

GOAL 10



HOUSING

STATEWIDE
PLANNING

GOAL 10:

To provide for the housing needs of citizens of the state.

CLATSOP
COUNTY

GOAL 10:

To provide for the housing needs of the residents of Clatsop County.

OVERVIEW

Statewide Planning Goal 10 addresses residential housing needs in Oregon. In the most densely populated parts of the state, Goal 10 requires buildable lands for residential use to be inventoried and for comprehensive plans to encourage the availability of adequate numbers of needed housing units at price ranges and rent levels that are commensurate with the financial capabilities of the jurisdiction’s households. Plans should also provide for flexibility with regard to housing location, type and density.

As a rural county, many of the requirements of Goal 10 do not apply to Clatsop County. For example, Clatsop County is not required to inventory buildable lands or prepare a housing needs analysis. Because Goals 10, 11 and 14 all direct higher density residential development towards urban and urbanizable areas, which are in closer proximity to public facilities and services, it will be imperative for the County to coordinate housing activities with the incorporated cities to ensure that the buildable land supply is sufficient for the housing needs of residents over the 20-year planning horizon.

Over 80% of the land in unincorporated Clatsop County is designated as resource land (farm/forest), resulting in a very limited quantity of land available to increase housing options outside of incorporated areas. Additionally, the majority of rural residential land that is outside of the resource zones and urban growth boundaries is not served by either a sewer or water district. As the County develops policies to increase housing options in unincorporated areas, consideration must be given to the carrying capacity of the land, water and air.

During the course of updating Goal 10 concerns have been expressed regarding the following impediments to constructing affordable housing and impacts due to that same deficiency. These include:

- Inhibiting economic development
- The impacts of short-term rentals on long-term rental availability, overall housing prices, and

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neighborhood livability

- The need to up-zone, or increase densities, on rural lands
- The inability to construct accessory dwelling units (ADUs) on rural lands
- The need to explore incentives to encourage the construction of ADUs in areas where they are already permitted
- The need to prohibit ADUs from being used as short-term rental units
- Existing homes are of inadequate size to accommodate families

OBJECTIVES AND POLICIES

HOUSING GOAL:

To provide adequate numbers of housing units at price ranges and rent levels commensurate with financial capabilities of the households in the region and to allow for flexibility in housing location, type and density.

URBANIZATION AND DEVELOPMENT POLICIES

- Policy A:** Clatsop County shall encourage population to locate in established service areas, but balance rural development with the carrying capacity of the air, land and water.
- Policy B:** Clatsop County shall promote growth within areas where it will have minimal negative impacts on the County's environment and natural resources.
- Policy C:** Clatsop County should encourage infill development, particularly when roads and other services are already in place.
- Policy D:** The County shall direct new urban growth to existing urban growth boundary or rural service areas where under-utilized public or semi-public facilities exist or utility and/or investments have already been made.
- Policy E:** The County shall prioritize development of land with less resource value.
- Policy F:** Community plans shall provide for orderly growth which reduces the cost of essential services while preserving the basic elements of the environment.
- Policy G:** Before creating new residential zones or expanding residentially-zoned land boundaries, the County shall require an analysis of the impact on infrastructure and public facilities and services, including roads, emergency services, schools, and sanitary waste and water systems.
- Policy H:** Applications for new subdivisions or serial partitions shall include an analysis demonstrating that the proposed use will not cause affected roads to exceed

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their designated level-of-service or cause water or sewer infrastructure to exceed its existing capacity.

- Policy I:** The County should encourage planned developments, the voluntary vacation or replatting of old subdivisions, and other land use actions to preserve steep slopes and other sensitive areas in their natural condition.
- Policy J:** The County should review and, if necessary, revise its transfer of density regulations.
- Policy K:** Streets in new developments shall be designed to minimize disturbance of the land by following contour lines (as an alternative to a grid pattern) and avoiding cut-and-fill construction techniques.
- Policy L:** Buffers (screening) should be provided in all subdivisions and planned developments along property lines adjacent to arterials and collector roads.
- Policy M:** Housing shall be developed where services are readily available. Subdivision of land and planned development shall be allowed only where septic tank, sewer and water capacity is sufficient to meet its needs.
- Policy N:** The County shall work with the local water and sewer and road agencies districts to ensure that development does not exceed the capacity of these facilities.
- Policy O:** Large-scale low-income subsidized housing projects should be located in urban areas or rural service areas where necessary community services can be provided, in compliance with Statewide Planning Goal 14: Urbanization.
- Policy P:** Housing developments should be encouraged to locate along existing roads and avoid the creation of new roads. When new roads are created they should be as short as possible and designed to serve as many residents as possible by the use of clustering techniques or other means to minimize travel distances and long stretches of pavement.
- Policy Q:** Land zoned for higher density, such as multi-family residential, should not be developed at lower densities.
- Policy R:** Consideration should be given to revising development standards to facilitate “middle housing” in all types of residential zones.

HOUSING POLICIES – RESIDENTIAL DEVELOPMENT

- Policy A:** Clatsop County shall encourage residential development only in those areas

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where necessary public facilities and services can be provided and where conflicts with forest and agricultural uses are minimized.

- Policy B:** Clatsop County shall collaborate with cities and other stakeholders in planning for the availability of adequate numbers of housing units at price ranges and rent levels commensurate with the financial capabilities of County residents.
- Policy C:** Clatsop County should encourage planned developments and subdivisions to cluster dwelling units. The clustering of dwellings in small numbers and the provision of common open space assures good utilization of the land, increased environmental amenities, maintenance of the rural character of the area, reduction of housing costs, maintenance and protection of wildlife corridors and may be used as an open space buffer between the residential use and adjacent agricultural or forest uses.
- Policy D:** Clatsop County shall permit residential development in those designated areas when and where it can be demonstrated that:
- a. Water is available which meets local, state and federal standards;
 - b. Each housing unit will have either an approved site for a sewage disposal system which meets the standards of the County and the Department of Environmental Quality or access to a community system;
 - c. The setback requirements for the development of wells and septic systems on adjacent parcels have been observed;
 - d. Development of residential units will not result in the loss of lands zoned or designated for agriculture or forestry and will not interfere with surrounding agricultural or forestry activities.
- Policy E:** Clatsop County may permit temporary siting of mobile homes in specified locations in the event of an emergency.
- Policy F:** Clatsop County should encourage multi-family housing and mobile home park developments to develop within the various urban growth boundaries and within rural service areas.
- Policy G:** Clatsop County shall make provisions for housing in areas designated for Rural Lands, Urban Growth Boundaries, and Rural Service Areas which provide variety in location, type, density and cost where compatible with development on surrounding lands.
- Policy H:** The County should review its existing standards for ADUs on lands designated Development and should develop standards for Accessory Dwelling Units (ADUs) on rural lands.

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- Policy I:** Clatsop County should conduct a Housing Needs Analysis that includes an examination of available and needed affordable and market rate units.
- Policy J:** Clatsop County shall consider natural hazards when creating new or expanded residential zones.
- Policy K:** The County shall consider natural hazard zones during the building permitting process.
- Policy L:** Clatsop County should consider allowing tiny homes in residential zones that follow the development standard for other types of residences.
- Policy M:** The rural housing needs should be reexamined every periodically to reflect the market changes and new information.
- Policy N:** The County should review and revise its codes to allow cottage cluster developments in appropriate areas of the county in order to provide additional opportunities for the development of low-income and workforce housing.
- Policy O:** The County should encourage the installation of electric vehicle charging stations in new residential construction as such stations could be used to generate electricity during emergencies.
- Policy P:** The County should explore strategies to create incentives attractive to developers of affordable and workforce housing.
- Policy Q:** In the future, should the state legislature revise statutes to allow ADUs on resource lands, the County should consider similar code revisions.

HOUSING POLICIES – GOVERNMENTAL COOPERATION AND COORDINATION

- Policy A:** Clatsop County may coordinate with governmental agencies and the Northwest Oregon Housing Authority in promoting unified housing policies and in ensuring an equitable distribution of assisted housing throughout the County.
- Policy B:** Clatsop County should encourage state and federal agencies to develop programs and funding sources to increase the level of support for the maintenance and rehabilitation of existing housing and for the development of additional housing.
- Policy C:** Per OAR 660-008-0030(2), Clatsop County shall work with incorporated cities and appropriate special districts in order to develop strategies and policies to support and promote the development of needed housing.
- Policy D:** Clatsop County shall assist in coordinating planning efforts of local governments and special districts to maximize efficiency of public facilities,

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and to ensure that land use actions reflect the goals and policies of the Plan.

- Policy E:** The County may organize and participate in discussions with local governments to identify when and where urban growth boundary expansions are required.
- Policy F:** Clatsop County should work with cities to develop a campaign promoting construction of ADUs in zones where they are currently allowed.
- Policy G:** Clatsop County should encourage the development and expansion of training programs for the building industry using cooperative efforts between Clatsop Community College and building trade professionals.

HOUSING POLICIES – CLATSOP COUNTY HOUSING STRATEGIES REPORT

- Policy A:** Clatsop County should support efforts to foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes by coordinating plans and investments to affirmatively further fair housing.
- Policy B:** Clatsop County should determine whether opportunities exist for higher density and/or mixed-use development in its rural communities that are served by water and sewer districts.
- Policy C:** Clatsop County may continue to allow accessory dwelling units (ADUs) in appropriate residential districts and may support efforts at the state level to revise statutes to allow ADUs on rural residential lands, consistent with Goal 6 (Air, Water and Land Resources Quality), Goal 11 (Public Facilities and Services), and Goal 14 (Urbanization).
- Policy D:** The County should review its residential zoning standards and uses to determine where higher density housing may be appropriate and where permitting processes may be streamlined to facilitate construction of higher density housing.
- Policy E:** The County shall provide a sufficient quantity and variety of residentially-zoned land to meet community needs.
- Policy F:** The County should encourage preservation of mobile home parks as a low/moderate income housing option. The County may facilitate replacement and alteration of manufactured homes within an existing mobile home park by identifying opportunities to streamline the permitting procedure.
- Policy G:** The County should review and update the 2019 Housing Strategies Study and/or conduct a housing needs analysis and building lands inventory.

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Policy H: Based upon the 2019 *Housing Strategies Report*, the County should review its non-residential non-resource zones to determine if inclusion of multi-family dwellings should be permitted.

HOUSING POLICIES – HOUSING REHABILITATION

- Policy A:** Clatsop County shall develop and maintain an inventory of the type and condition of the current housing stock.
- Policy B:** Clatsop County should encourage the retention of the current housing stock and encourage the rehabilitation of substandard housing units.
- Policy C:** The County should continue to work with partners to obtain DEQ or other funding to aid homeowners with monetary assistance to repair or replace failing septic systems.
- Policy D:** The County should work with state agencies to identify funding options for a lead abatement program.
- Policy E:** The County should partner with community agencies and other stakeholders to identify or create funding options or grants to provide the funds for upgrading building insulation to reduce energy consumption and reduce homeowner costs of energy.
- Policy F:** The County should encourage state agencies to develop incentive programs to encourage homeowners to perform seismic retrofits to existing structures.

HOUSING POLICIES – ASSISTED HOUSING

- Policy A:** Clatsop County may offer surplus properties obtained through foreclosure for use by public agencies and/or qualified non-profits to develop low income housing, child care and/or social services, as permitted under ORS 271.330.
- Policy B:** Clatsop County should partner with appropriate community agencies and other agencies to develop programs to improve housing conditions of those homeowners who are physically or financially unable to make improvements on their own.

HOUSING POLICIES – UNSHELTERED PERSONS

- Policy A:** Clatsop County should continue to support the Homeless Liaison position through Clatsop Community Action.
- Policy B:** The County should continue to explore and coordinate efforts with non-profit organizations and the incorporated cities to develop micro-housing

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opportunities to support unsheltered persons.

Policy C: The county should study the issue of allowing recreational vehicle use for housing within the County.

Policy D: The County should explore the creation of new, or the use of existing RV parks, to provide semi-permanent places for persons who would otherwise be unsheltered or who occupy RVs on land without access to sanitary services and/or potable water.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[660-007](#) – Metropolitan Housing (applies to the Portland Metro area)

[660-008](#) – Interpretation of Goal 10 Housing

[660-038](#) – Simplified Urban Growth Boundary Method

[660-039](#) – Affordable Housing Pilot Program

COORDINATING STATE AGENCIES:

Oregon Housing and Community Services (OCHS)

Oregon Department of Land Conservation and Development (DLCD)

Oregon Building Codes Division (BCD)

Oregon Water Resources Department (OWRD)

Oregon Department of Environmental Quality (DEQ)

BACKGROUND REPORTS AND SUPPORTING DATA:

[*Implementing a Regional Housing Needs Analysis Methodology in Oregon: Approach, Results, and Initial Recommendations*](#), Oregon Housing and Community Services, March 2021

[*Clatsop County Housing Strategies Report*](#), 2019

[*Future Climate Projections Clatsop County*](#), Oregon Climate Change Research Institute, February 2020

[*Coordinated Population Forecast 2020 through 2070 Clatsop County*](#), Population Research Center, College of Urban and Public Affairs, Portland State University

[Goal 10 Background Report](#)