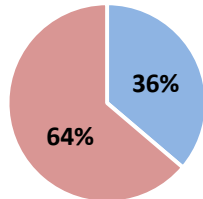
Warrenton



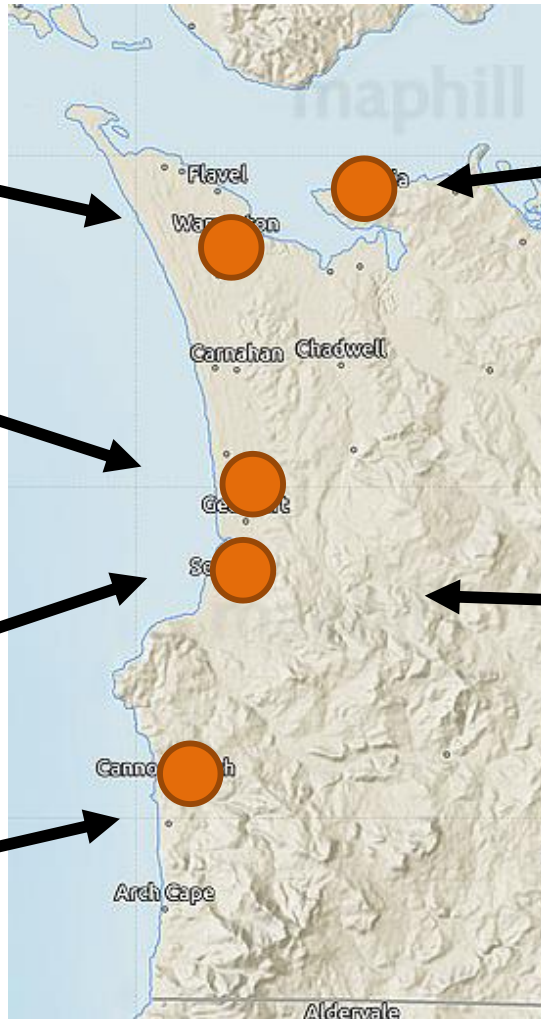
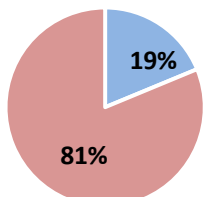
Gearhart



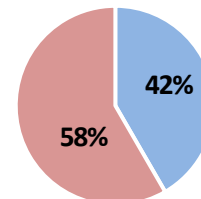
Seaside



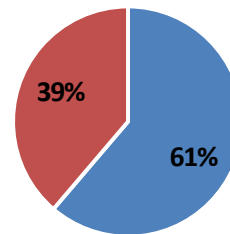
Cannon Beach



Astoria



Countywide

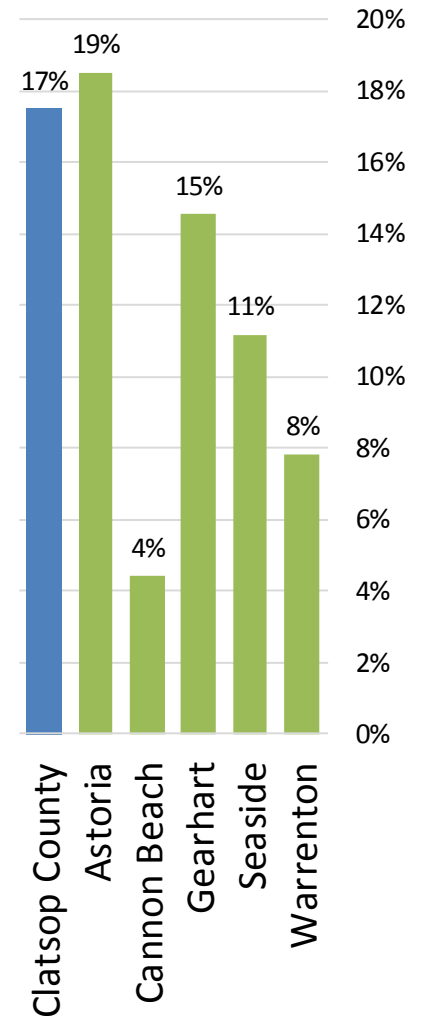


Residents Working:

Outside city

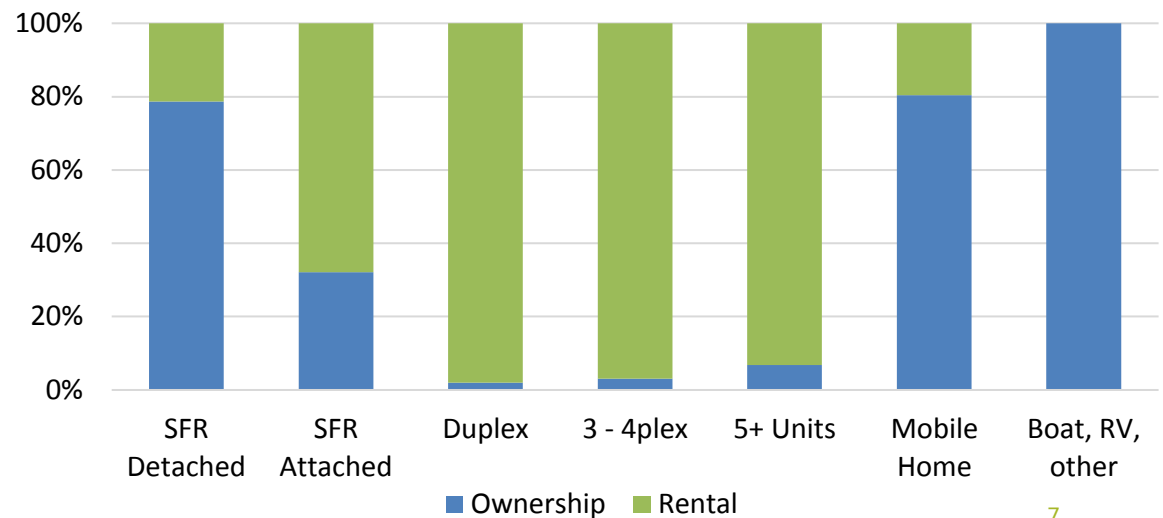
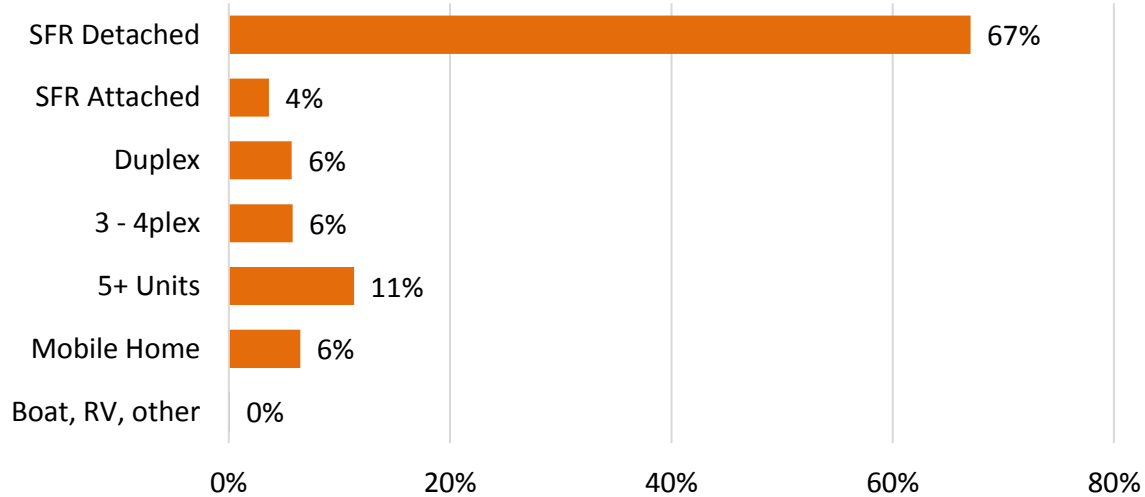


Inside City

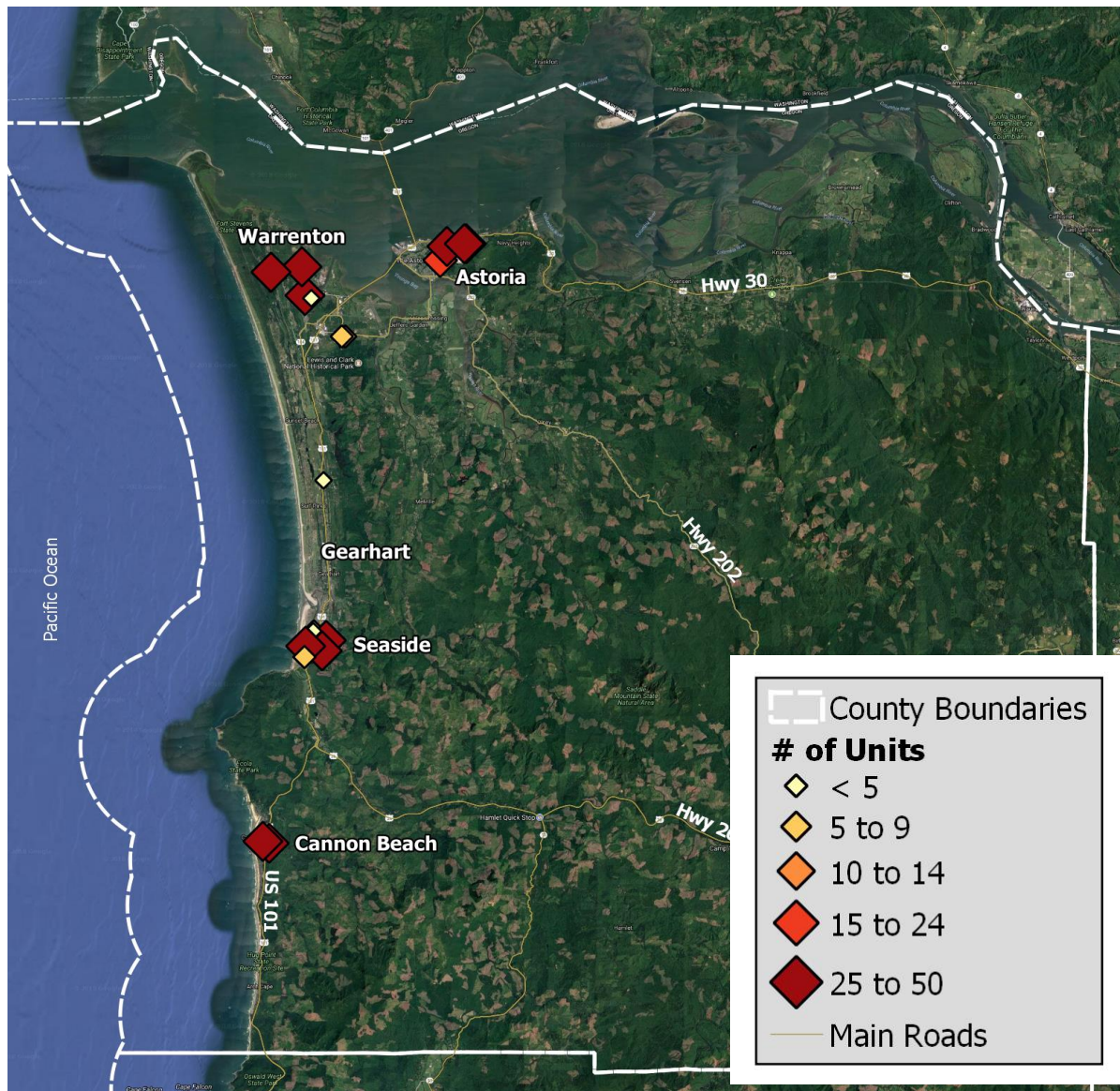


HOUSING STOCK

Unit Type

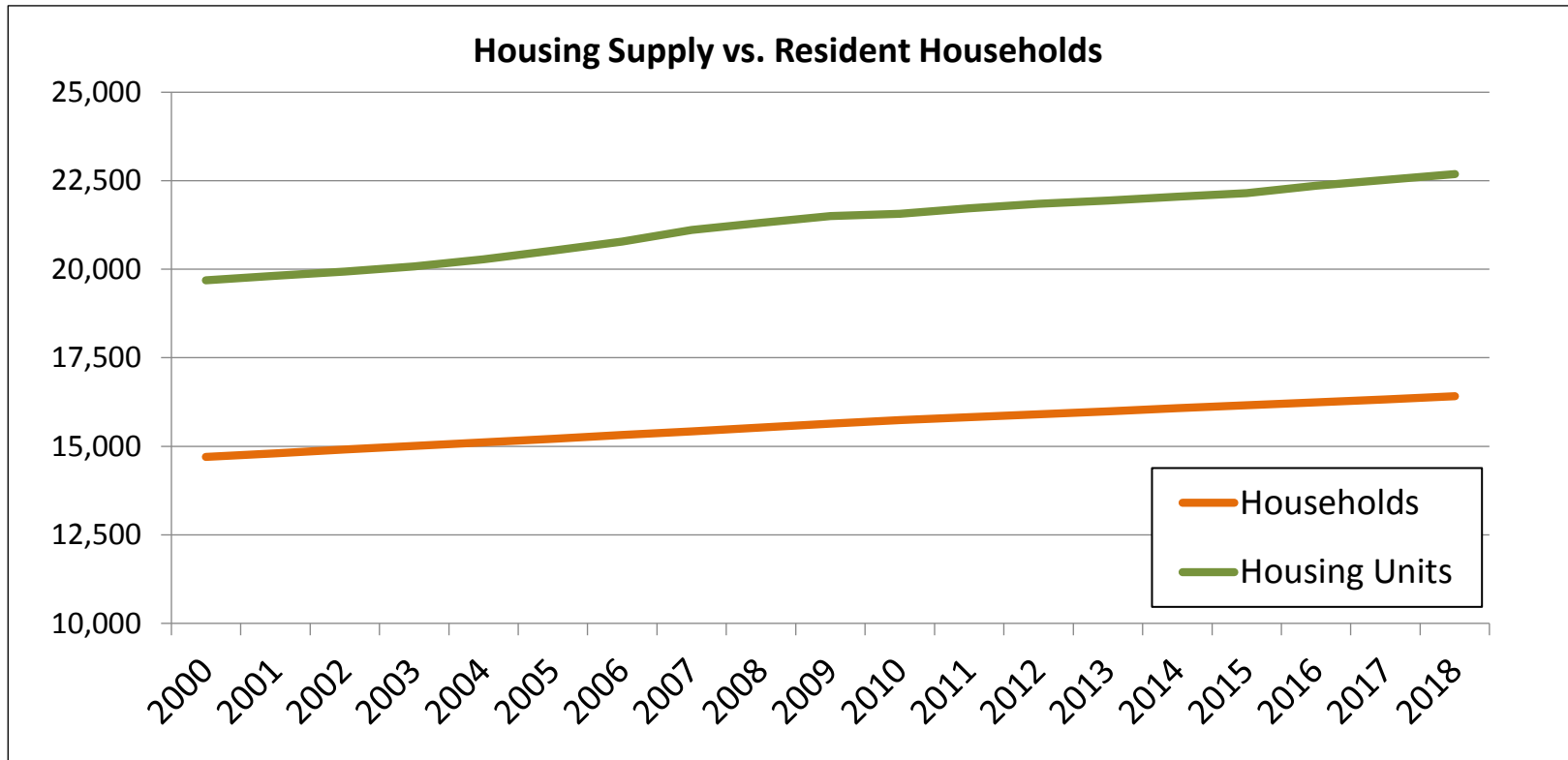


SUBSIDIZED AFFORDABLE HOUSING



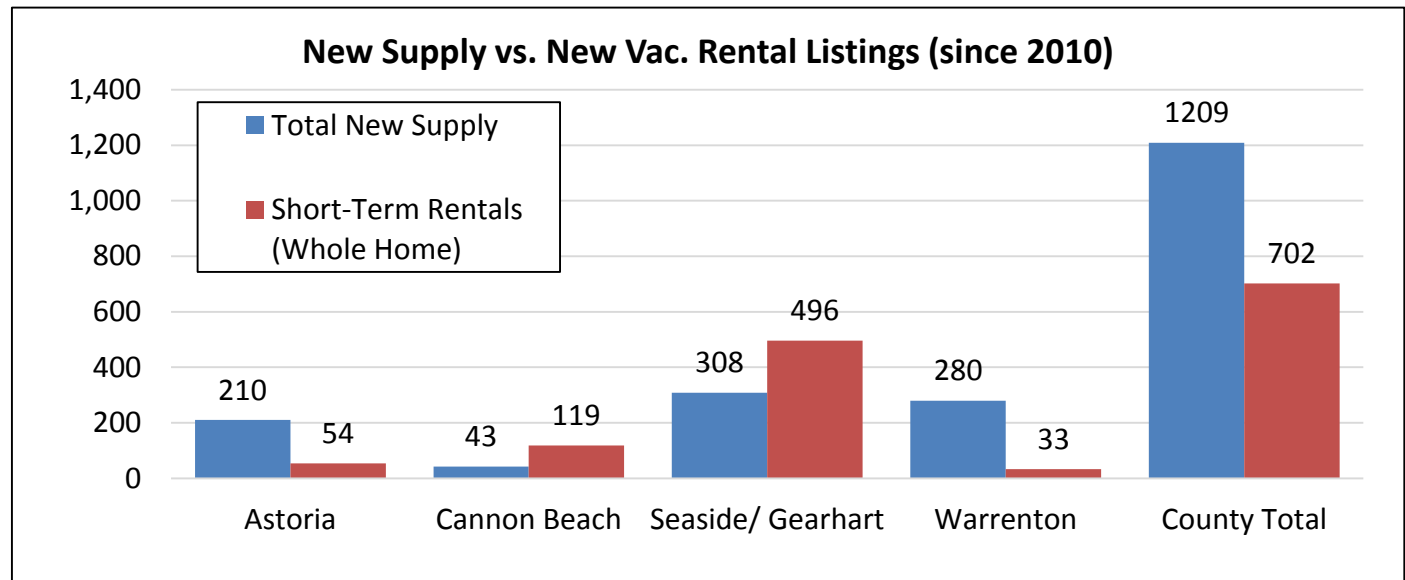
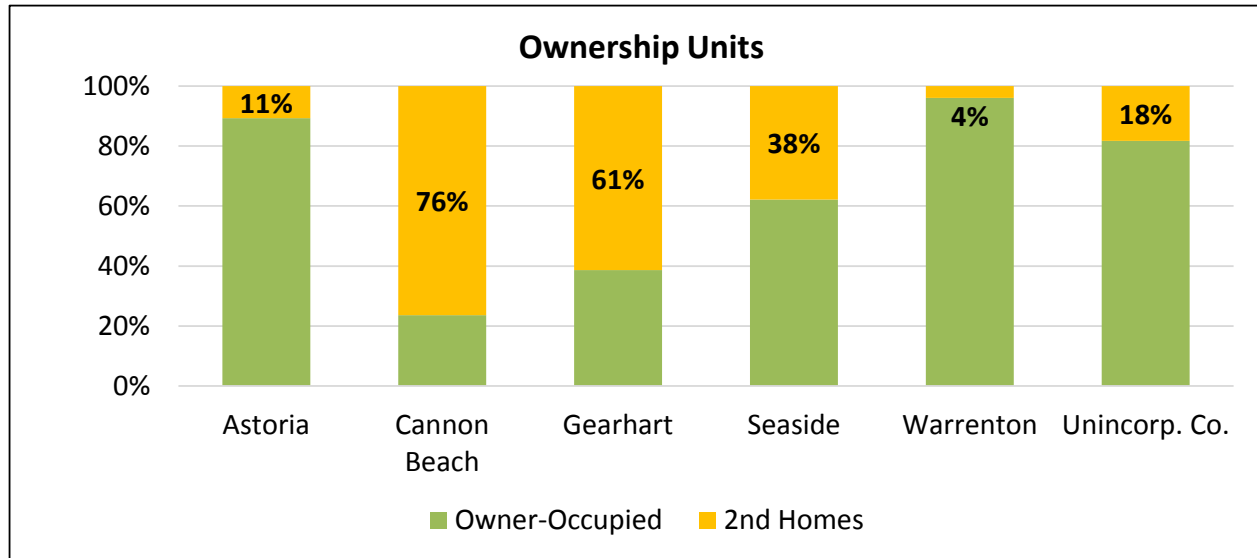
County (City)	Projects	Units	% of Units
Clatsop	20	461	2%
<i>Astoria</i>	5	145	3%
<i>Cannon Beach</i>	2	70	3%
<i>Hammond</i>	1	36	2%
<i>Seaside</i>	6	113	3%
<i>Warrenton</i>	6	97	4%
Columbia	19	574	3%
<i>Clatskanie</i>	2	58	
<i>Rainier</i>	1	28	
<i>Scappoose</i>	3	167	
<i>St Helens</i>	10	265	
<i>Vernonia</i>	3	56	
Tillamook	8	314	2%
<i>Tillamook</i>	8	314	
3-County Total:	47	1,349	2%
		8	

HOUSING SUPPLY VS. NEED

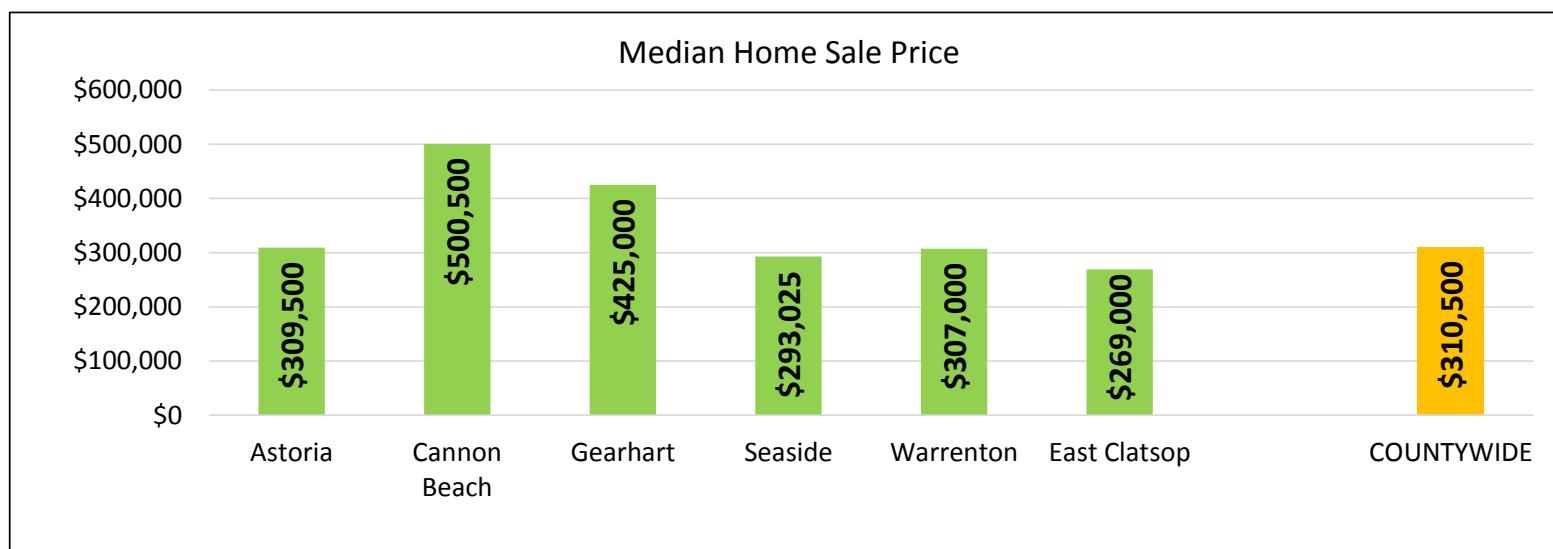
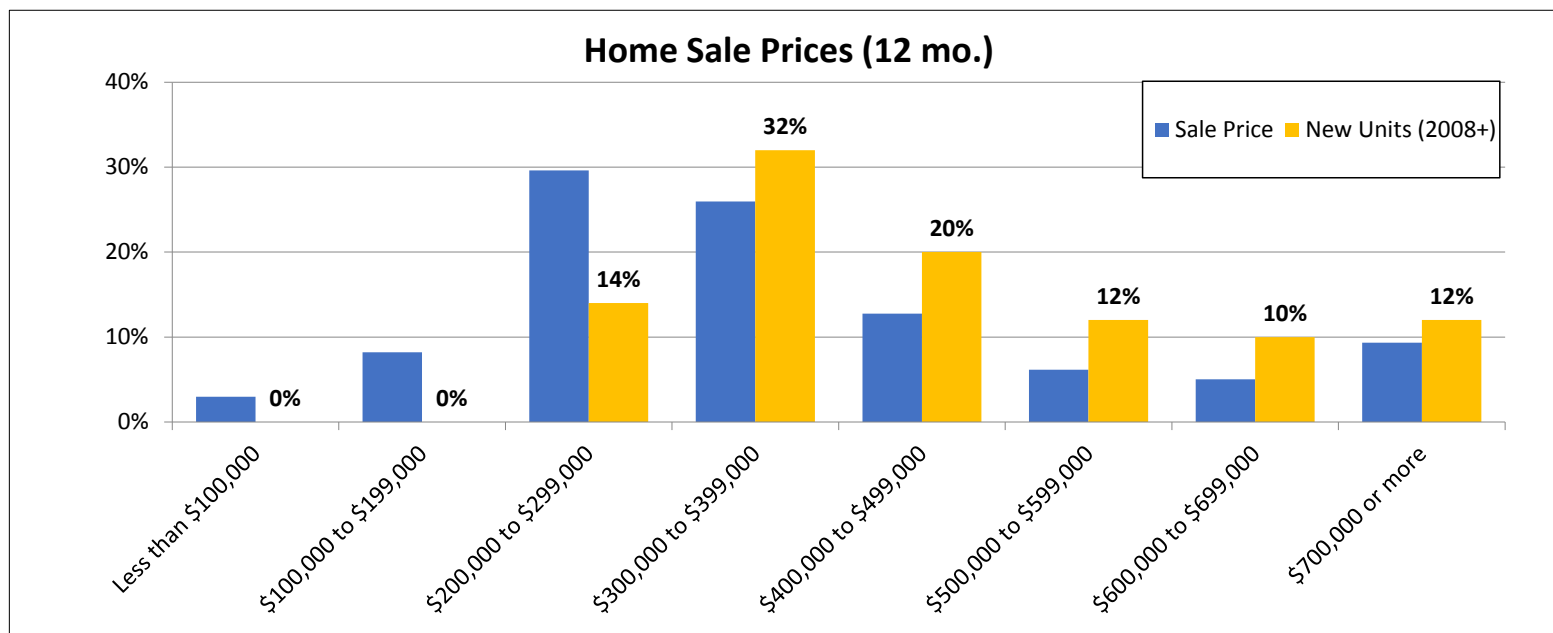


- Since 2000: 1,700 households / 3,000 units
- 1.4 housing units for each household
- Ample 20-Year land supply (countywide)

WHAT IS HOUSING USED FOR?



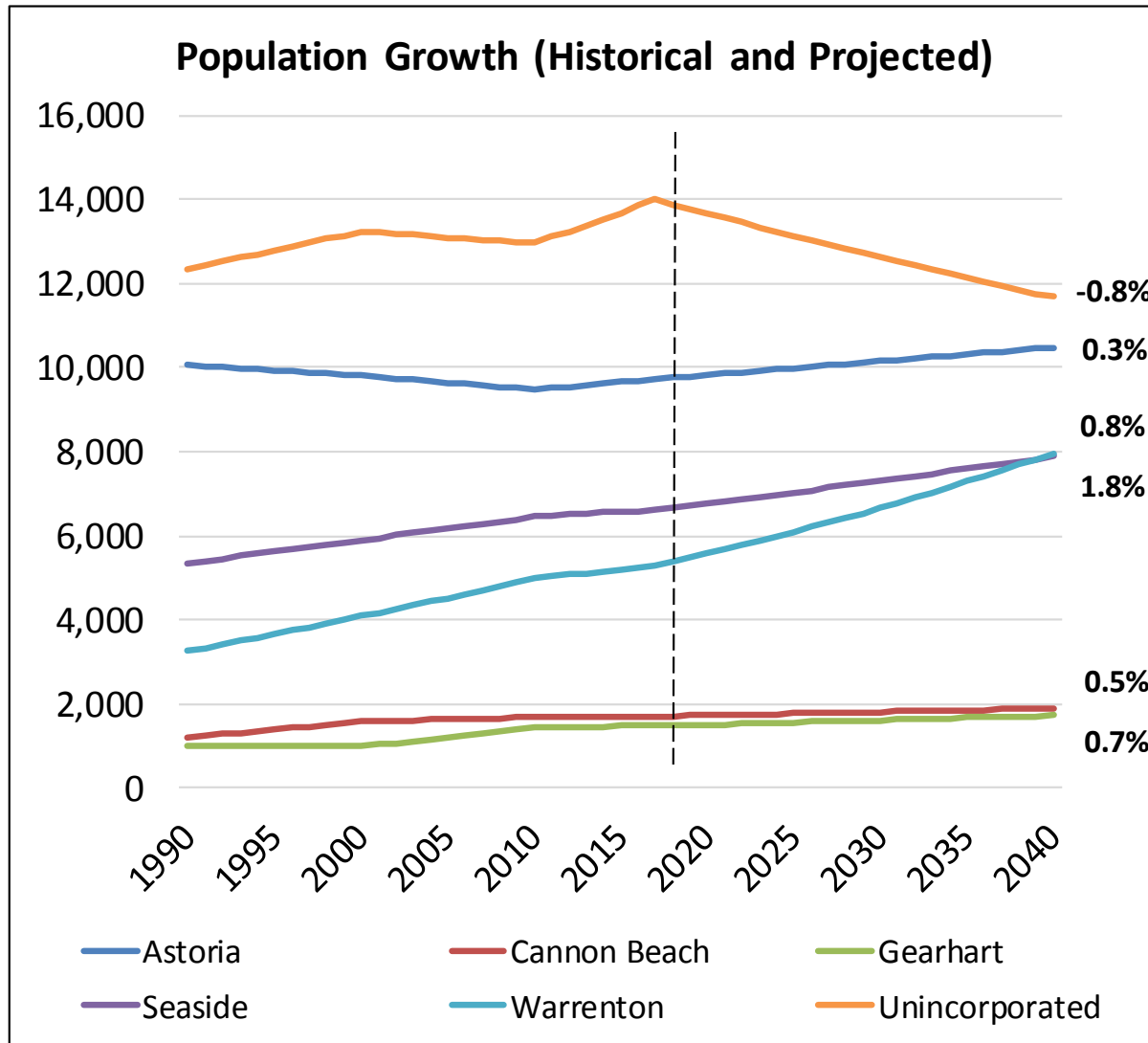
HOUSING AFFORDABILITY



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%

PROJECTED POPULATION GROWTH



New Households (2038)

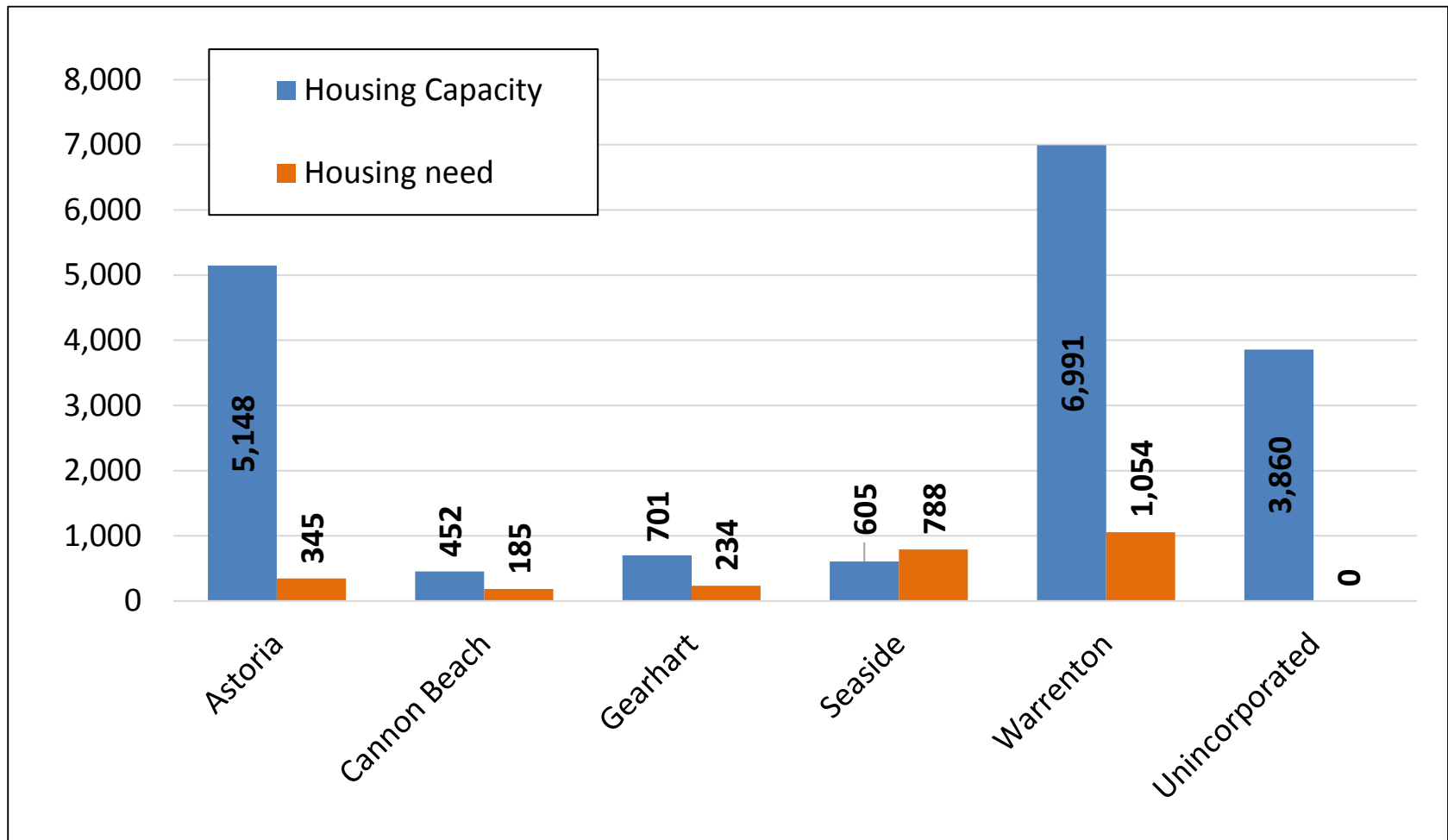
Astoria	303
Cannon Beach	80
Gearhart	94
Seaside	503
Warrenton	893

BUILDABLE RESIDENTIAL LAND INVENTORY METHODOLOGY

1. Identify environmental constraints
 - FEMA Floodplains
 - Wetlands (national and local inventories)
 - Beach and Active Dune Overlays
2. Classify parcels by development status
 - Developed
 - Constrained
 - Partially vacant
 - Vacant
3. Estimate developable residential lands
4. Calculate housing unit capacity
5. Integrate inventories from Astoria, Seaside

RESIDENTIAL LANDS ANALYSIS

Land Capacity vs. Projected Need



RESIDENTIAL LANDS ANALYSIS

Buildable land findings

- Residential land supply concentrated in north County (Warrenton and Astoria)
- Infrastructure issues in County unincorporated areas will limit growth
- Low density use of high density zones can degrade capacity for needed housing types
- Infill may be particularly important in Cannon Beach, Seaside, Gearhart
- Technically sufficient for 20-year need

OVERVIEW OF STUDY FINDINGS



OVERVIEW OF PRELIMINARY FINDINGS

1) Housing Supply is Not All Serving Local Residents

- Technically, there seems to be a sufficient supply of land and number of housing units. However, much of this supply serves the second-home and short-term rental market, leaving insufficient supply for year-round residents to both purchase or rent.



OVERVIEW OF PRELIMINARY FINDINGS

2) Add the Right Types of Supply

- Home-buying opportunities at affordable price points, and more multi-family rental housing.
- “Missing middle” housing types such as townhomes, cottage clusters, and medium-density housing can help to meeting the needs of first-time homebuyers.
- Multi-family rental housing development to serve the local service, tourism, and other working-class sectors.
- Location outside of most-desirable vacation areas.

OVERVIEW OF PRELIMINARY FINDINGS

3) Control Commercial Use of Residential Land

- Non-residential uses of housing units should be discouraged and/or controlled to the extent possible. Pure commercial uses may not be appropriate in residential zones.
- This does not necessarily include second homes, which may be vacant for much of the year, but are not being used as a commercial venture.

OVERVIEW OF PRELIMINARY FINDINGS

4) Use Available Residential Land Efficiently

- Encourage middle- and high-density residential zones to be used for housing at these densities, and not be built out with low-density housing that don't meet the intention of the zones.
- Efficient use encourages housing types that may more naturally serve the local residents, including “missing middle” types and multi-family rental housing.

OVERVIEW OF PRELIMINARY FINDINGS

5) Focus on Workforce Housing

- Focus on the needs of the county's current and future workforce (at all income levels.)
- Continue to support subsidized housing through existing programs and institutions.
- Filtering allows older housing to become available to lower income residents as well. Naturally occurring affordable housing.



HOUSING STRATEGIES

- Land Supply
- Policy and Code
- Incentives for Development
- Funding Tools & Uses
- Regional Collaboration & Capacity Building

LAND SUPPLY STRATEGIES

- 1) Ensure high density land is preserved
- 2) Study potential UGB amendment (Seaside)
- 3) Refine Buildable Lands Inventories
(Astoria & Warrenton)
- 4) Study and address infrastructure issues
(unincorporated & Gearhart)

POLICY AND CODE STRATEGIES

- 1) Update Comprehensive Plan policies
- 2) Establish minimum density standards
- 3) Revise maximum development standards in high density zones
- 4) Support high density housing in commercial and mixed zones
- 5) Right-size off-street parking requirements

POLICY AND CODE STRATEGIES

- 6) Facilitate “missing middle” housing types
- 7) Encourage cottage cluster housing
- 8) Promote accessory dwelling units
- 9) Incentivize affordable & workforce housing
- 10) Limit short-term rental use in residential zones

INCENTIVES FOR DEVELOPMENT

Incentives for desired housing types

- 1) Streamlined process
- 2) SDC or fee waivers, deferments
- 3) Tax exemptions/abatements

FUNDING SOURCES

- 1) Tax Increment Financing (Urban Renewal)
- 2) Construction excise tax
- 3) Affordable housing bond

FUNDING USES

- 1) Public Private Partnerships (PPP)
- 2) Housing preservation fund
- 3) Land acquisition / surplus public lands
- 4) Community Land Trusts (CLT)
- 5) Regional housing coordination



CLATSOP COUNTY COMPREHENSIVE HOUSING STUDY

