



CITY COUNCIL AGENDA

March 11, 2019

Executive Session 6:00PM

Regular meeting 6:30PM

CITY COUNCIL CHAMBERS, CITY HALL
 29592 ELLENSBURG AVE
 GOLD BEACH OR 97444

**PRIOR TO THE REGULAR MEETING,
 THE COUNCIL WILL MEET IN EXECUTIVE SESSION AT 6PM.**

AT THE BEGINNING OF THE EXECUTIVE SESSION, THE MAYOR SHALL READ THE FOLLOWING STATEMENTS INTO THE RECORD:

The Gold Beach City Council will now meet in executive session pursuant to ORS 192.660 (2)(f) To consider information or records that are exempt by law from public inspection, including written advice from our attorney.

Credentialed representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report or disclose any of the discussions during the executive session, except to state the general subject of the session previously announced. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the council chambers.

Call to order: Time: _____

1. **The pledge of allegiance**
2. **Roll Call:**

	Present	Absent
Mayor Karl Popoff		
Council Position #1 Summer Matteson		
Council Position #2 Larry Brennan		
Council Position #3 Anthony Pagano		
Council Position #4 Becky Campbell		
Council Position #5 Tamie Kaufman BEGINNING VOTE		
City Administrator Jodi Fritts		
Student Liaison Vacant		

The City of Gold Beach is dedicated to enhancing quality of life, while promoting health, safety, and welfare of our citizens, businesses, and visitors in the most fiscally responsible manner. In doing this, the City will respect the past, respond to current concerns, and plan for the future, while maintaining environmental sensitivity in our beach oriented community

FOLLOWING THE EXECUTIVE SESSION THE REGULAR MEETING WILL BEGIN

3. **Special Orders of Business:**
 - a. Presentation by Matt Hastie of Angelo Planning Group on DLCD funding Housing Needs Assessment – first Advisory Committee review on *Task 2: Housing Needs Projection*, and *Task 3: Buildable Lands Inventory* (draft documents in packet)

4. **Consent Calendar:**
None Scheduled

5. **Citizens Comments**
As presented to the Mayor at the beginning of the meeting

6. **Public Hearing**
None Scheduled

7. **Citizen Requested Agenda Items**
 - a. Amy Timeus, citizen: Revisit Plastic Bag Ban

8. **Public Contracts and Purchasing**
None Scheduled

9. **Ordinances & Resolutions**
 - a. Resolution R1819-07 Appointments to Budget Committee
 - b. Resolution R1819-08 Appointments to Planning Commission

10. **Miscellaneous Items (including policy discussions and determinations)**
 - a. Monthly report to Council from GBMS Coordinator, Ariel Kane
 - b. *Monthly Update of City Strategic Plan Goals –POSTPONED THIS MONTH DUE TO HEAVY AGENDA*
 - c. DANGEROUS BUILDINGS UPDATE
28312 Mateer Road, 3714-18B tax lot 2000
28515 Mateer Road, 3714-07C tax lot 901
94287 6th Street
 - d. Update on east park trails and disc golf development
 - e. Councilor Matteson request to discuss possible formation of Powerline Task Force

11. **City Administrator’s Report**
To be presented at meeting

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12. Mayor and Council Member Comments

- a. Mayor Karl Popoff
- b. Councilors
 - 1) Summer Matteson
 - 2) Larry Brennan
 - 3) Anthony Pagano
 - 4) Becky Campbell
 - 5) Tamie Kaufman

13. Citizens Comments

As permitted by the Mayor

14. Executive Session

None Scheduled

The next regularly scheduled City Council meeting is **Monday, April 8, 2019 at 6:30PM** in the Council Chambers of City Hall, 29592 Ellensburg Avenue, Gold Beach, Oregon.

15. Adjourn Time: _____

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SPECIAL ORDERS OF BUSINESS



SECTION 3.

Special Orders of Business

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. 3. a.
Council Meeting Date: March 11, 2019

TITLE: Initial Housing Needs Assessment & Buildable Lands Inventory report to the Council

SUMMARY AND BACKGROUND:

Last fall staff submitted a request to the Department of Land Conservation & Development (DLCD) to assist the City with developing a Housing Needs Assessment. DLCD contracted with Angelo Planning Group to work with several small cities like Gold Beach. In addition to the Housing Needs Assessment they are also updating our Buildable Lands Inventory.

Tonight is their initial presentation to the Council of their draft documents. They will be back next month with revisions after our local input. There are scheduled to deliver the final reports to the City and DLCD by the end of June.

Attached to this report:

- A detailed memo regarding the Buildable Lands Inventory and Housing Needs Analysis
- The draft Housing & Residential Land Needs Assessment



MEMORANDUM

City of Gold Beach Residential Buildable Lands Inventory (BLI) **DRAFT**

Gold Beach Housing Needs Analysis

DATE February 26, 2019
TO Gold Beach HNA PMT and TAC
FROM Matt Hastie, Andrew Parish, Brandon Crawford, 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 Buildable Land Inventory (BLI) for the City of Gold Beach Housing Needs Analysis (HNA). The results are expected to inform the strategies and approaches that may be effective and appropriate for increasing the developability of residential land, which can lead to greater overall housing supply. The memo summarizes the methodology and key findings of the analysis, then presents the initial results in a series of tables and maps.

METHODOLOGY

Step 1: Identify Residential Land

For the purposes of this analysis, residential land includes the following:

- Land with a comprehensive plan designation of “Residential”. Zoning designations for residential taxlots within Gold Beach city limits generally match comprehensive plan categories, with some small exceptions for lots with “Open Space” designations that have residential zoning. These are examined on a case-by-case basis.
- Land with a county residential zoning designation within the city’s urban growth boundary (UGB).

Other land (designated as open space, commercial, industrial, or airport) is excluded as it is generally intended for non-residential purposes and does not require residential uses.

Figure 1. Gold Beach UGB and City Limits

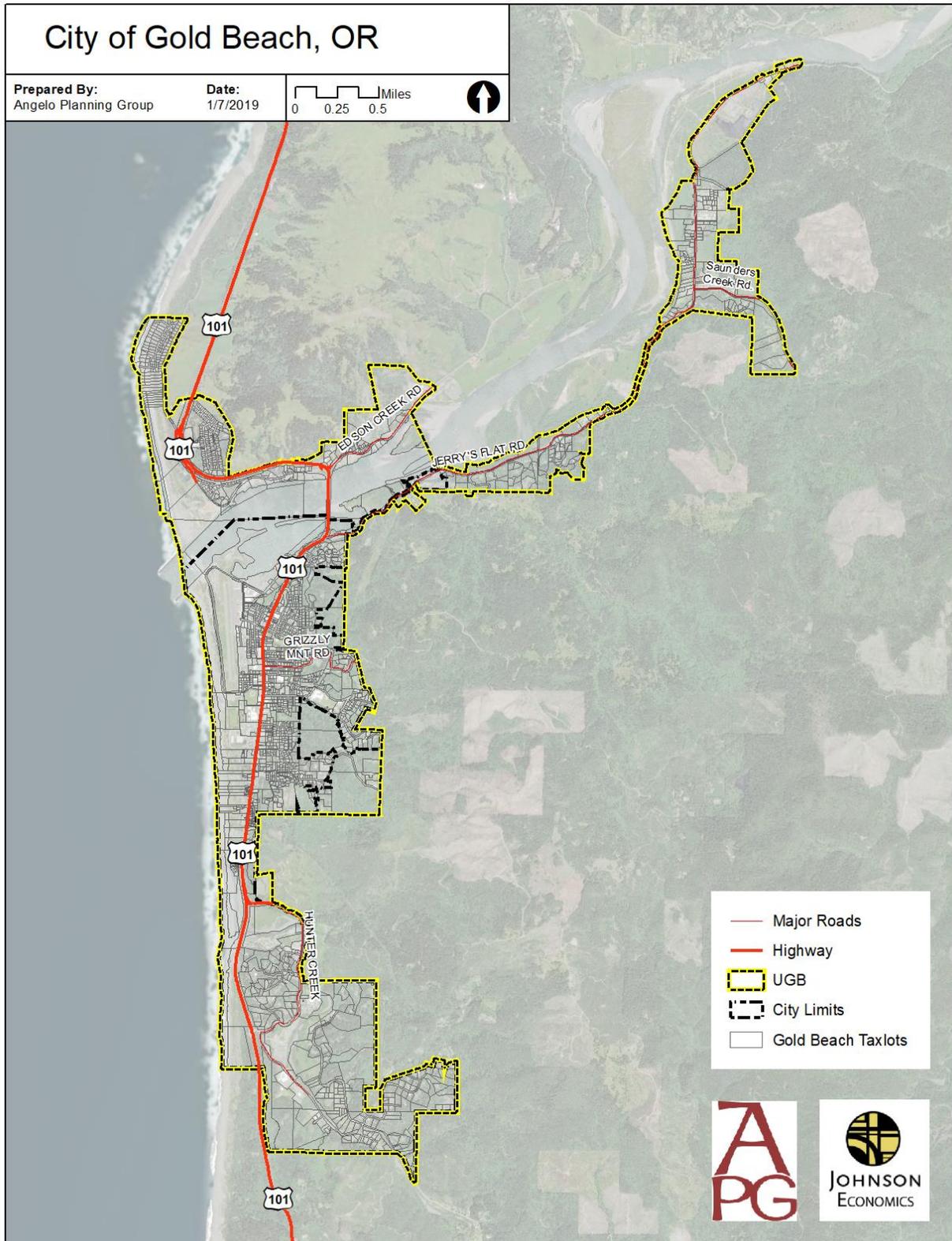
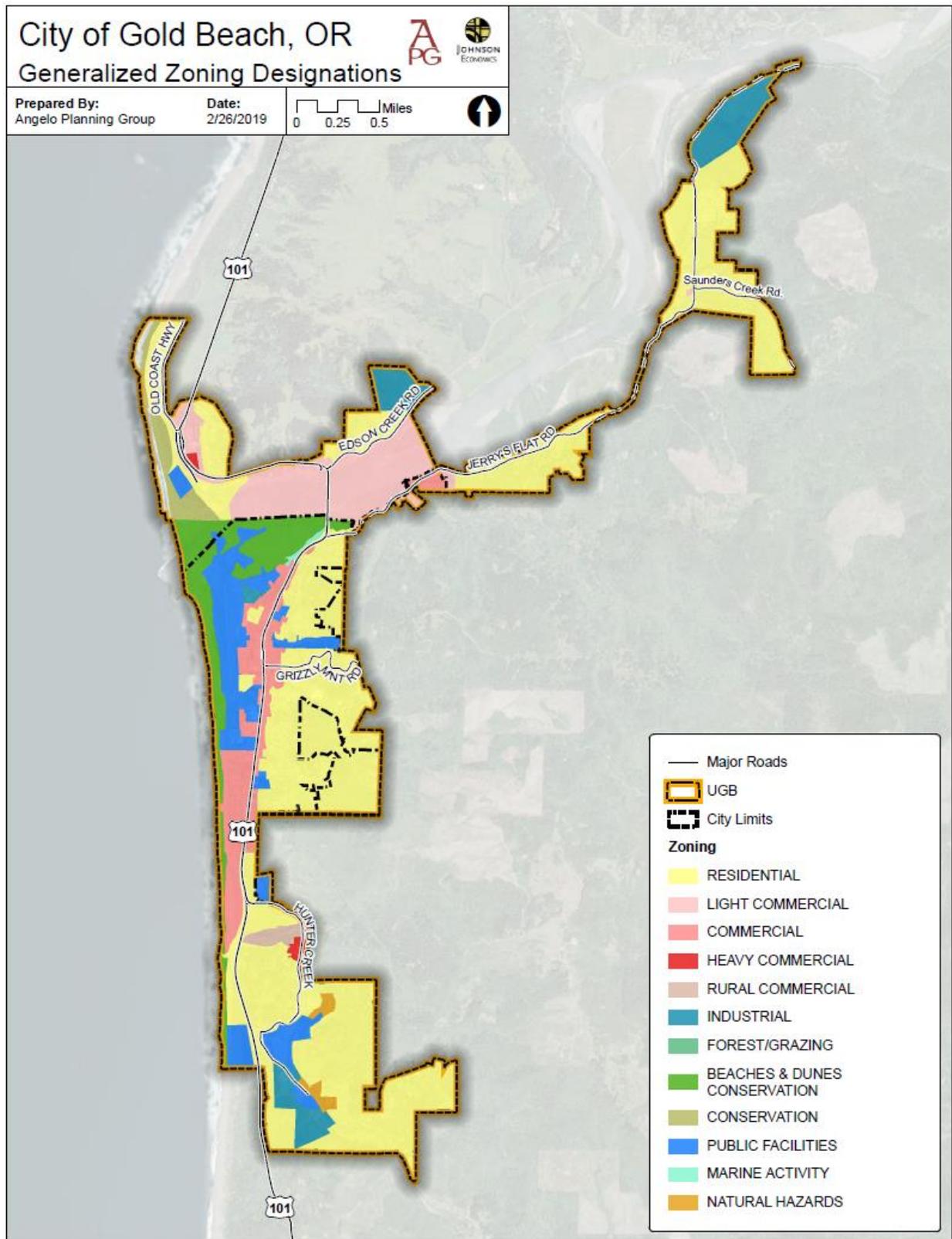


Figure 2. Gold Beach Zoning Designations



Step 2: Identify Environmental Constraints and Natural Hazards

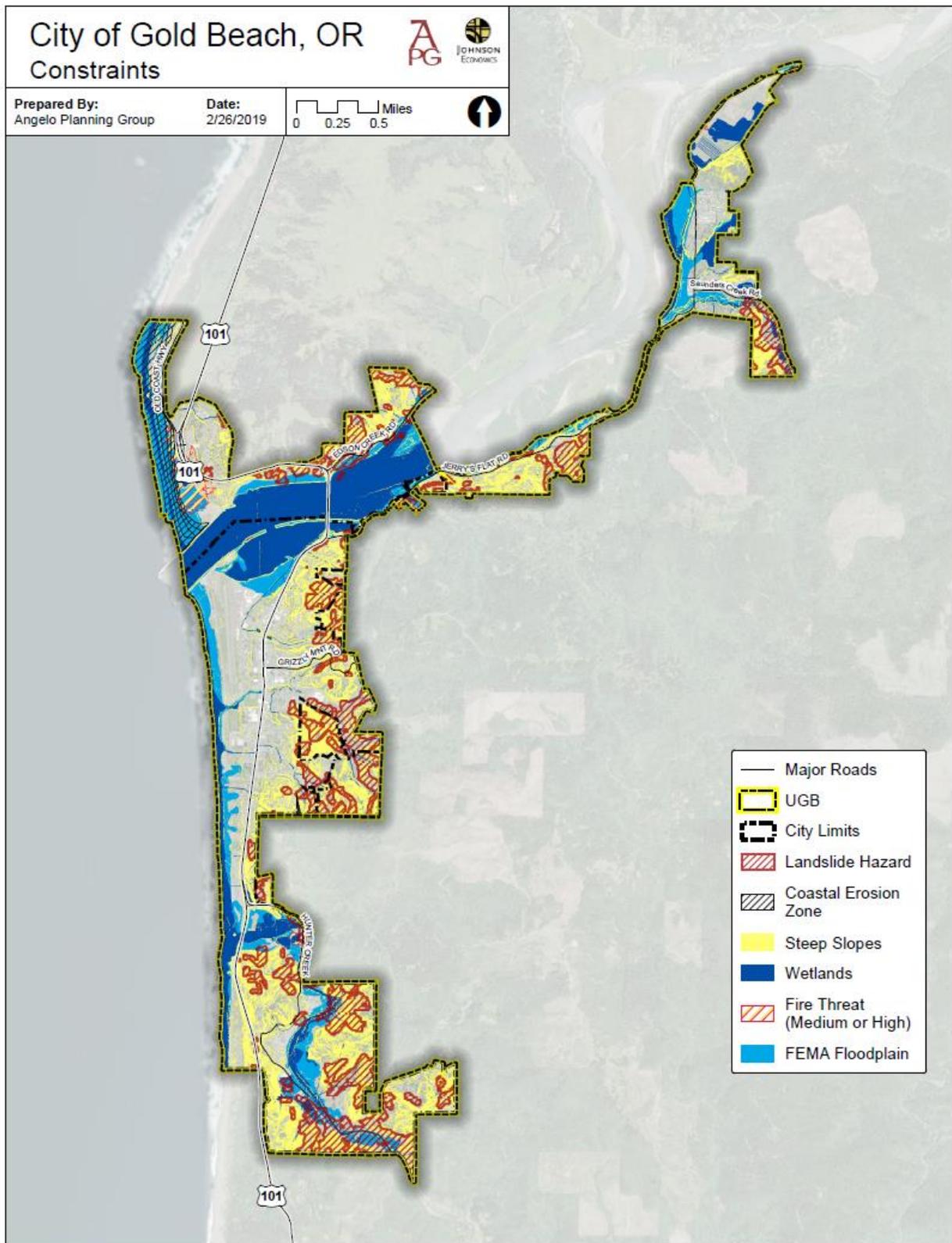
In order to estimate lands that may be buildable for residential uses, it is necessary to remove any lands where development is constrained or unfeasible due to environmental resources, hazards, or topography. GIS data on location of these constraints was obtained from multiple sources, including the State of Oregon, DOGAMI, and Curry County. The following items constraints been included in the BLI.

- Floodplains: Areas within the 100-year floodplain, based on the most recent version of FEMA floodplain maps released in 2012.
- Wetlands: Wetlands mapped in the City's local wetland inventory (LWI).
- Steep Slopes: Data from the Department of Geological and Mineral Industries (DOGAMI) was used to estimate the amount of land that is unavailable for development due to slopes of over 25 percent. The amount of buildable land in each parcel was adjusted if it contains steep slopes.
- Coastal Erosion and Landslide Hazard Areas: Provided by Similarly, coastal erosion and landslide hazard areas were also derived from DOGAMI.
- Fire Threat Index (FTI): A methodology for determining the likelihood of an acre of forestland igniting. This data was derived from the Oregon Department of Forestry. Areas with an FTI of "medium" to "high" were mapped.

These constraints are shown in Figure 3.

The land that falls into one or more of the above constrained categories was combined with taxlots within the UGB 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.

Figure 3. Constraints and Natural Hazards



Step 3 – Classify Parcels by Development Status

Each parcel in the City was classified based on its potential for accommodating new residential development. 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). While the analysis included every parcel in the City, the mapping and figures in this report are limited to residential zones only. Improvement values are sourced from Curry County Tax 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 4,000 square feet of unconstrained land. These parcels are assumed to not be developable due to the small area on the lot that is potentially buildable. This figure is also the City’s smallest allowable residential lot size (zone 3R), therefore affirming the assumption that a single-family dwelling should need at least 4,000 square feet of unconstrained land to build, regardless of the zone.
- **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, have an existing single-family dwelling, and have an improvement value greater than \$10,000. The amount of potentially buildable area on a parcel was estimated based on the type of structure, value of structure, and size of parcel, as follows:
 - A quarter-acre was removed from the unconstrained area of these parcels to account for the existing dwelling. If the remaining unconstrained area was less than a quarter-acre, then the parcel was classified as “Developed”.
 - Parcels with an improvement value to land value ratio of less than 0.75. Those with a ratio greater than 0.75 were classified as “Developed”.
- **Vacant:** These are vacant parcels with sufficient area for development. They must meet a minimum of 4,000 square feet of unconstrained land and:
 - An improvement value of less than \$10,000, OR;
 - Have a tax assessor property class code that identifies the parcel as residentially zoned and vacant.

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

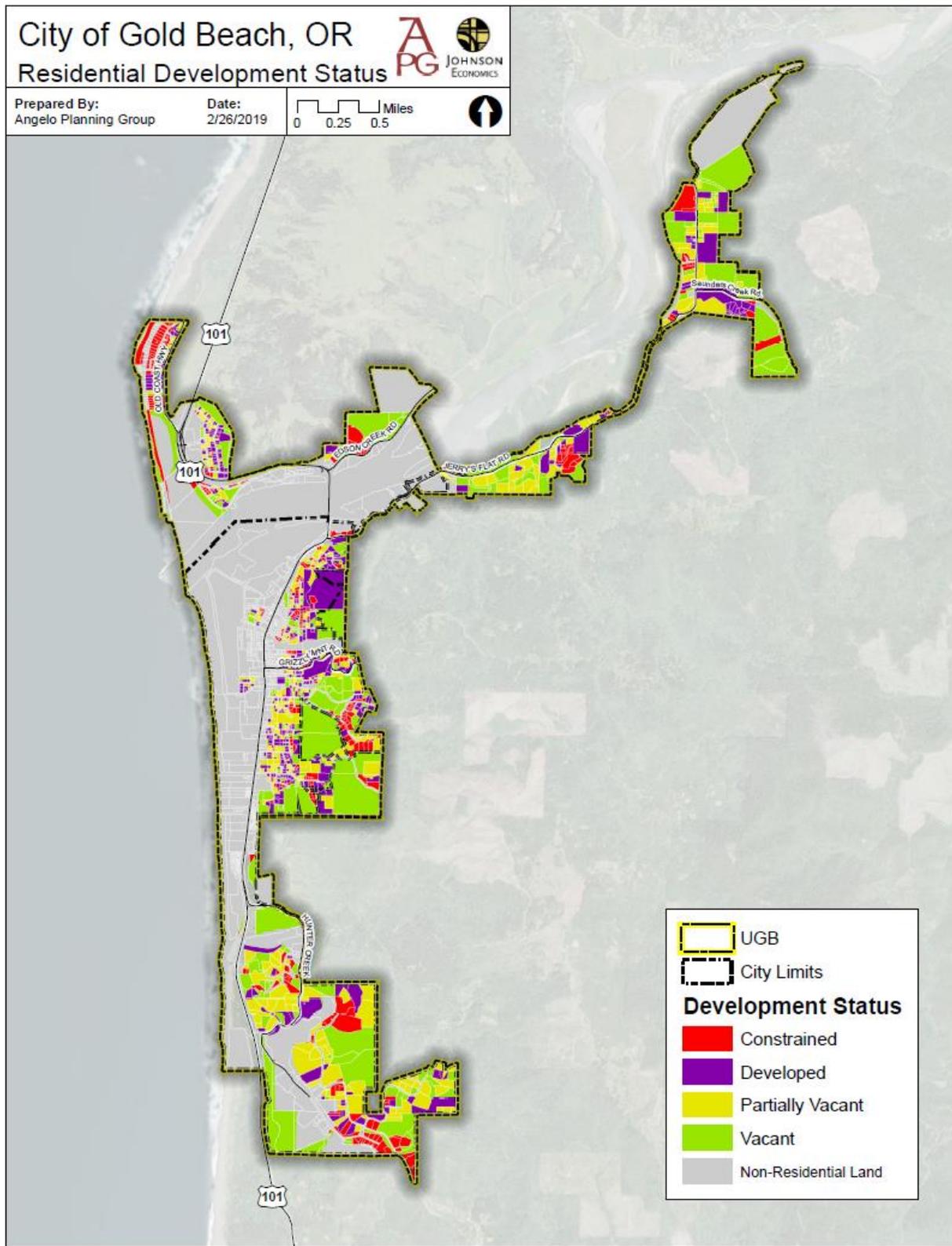
(2) As safe harbors, a local government, except a city with a population over 25,000 or a metropolitan service district described in ORS 197.015(13), may use the following assumptions to inventory the capacity of buildable lands to accommodate housing needs:

- (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.

- Difficult to Serve: These parcels either meet the definition of Vacant or Partially Vacant; however, due to a variety of factors, may be difficult or infeasible to serve with adequate infrastructure to support urban development.

The classification of each parcel will be reviewed by jurisdictional staff and the project Advisory Committee (City Council) and some parcels may be re-classified depending on the results of that review. Examination of aerial imagery with staff assistance also may contribute to identification of any remaining discrepancies among development status classifications.

Figure 4. Development Status.



Step 3 – Estimate Potentially Buildable Lands and Housing Unit Capacity

Assign parcels to zones

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.

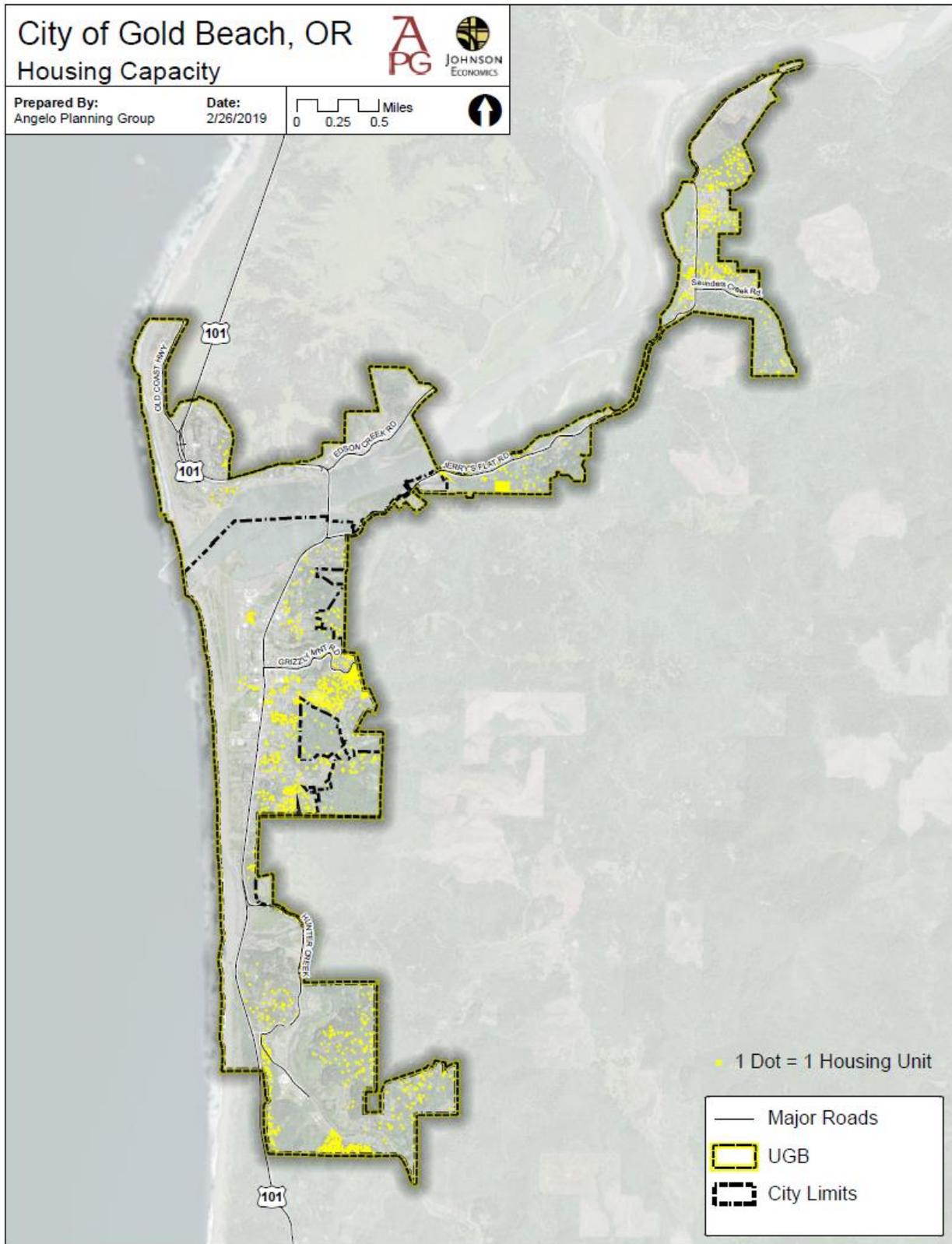
Estimate housing unit capacity based on zoning

Next, the capacity for residential development on each parcel was estimated based on the density regulations of the zone. For each zone, a projected density (units per acre) was calculated based on the minimum lot size standards of the zone and the housing types (single-family, duplex, multi-family, etc.) that are permitted in the zone.

These assumptions for projected density are detailed in Appendix A.

The projected density was applied to the buildable acres of each parcel to estimate the capacity for new housing units on that parcel. This calculation was applied to all residential parcels, however “developed” and “constrained” parcels were assigned a housing capacity of “0” by default. Finally, the housing unit capacity of each parcel was rounded down to a whole number to reflect the actual maximum allowable number of units that could be permitted.

Figure 5. Gold Beach Housing Capacity



KEY FINDINGS

Summary findings will be included in this section after input from the Advisory Committee on this memo.

RESULTS

Table 1. Residential Buildable Lands Inventory

Parcel Status	Total Parcels	Total Acres	Constrained Acres	Potentially Buildable Acres
Constrained	366	165	154	--
Developed	378	304	183	--
<i>Total Not Buildable</i>	<i>744</i>	<i>469</i>	<i>337</i>	<i>--</i>
Partially Vacant	383	372	155	217
Vacant	202	591	331	260
Total Potentially Buildable	585	962	660	477

Table 2. Potentially Buildable Acres by Zoning Designation

Zoning Designation	Potentially Buildable Acres			
	Partially Vacant	Vacant	Total	Share of Total
1R – Residential One	3	14	17	4%
2R – Residential Two	3	77	80	20%
3R – Residential Three	10	59	69	17%
R-1 – County Residential	11	11	22	5%
R-2 – County Residential	117	99	216	53%
R-3 – County Residential	0	0	0	0%
Subtotal	144	260	404	--
Net Buildable Acres²		108	195	303

² Subtracting 25% of acreage to account for public utilities and open space.

Table 3. Housing Unit Capacity by Zone and Development Status, Residential Zones

Zoning Designation	Estimated Housing Unit Capacity				
	Difficult to Serve	Partially Vacant	Vacant	Total	Share of Total
1R – Residential One	--	17	81	98	4%
2R – Residential Two	--	14	456	470	20%
3R – Residential Three	--	134	853	987	42%
R-1 – County Residential	--	33	27	60	3%
R-2 – County Residential	--	403	339	742	31%
R-3 – County Residential	--	0	0	0	0%
Subtotal	--	601	1,756	2,357	--

APPENDIX A:

Jurisdiction	Gold Beach Density Projections					Projected DU/acre
	Zone	Min sf ³	Max sf ⁴	Min DU/acre	Max DU/acre	
City of Gold Beach	1R	5000	2500	8.71	17.42	12
	2R	5000	2000	8.71	21.78	14
	3R	4000	1500	10.89	29.04	20
Curry County	R-1	12000	6000	3.63	7.26	5
	R-2	12000	6000	3.63	7.26	5
	R-3	12000	2000	3.63	21.78	10

³ Minimum square footage determined by minimum lot size for this zone.

⁴ Maximum square footage determined by highest allowable density of housing type (e.g. duplex, multi-family) per minimum lot size (i.e. dwelling unit/acre).



JOHNSON
ECONOMICS



Credit: VRBO

CITY OF GOLD BEACH, OR

HOUSING AND RESIDENTIAL LAND NEEDS ASSESSMENT (OREGON STATEWIDE PLANNING GOAL 10)

20-YEAR HOUSING NEED 2019 - 2039

Prepared For:
CITY OF GOLD BEACH, OREGON
March 2019

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INTRODUCTION

This analysis outlines a forecast of housing need within the City of Gold Beach. Housing need and resulting land need are forecast to 2039 consistent with 20-year need assessment requirements of periodic review. This report presents a housing need analysis (presented in number and types of housing units) and a residential land need analysis, based on those projections.

The primary data sources used in generating this forecast were:

- Portland State University Population Research Center
- U.S. Census
- Environics Analytics Inc.¹
- Oregon Employment Department
- Curry County GIS
- Other sources are identified as appropriate.

This analysis reflects the coordinated population forecast from the Oregon Population Forecast Program, at the Population Research Center (PRC) at PSU. State legislation passed in 2013 made the PRC responsible for generating the official population forecasts to be used in Goal 10 housing analyses in Oregon communities outside of the Portland Metro area (ORS 195.033). The population forecasts used in this analysis were generated in 2015.

This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

I. CITY OF GOLD BEACH DEMOGRAPHIC PROFILE

SUMMARY

The following table (Figure 1.1) presents a profile of City of Gold Beach demographics from the 2000 and 2010 Census. This includes the city limits of Gold Beach, as well as areas currently included within the Urban Growth Boundary (UGB). It also presents the estimated population of this area as of 2018 from PSU estimates.

- Gold Beach is a City of an estimated 2,265 people (City limits), and 3,250 people (UGB), located in Curry County on the southern Oregon Coast. An estimated 30% of the population in the UGB lives outside the city limits.
- Based on the UGB population, Gold Beach is roughly the 95th largest city in the state by population and is the second largest population center in Curry County. It is roughly one third the size of Brookings.
- Gold Beach has experienced steady growth, growing over 19% in population since 2000. In contrast, Curry County and the state experienced population growth of 8% and 21% respectively. (US Census and PSU Population Research Center)

¹ Environics Analytics Inc. is a third-party company providing data on demographics and market segmentation. It licenses data from the Nielson Company which conducts direct market research including surveying of households across the nation. Nielson combines proprietary data with data from the U.S. Census, Postal Service, and other federal sources, as well as local-level sources such as Equifax, Vallassis and the National Association of Realtors. Projections of future growth by demographic segments are based on the continuation of long-term and emergent demographic trends identified through the above sources.

- The Gold Beach UGB was home to an estimated 1,612 households in 2018, an increase of roughly 400 households since 2000. The percentage of families fell between 2000 and 2018 from 61.5% to 54% of all households. The city has a smaller share of family households than Curry County (56%) or the state (63%).
- Gold Beach’s estimated average household size is 1.98 persons, having also fallen since 2000. This is lower than the Curry County average of 2.13 and the statewide average of 2.47.
- *Unless otherwise noted, the flowing discussion refers to the Gold Beach UGB area, not the city limits.*

FIGURE 1.1: GOLD BEACH DEMOGRAPHIC PROFILE (UGB)

POPULATION, HOUSEHOLDS, FAMILIES, AND YEAR-ROUND HOUSING UNITS					
	2000	2010	Growth	2018	Growth
	(Census)	(Census)	00-10	(PSU)	10-18
Population ¹	2,719	3,229	18.8%	3,246	0.5%
Households ²	1,205	1,547	28.4%	1,612	4.2%
Families ³	741	888	20%	871	-2%
Housing Units ⁴	1,415	1,895	34%	1,909	1%
Group Quarters Population ⁵	80	57	-29%	55	-4%
<i>Household Size (non-group)</i>	<i>2.19</i>	<i>2.05</i>	<i>-6%</i>	<i>1.98</i>	<i>-3%</i>
<i>Avg. Family Size</i>	<i>2.75</i>	<i>2.60</i>	<i>-5%</i>	<i>2.60</i>	<i>0%</i>
PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2000	2010	Growth	2018	Growth
	(Census)	(Census)	00-10	(Proj.)	10-18
Per Capita (\$)	\$16,717	\$21,903	31%	\$27,343	25%
Median HH (\$)	\$30,243	\$50,958	68%	\$38,125	-25%

SOURCE: Census, PSU Population Research Center, and Johnson Economics

Census Tables: DP-1 (2000, 2010); DP-3 (2000); S1901; S19301

¹ From PSU Population Research Center, Population Forecast Program, final forecast for Curry Co. (2017)

² 2018 Households = (2018 population - Group Quarters Population)/2018 HH Size

³ Ratio of 2018 Families to total HH is based on 2016 ACS 5-year Estimates

⁴ 2018 housing units are the '10 Census total plus new units permitted from '10 through '18 (source: Census, Cities)

⁵ Ratio of 2018 Group Quarters Population to Total Population is kept constant from 2010.

A. POPULATION GROWTH

Since 2000, Gold Beach has grown by roughly 525 people within the UGB, or 19% in 18 years. This is a faster growth rate than was seen in the rest of the county (8%), and the state (21%). In comparison, the City of Brookings grew by a similar 21% over this period.

B. HOUSEHOLD GROWTH & SIZE

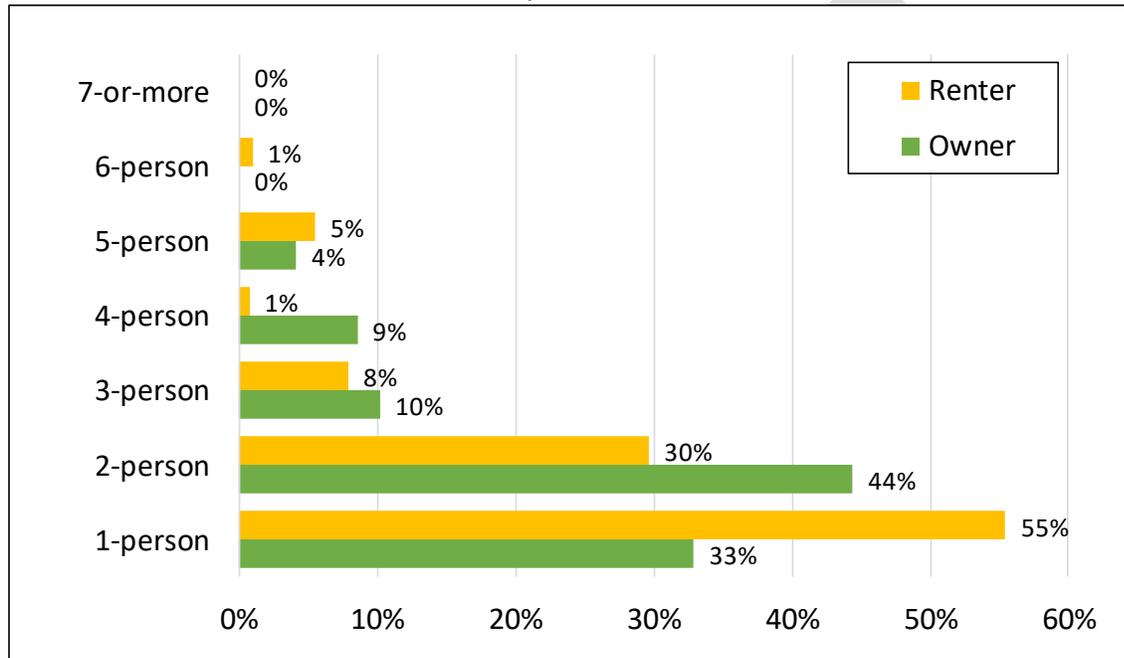
As of 2018, the city has an estimated 1,612 households. Since 2000, Gold Beach has added an estimated 407 households, or 34% growth. A household is defined as all the persons who occupy a single housing unit, whether or not they are related.

Household growth was faster than population growth reflecting that the average household size has fallen. Because there are fewer persons per household, there are more households to accommodate the same population.

Gold Beach’s average household size of 1.98 people is smaller than Curry County (2.13). There has been a general trend in Oregon and nationwide towards declining household size as birth rates have fallen, more people have chosen to live alone, and the Baby Boomers have become empty nesters. While this trend of diminishing household size is expected to continue nationwide, there are limits to how far the average can fall. Gold Beach has reflected this trend in recent decades.

Figure 1.2 shows the share of households by the number of people for renter and owner households in 2017 (latest available), according to the Census. There are many one and two-person households in Gold Beach, making up 80% of all households.

FIGURE 1.2: NUMBER OF PEOPLE PER HOUSEHOLD, CITY OF GOLD BEACH



SOURCE: US Census, JOHNSON ECONOMICS LLC
Census Tables: B25009 (2017 ACS 5-yr Estimates)

C. FAMILY HOUSEHOLDS

As of the 2017 ACS, 54% of Gold Beach households were family households, down significantly from 2000 (61.5%). The total number of family households in Gold Beach is estimated to have grown by 130 since 2000. This is 32% of all new households in this period. However, the number of family households is estimated by the Census to have fallen since 2010.

The Census defines family households as two or more persons, related by marriage, birth or adoption and living together. In 2017, family households in Gold Beach had an average size of 2.6 people.

D. HOUSING UNITS

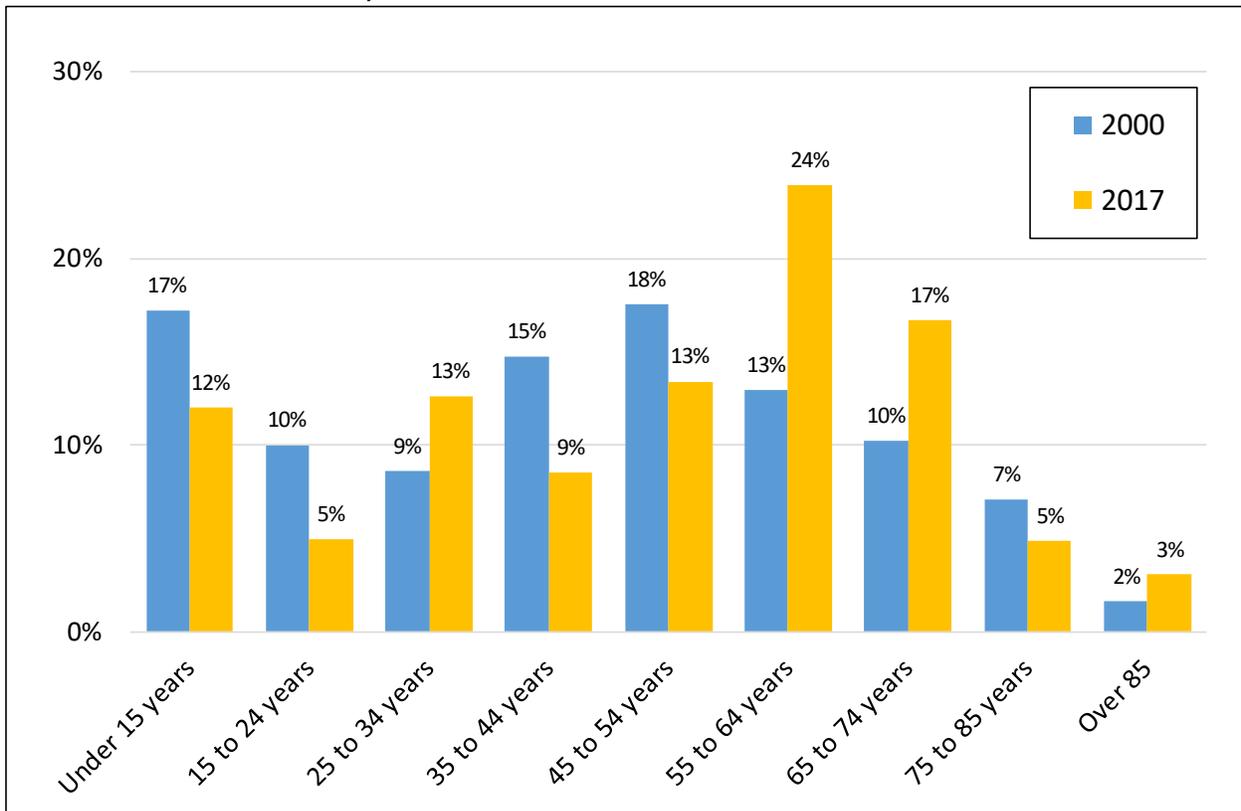
Data from the US Census and the county indicate that the city added just less than 500 new housing units since 2000 within the UGB. At the same time, the city has added an estimated 407 households, meaning the production of new housing in the community has outpaced the growth in households.

As of 2018, the city had an estimated housing stock of roughly 1,900 units for its 1,600 estimated households. These estimates translate to an elevated vacancy rate of 15.6% in the community. (5% is often considered a “healthy” vacancy rate at which some housing is available, without representing an excessive rate for landlords.)

E. AGE TRENDS

The following figure shows the share of the population falling in different age cohorts between the 2000 Census and the most recent 5-year estimates. As the chart shows, there is a general trend of younger age cohorts falling as share of total population, while older cohorts have grown in share. This is in keeping with the national trend caused by the aging of the Baby Boom generation.

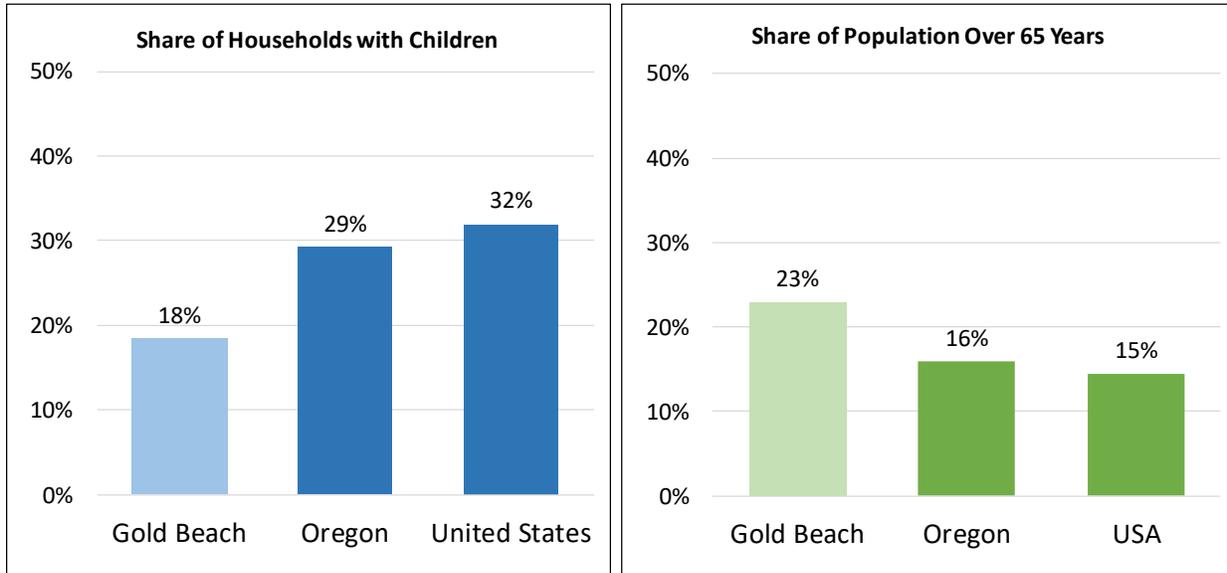
FIGURE 1.3: AGE COHORT TRENDS, 2000 - 2017



SOURCE: US Census, JOHNSON ECONOMICS LLC
Census Tables: QT-P1 (2000); S0101 (2017 ACS 5-yr Estimates)

- The cohorts that grew in share during this period were those aged 55 and older. An estimated 25% of the population is over 65 years of age, and 75% under 65 years in age.
- The share of children aged 15 years or younger and those aged 35 to 44 have experienced the greatest decrease among the age groups.
- In the 2017 ACS, the local median age was an estimated 50 years, near the median age of 39 years in Oregon.
- Figure 1.4 presents the share of households with children (18 and under), and the share of population over 65 years for comparison. Compared to state and national averages, Gold Beach has a smaller share of households with children and a larger share of the population over 65.

FIGURE 1.4: SHARE OF HOUSEHOLDS WITH CHILDREN/ POPULATION OVER 65 YEARS (GOLD BEACH)



SOURCE: US Census, JOHNSON ECONOMICS LLC
 Census Tables: B11005; S0101 (2017 ACS 5-yr Estimates)

F. INCOME TRENDS

The following figure presents data on income trends in Gold Beach.

FIGURE 1.5: INCOME TRENDS, 2000 – 2018

PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2000	2010	Growth	2018	Growth
	(Census)	(Census)	00-10	(Proj.)	10-18
Per Capita (\$)	\$16,717	\$21,903	31%	\$27,343	25%
Median HH (\$)	\$30,243	\$50,958	68%	\$38,125	-25%

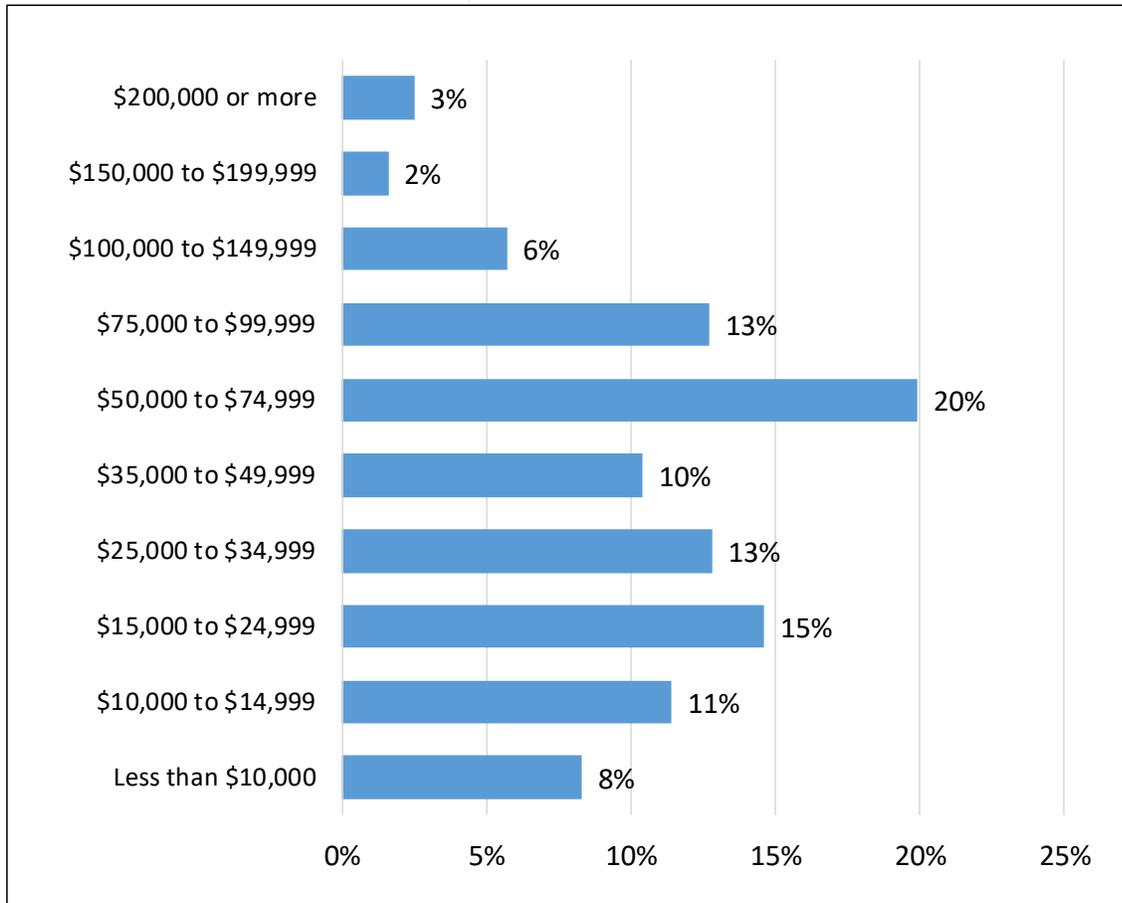
SOURCE: Census, PSU Population Research Center, and Johnson Economics
 Census Tables: DP-1 (2000, 2010); DP-3 (2000); S1901; S19301

- Gold Beach’s estimated median household income was \$38,125 in 2018. This has fallen somewhat from the estimated median in 2010 and is lower than the Curry County median of \$42,500.
- Gold Beach’s per capita income is \$27,500.
- Median income has only grown an estimated 26% between 2000 and 2018, in real dollars. As is the case regionally and nationwide, the local median income has not kept pace with inflation.

Figure 1.6 presents the estimated distribution of households by income as of 2017. The largest income cohorts are those households earning between \$50k and \$75k.

- 57.5% of households earn less than \$50k per year, while 42.5% of households earn \$50k or more.
- 34% of households earn \$25k or less.

FIGURE 1.6: HOUSEHOLD INCOME COHORTS, 2018



SOURCE: US Census
Census Tables: S1901 (2017 ACS 5-yr Est.)

G. POVERTY STATISTICS

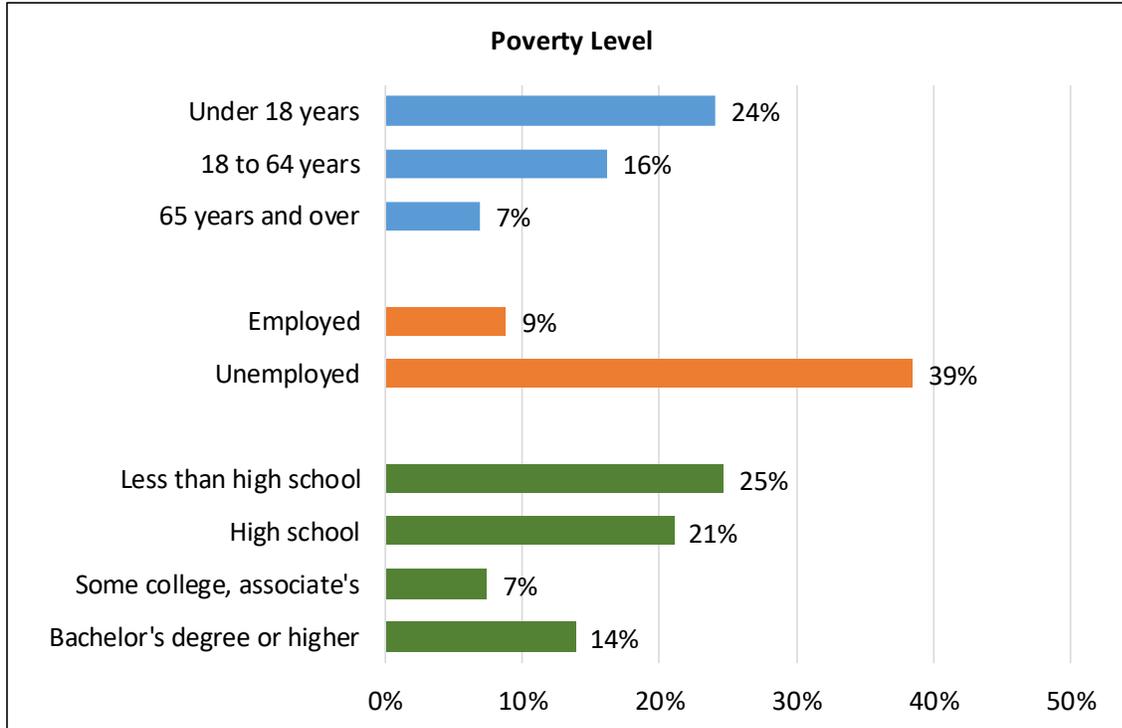
According to the US Census, the official poverty rate in Gold Beach is an estimated 15% over the most recent period reported (2017 5-year estimates).² This is roughly 480 individuals in Gold Beach. In comparison, the poverty rate in Curry County is 15.5%, and at the state level 17%.

Figure 1.7 shows that in the 2013-17 period:

- The Gold Beach poverty rate is highest among children at 24%. The rate is 16% among those 18 to 64 years of age. The rate is lowest for those 65 and older at 7%.
- For those without a high school diploma the poverty rate is 25%. For those with a high school diploma only, the estimated rate is 21%. For those with more than high school education, the poverty rate is the lower.
- Among those who are employed the poverty rate is 9%, while it is 39% for those who are unemployed.
- Information on affordable housing is presented in the following section of this report.

² Census Tables: S1701 (2017 ACS 5-yr Estimates)

FIGURE 1.7: POVERTY STATUS BY CATEGORY (GOLD BEACH)



SOURCE: US Census
Census Tables: S1701 (2017 ACS 5-yr Est.)

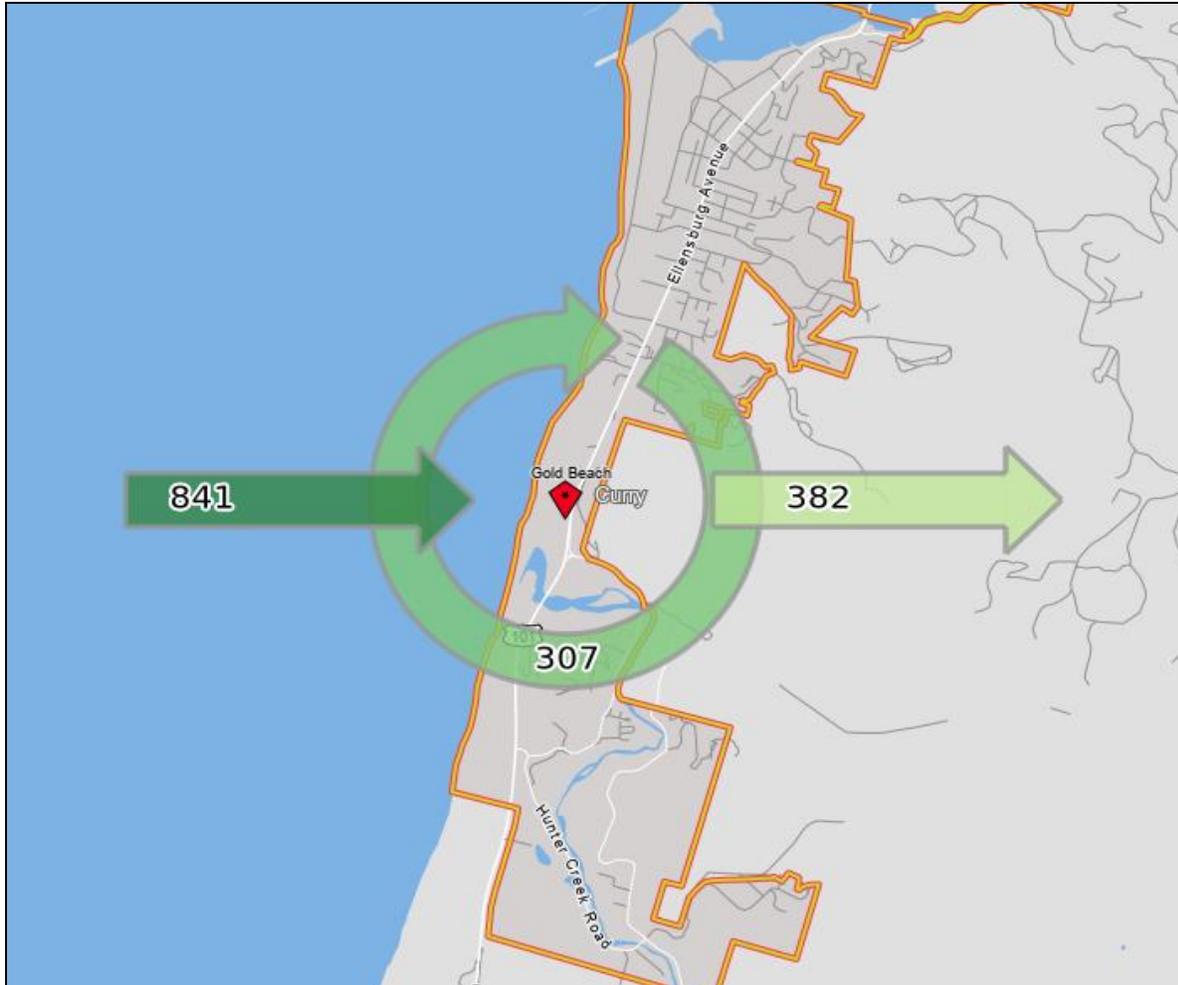
H. EMPLOYMENT LOCATION TRENDS

This section provides an overview of employment and industry trends in Gold Beach that are related to housing.

Commuting Patterns: The following figure shows the inflow and outflow of commuters to Gold Beach according to the Census Employment Dynamics Database. As of 2015, the most recent year available, the Census estimated there were roughly 1,150 jobs located in Gold Beach. Roughly 27% are held by local residents, while over 800 employees commute into the city from elsewhere. This pattern is fairly common among many communities. While Census data is incomplete, it seems that most local workers commuting into the city live in Brookings, Nesika Beach, or unincorporated areas.

Of the nearly 700 estimated employed Gold Beach residents, over 55% of them commute elsewhere for employment. Many of these residents commute to Brookings and Coos Bay.

FIGURE 1.8: COMMUTING PATTERNS (PRIMARY JOBS), GOLD BEACH



Source: US Census Longitudinal Employer-Household Dynamics

Jobs/Household Ratio: Gold Beach features a jobs-to-households ratio of 0.7 jobs per household. There is not a “correct” jobs-to-housing ratio, however a ratio of 1.0 indicates that there is some balance between employment and residential uses in the city. An imbalance would indicate that a city is more skewed towards commercial/industrial use or is more residential without many local jobs (i.e. a bedroom community.)

There are an estimated 1,150 jobs in the city of Gold Beach, and an estimated 700 Gold Beach residents in the labor force. This represents 1.7 jobs per working adult (as opposed to *households*), meaning that Gold Beach has a healthy number of jobs available for local residents. As noted, it is very common for workers to live in one community and work in another.

II. CURRENT HOUSING CONDITIONS

The following figure presents a profile of the current housing stock and market indicators in Gold Beach. This profile forms the foundation to which current and future housing needs will be compared.

A. HOUSING TENURE

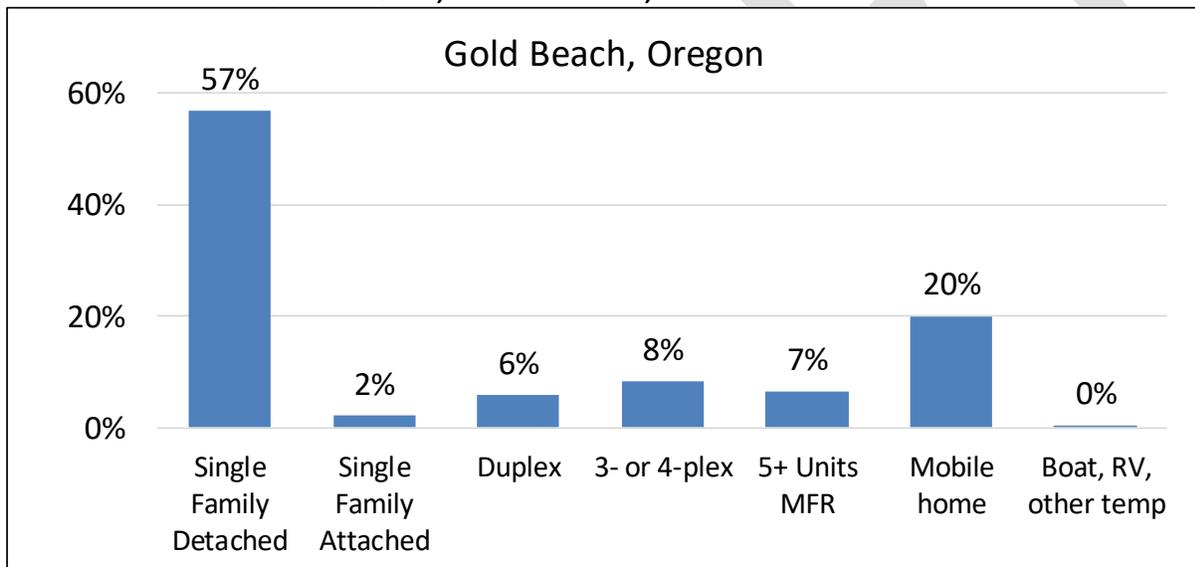
Gold Beach has a greater share of owner households (66%) than renter households (34%) according to the Census. The ownership rate in Gold Beach has remained stable since 2000. During this period the statewide rate fell from 64% to 61%. Nationally, the homeownership rate has nearly reached the historical average of 65%, after the rate climbed from the late 1990's to 2004 (69%).

The estimated ownership rate is similar to that in Curry County (67%).

B. HOUSING STOCK

As shown in Figure 1.1, Gold Beach UGB had an estimated 1,900 housing units in 2018, with a relatively high estimated vacancy rate (includes ownership and rental units).

FIGURE 2.1: ESTIMATED SHARE OF UNITS, BY PROPERTY TYPE, 2017



SOURCE: City of Gold Beach, Census ACS 2017

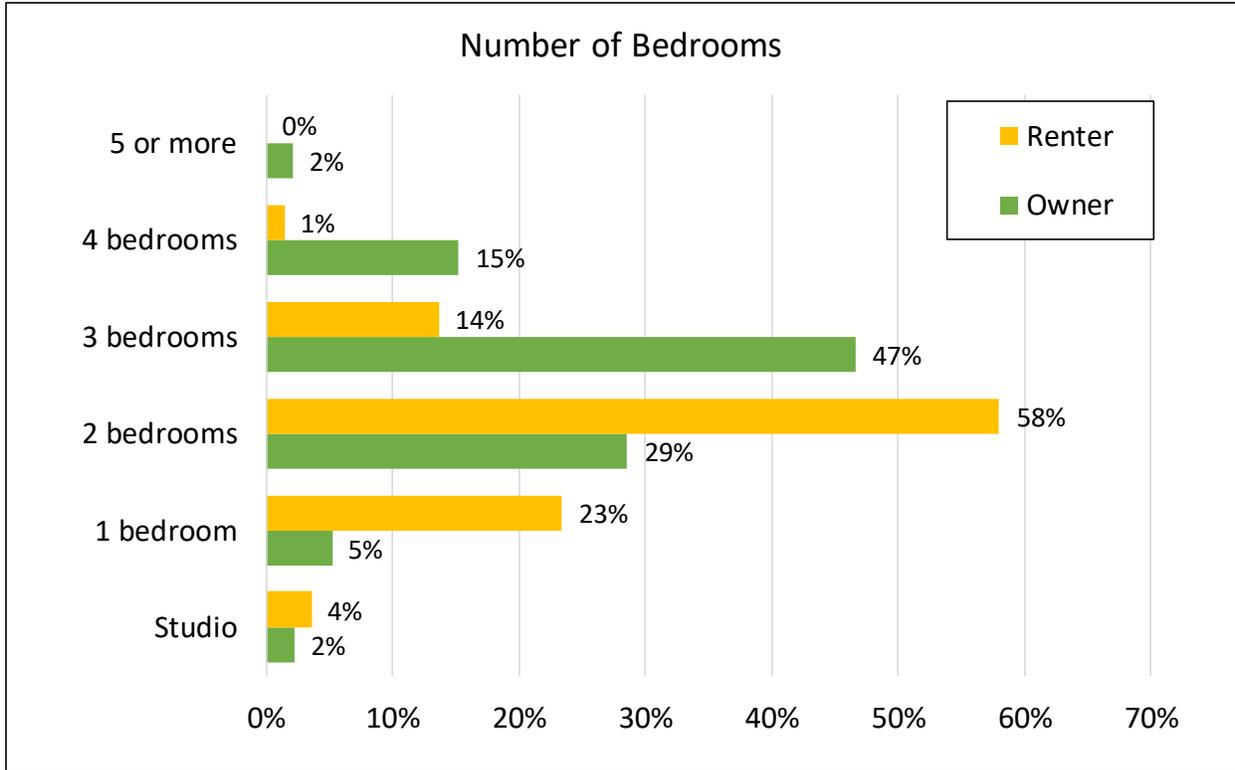
Figure 2.1 shows the estimated number of units by type in 2017. Detached single-family homes represent an estimated 57% of housing units (includes manufactured homes on a single-family lot).

Units in larger apartment complexes of 5 or more units represent 7% of units, and other types of attached homes represent an additional 16% of units. (Attached single family generally includes townhomes, some condo flats, and plexes which are separately metered.) Mobile homes (in parks) represent 20% of the inventory.

C. NUMBER OF BEDROOMS

Figure 2.2 shows the share of units for owners and renters by the number of bedrooms they have. In general, owner-occupied units are more likely to have three or more bedrooms, while renter occupied units are more likely to have two or fewer bedrooms.

FIGURE 2.2: NUMBER OF BEDROOMS FOR OWNER AND RENTER UNITS, 2017



SOURCE: US Census
 Census Tables: B25042 (2017 ACS 5-year Estimates)

D. UNITS TYPES BY TENURE

As Figure 2.3 and 2.4 show, nearly all owner-occupied units are detached homes(75%), or mobile homes 25%). Renter-occupied units are more distributed among a range of structure types. 39% of rented units are estimated to be detached homes or mobile homes, while the remainder are some form of attached unit. And an estimated 17.5% of rental units are in larger apartment complexes.

FIGURE 2.3: CURRENT INVENTORY BY UNIT TYPE, FOR OWNERSHIP AND RENTAL HOUSING

OWNERSHIP HOUSING

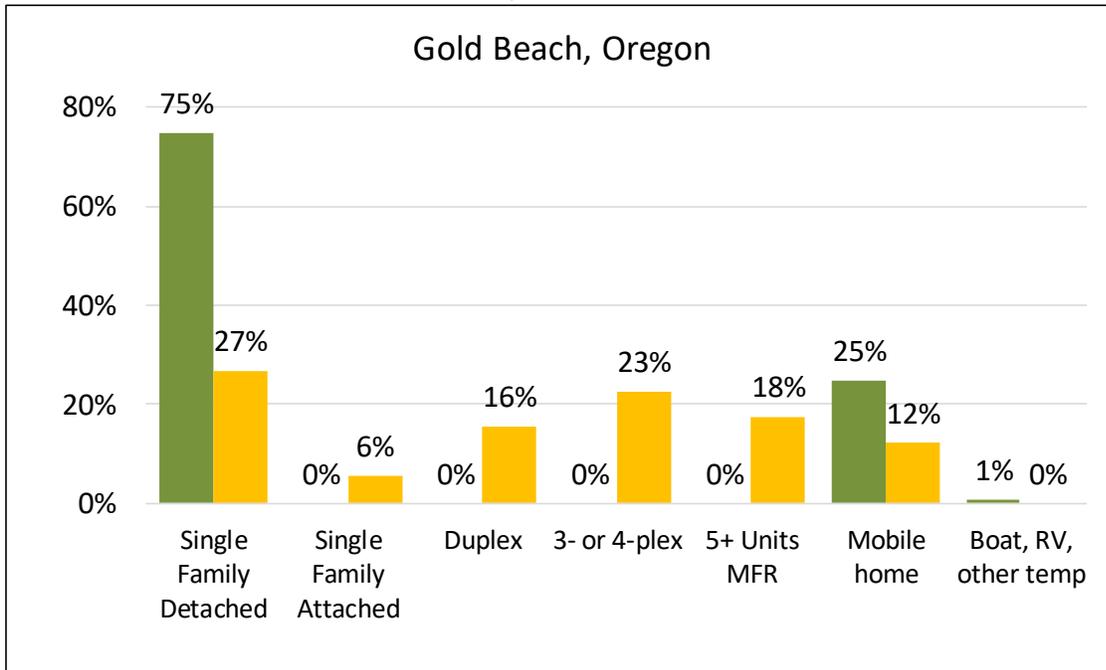
Price Range	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp	Total Units
Totals:	895	0	0	0	0	296	9	1,199
Percentage:	74.6%	0.0%	0.0%	0.0%	0.0%	24.7%	0.7%	100.0%

RENTAL HOUSING

Price Range	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp	Total Units
Totals:	189	39	110	160	124	87	0	710
Percentage:	26.7%	5.6%	15.6%	22.5%	17.5%	12.2%	0.0%	100.0%

Sources: US Census, JOHNSON ECONOMICS, CITY OF GOLD BEACH

FIGURE 2.4: CURRENT INVENTORY BY UNIT TYPE, BY SHARE

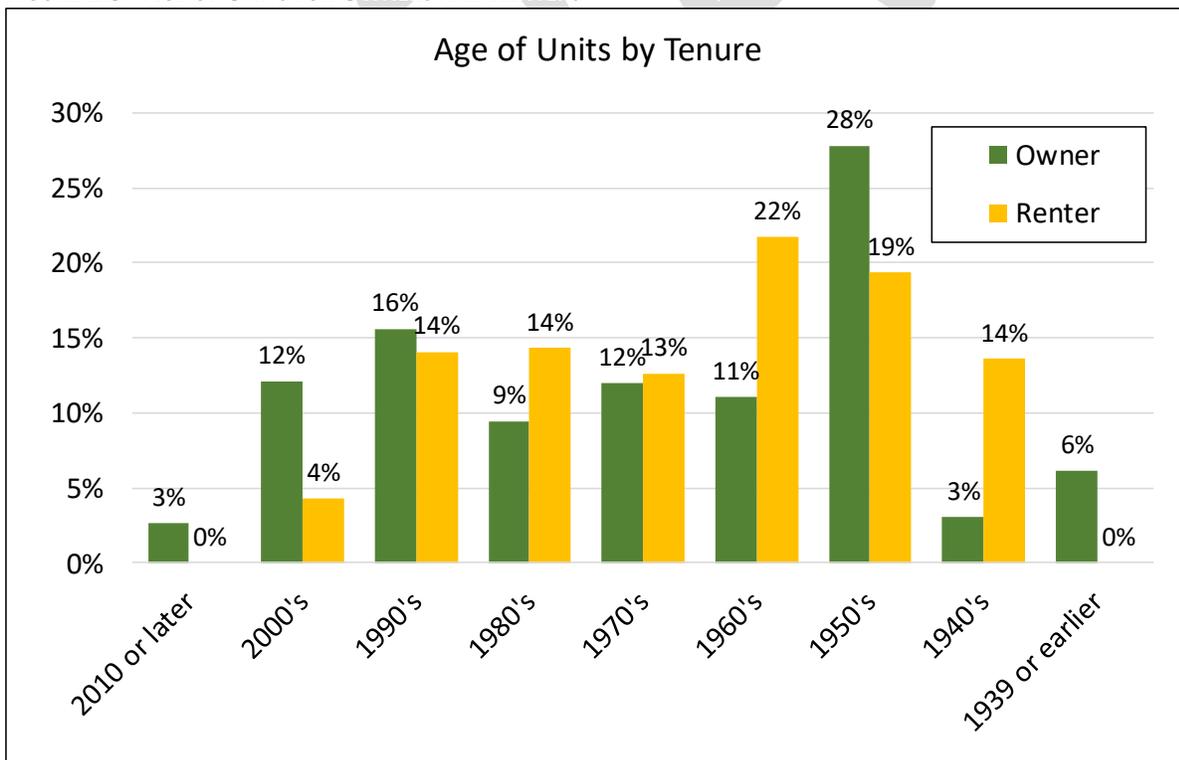


Sources: US Census, JOHNSON ECONOMICS, CITY OF GOLD BEACH

E. AGE OF HOUSING STOCK

Gold Beach’s housing stock reflects the pattern of development in the area over the decades. An estimated 89% of the housing stock is pre-2000 with 11% being post-2000. Nearly 50% were built in 1960’s or earlier. Newer housing is more likely to be ownership housing, while rental units are likely to be older on average.

FIGURE 2.5: AGE OF UNITS FOR OWNERS AND RENTERS



SOURCE: US Census
Census Tables: B25036 (2017 ACS 5-year Estimates)

F. HOUSING COSTS VS. LOCAL INCOMES

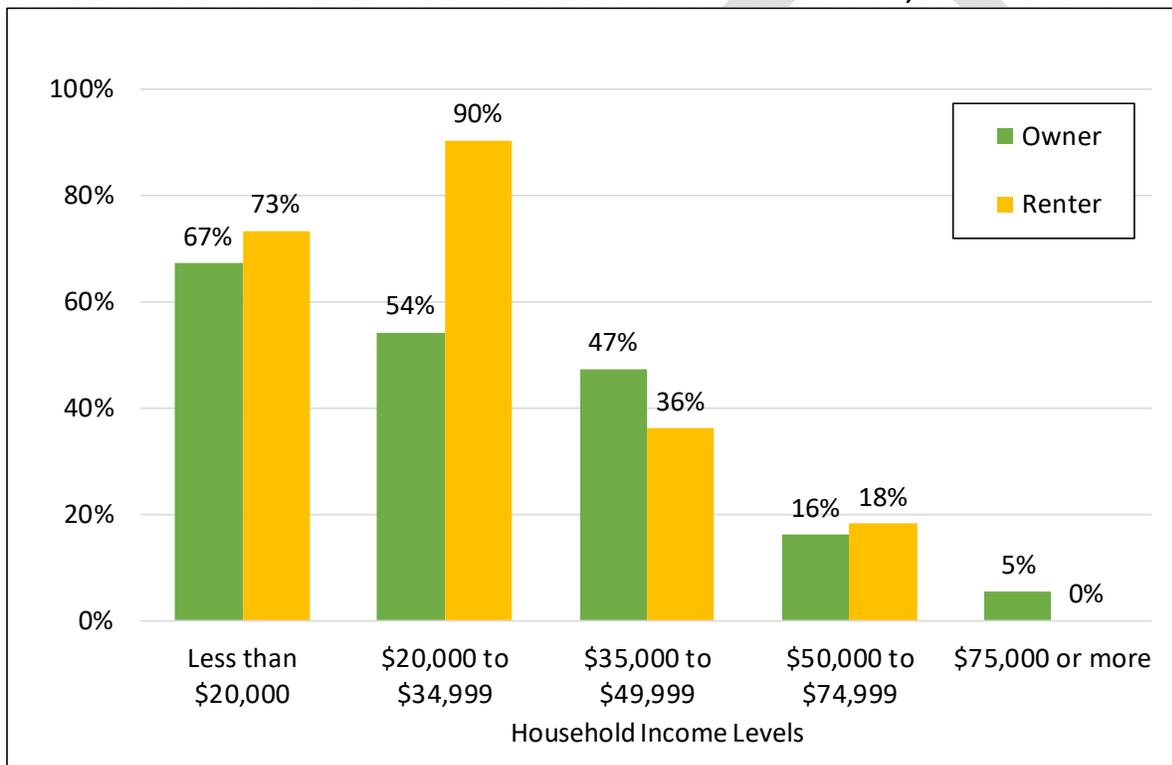
Figure 2.6 shows the share of owner and renter households who are paying more than 30% of their household income towards housing costs, by income segment. (Spending 30% or less on housing costs is a common measure of “affordability” used by HUD and others, and in the analysis presented in this report.)

In total, the US Census estimates that 38% of Gold Beach households pay more than 30% of income towards housing costs (2017 American Community Survey, B25106)

As one would expect, households with lower incomes tend to spend more than 30% of their income on housing, while incrementally fewer of those in higher income groups spend more than 30% on their incomes on housing costs. Of those earning less than \$20,000, an estimated 67% of owner households and 73% of renters spend more than 30% of income on housing costs.

Only those earning more than \$75,000 few pay more than 30%.

FIGURE 2.6: SHARE OF HOUSEHOLDS SPENDING MORE THAN 30% ON HOUSING COSTS, BY INCOME GROUP

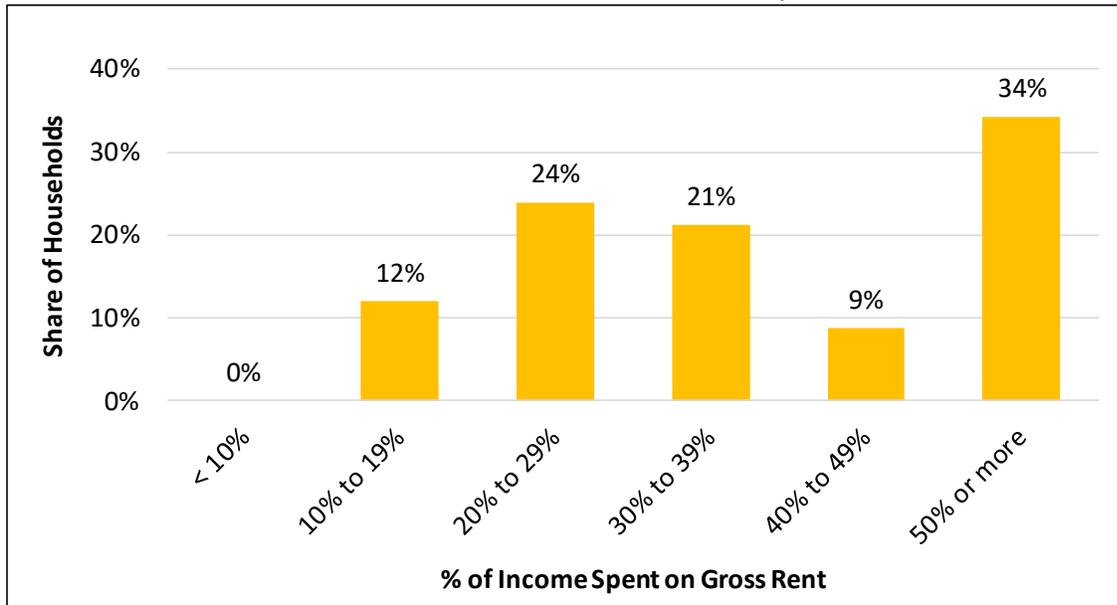


Sources: US Census, JOHNSON ECONOMICS
Census Table: B25106 (2017 ACS 5-yr Estimates)

The following figures shows the percentage of household income spent towards gross rent for local renter households only. This more fine-grained data shows that 64% of renters spending more than 30% of their income on rent, with an estimated 34% of renters are spending 50% or more of their income.

Renters are disproportionately lower income relative to homeowners. The burden of housing costs is felt more broadly for these households, and as the analysis presented in later section shows there is a need for more affordable rental units in Gold Beach, as in most communities.

FIGURE 2.7: PERCENTAGE OF HOUSEHOLD INCOME SPENT ON GROSS RENT, GOLD BEACH RENTER HOUSEHOLDS



Sources: US Census, JOHNSON ECONOMICS
Census Table: B25070 (2017 ACS 5-yr Estimates)

G. PUBLICLY-ASSISTED HOUSING

Currently Gold Beach has three rent-subsidized properties located in the town, with a total of 55 units. This represents roughly 3% of the city’s total housing stock, and 8% of the rental housing stock.

Housing Works Central Oregon also administers housing choice vouchers which may be used in Gold Beach or other communities in the jurisdiction.

Agricultural Worker Housing: There are no identified housing properties dedicated to agricultural workers in Gold Beach.

Homelessness: A Point-in-Time count of homeless individuals in Curry County conducted in 2017 found 161 homeless individuals on the streets, all of whom were unsheltered. *These figures are for the entire county.*³ This included:

- No people counted in emergency shelter, warming shelter, or transitional housing programs;
- 161 people unsheltered; up from 86 in 2015;
- 62% of counted individuals were children;
- 43% of individuals were women or girls, and 57% are male.

An analysis of the ability of current and projected housing supply to meet the needs of low-income people, and the potential shortfall is included in the following sections of this report.

³ Figures via OHCS

III. CURRENT HOUSING NEEDS (CITY OF GOLD BEACH)

The profile of current housing conditions in the study area is based on Census 2010, which the Portland State University Population Research Center (PRC) uses to develop yearly estimates through 2018. The PRC methodology incorporates the estimated population from within the city limits and an estimated population from those areas within the UGB, but outside of the city limits. To estimate the additional population within the UGB area, the PRC assigned a share of the population from the relevant Census tracts.

FIGURE 3.1: CURRENT HOUSING PROFILE (2018)

CURRENT HOUSING CONDITIONS (2018)		SOURCE
Total 2018 Population:	3,246	PSU Pop. Research Center
- Estimated group housing population:	55 (1% of Total)	US Census
Estimated Non-Group 2018 Population:	3,191 (Total - Group)	
Avg. HH Size:	1.98	US Census
Estimated Non-Group 2018 Households:	1,612 (Pop/HH Size)	
Total Housing Units:	1,909 (Occupied + Vacant)	Census 2010 + permits
Occupied Housing Units:	1,612 (= # of HH)	
Vacant Housing Units:	297 (Total HH - Occupied)	
Current Vacancy Rate:	15.6% (Vacant units/ Total units)	

Sources: Johnson Economics, City of GOLD BEACH, PSU Population Research Center, U.S. Census

*This table reflects population, household and housing unit projections shown in Figure 1.1

We estimate a current population of roughly 3,246 residents, living in 1,612 households (excluding group living situations). Average household size is 1.98 persons.

There are an estimated 1,909 housing units in the city, essentially equal to the number of households and indicating next to no vacancy. This includes units vacant for any reason, not just those which are currently for sale or rent.

ESTIMATE OF CURRENT HOUSING DEMAND

Following the establishment of the current housing profile, the current housing demand was determined based upon the age and income characteristics of current households.

The analysis considered the propensity of households in specific age and income levels to either rent or own their home (tenure), in order to derive the current demand for ownership and rental housing units and the appropriate housing cost level of each. This is done by combining data on tenure by age and tenure by income from the Census American Community Survey (tables: B25007 and B25118, 2017 ACS 5-yr Estimates).

The analysis takes into account the average amount that owners and renters tend to spend on housing costs. For instance, lower income households tend to spend more of their total income on housing, while upper income households spend less on a percentage basis. In this case, it was assumed that households in lower income bands would *prefer* housing costs at no more than 30% of gross income (a common measure of affordability). Higher income households pay a decreasing share down to 20% for the highest income households.

While the Census estimates that most low-income households pay more than 30% of their income for housing, this is an estimate of current *preferred* demand. It assumes that low-income households prefer (or demand) units affordable to them at no more than 30% of income, rather than more expensive units.

Figure 3.2 presents a snapshot of current housing demand (i.e. preferences) equal to the number of households in the study area (1,612). The breakdown of tenure (owners vs. renters) is slightly different from the 2017 ACS, as current demographics indicate that some more households could likely afford to own their homes if opportunities were available (69% vs. 66%).

FIGURE 3.2: ESTIMATE OF CURRENT HOUSING DEMAND (2018)

Ownership				
Price Range	# of Households	Income Range	% of Total	Cumulative
\$0k - \$90k	90	Less than \$15,000	8.1%	8.1%
\$90k - \$130k	121	\$15,000 - \$24,999	10.9%	19.0%
\$130k - \$190k	193	\$25,000 - \$34,999	17.5%	36.5%
\$190k - \$220k	108	\$35,000 - \$49,999	9.8%	46.2%
\$220k - \$340k	205	\$50,000 - \$74,999	18.6%	64.8%
\$340k - \$370k	146	\$75,000 - \$99,999	13.2%	78.0%
\$370k - \$450k	87	\$100,000 - \$124,999	7.9%	85.9%
\$450k - \$540k	62	\$125,000 - \$149,999	5.6%	91.4%
\$540k - \$710k	52	\$150,000 - \$199,999	4.7%	96.1%
\$710k +	43	\$200,000+	3.9%	100.0%
Totals:	1,107		% of All:	68.7%

Rental				
Rent Level	# of Households	Income Range	% of Total	Cumulative
\$0 - \$400	124	Less than \$15,000	24.6%	24.6%
\$400 - \$600	123	\$15,000 - \$24,999	24.4%	49.0%
\$600 - \$900	68	\$25,000 - \$34,999	13.5%	62.5%
\$900 - \$1000	46	\$35,000 - \$49,999	9.0%	71.6%
\$1000 - \$1600	69	\$50,000 - \$74,999	13.6%	85.2%
\$1600 - \$1700	19	\$75,000 - \$99,999	3.7%	88.9%
\$1700 - \$2100	30	\$100,000 - \$124,999	6.0%	94.9%
\$2100 - \$2500	26	\$125,000 - \$149,999	5.1%	100.0%
\$2500 - \$3300	0	\$150,000 - \$199,999	0.0%	100.0%
\$3300 +	0	\$200,000+	0.0%	100.0%
Totals:	505		% of All:	31.3%

All Households	1,612
-----------------------	--------------

Sources: PSU Population Research Center, Envionics Analytics., Census, JOHNSON ECONOMICS
 Census Tables: B25007, B25106, B25118 (2017 ACS 5-yr Estimates)
 Claritas: Estimates of income by age of householder

The estimated home price and rent ranges are irregular because they are mapped to the affordability levels of the Census income level categories. For instance, an affordable home for those in the lowest income category (less than \$15,000) would have to cost \$90,000 or less. Affordable rent for someone in this category would be \$400 or less.

The affordable price level for ownership housing assumes 30-year amortization, at an interest rate of 5% (significantly more than the current rate, but in line with historic norms), with 15% down payment. These assumptions are designed to represent prudent lending and borrowing levels for ownership households. The 30-year mortgage commonly serves as the standard. In the 2000's, down payment requirements fell significantly, but standards have tightened somewhat since the 2008/9 credit crisis. While 20% is often cited as the standard for most buyers, it is common for homebuyers, particularly first-time buyers, to pay significantly less than this using available programs.

Interest rates are subject to disruption from national and global economic forces, and therefore impossible to forecast beyond the short term. The 5% used here is roughly the average 30-year rate over the last 20 years. The general trend has been falling interest rates since the early 1980's, but coming out of the recent recession, many economists believe that rates cannot fall farther and must begin to climb as the Federal Reserve raises its rate over the coming years.

CURRENT HOUSING INVENTORY

The profile of current housing demand (Figure 3.2) represents the preference and affordability levels of households. In reality, the current housing supply (Figure 3.3 below) differs from this profile, meaning that some households may find themselves in housing units which are not optimal, either not meeting the household's own/rent preference, or being unaffordable (requiring more than 30% of gross income).

A profile of current housing supply in Gold Beach was estimated based on permit data from the City of Gold Beach and Census data from the most recently available 2017 ACS, which provides a profile of housing types (single family, attached, mobile home, etc.), tenure, housing values, and rent levels. The 5-year estimates from the ACS were used because 3-year and 1-year estimates are not yet available for Gold Beach geography.

- An estimated 63% of housing units are ownership units, while an estimated 37% of housing units are rental units. This is close to the estimated demand profile shown in Figure 3.2, which forecasted a slightly higher ownership rate. (The inventory includes vacant units, so the breakdown of ownership vs. rental does not exactly match the tenure split of actual households.)
- 75% of ownership units are detached homes, and 25% are mobile homes. A small fraction are living in RVs or boats. 39% of rental units are either single family homes or mobile homes, and 17.5% are in structures of 5 units or more.
- Of total housing units, an estimated 57% are detached homes, 22% are mobile homes, while 21% are some sort of attached type. There are a small share of households living in RV units.
- The affordability of different unit types is an approximation based on Census data on the distribution of housing units by value (ownership) or gross rent (rentals).
- Most subsidized affordable housing units found in the city is represented by the inventory at the lowest end of the rental spectrum.
- Ownership housing found at the lower end of the value spectrum generally reflect mobile homes, older, smaller homes, or homes in poor condition on small or irregular lots. **It is important to note that these represent estimates of current property value or current housing cost to the owner, not the current market pricing of homes for sale in the city.** These properties may be candidates for redevelopment when next they sell but are currently estimated to have low value.

FIGURE 3.3: PROFILE OF CURRENT HOUSING SUPPLY (2018)

OWNERSHIP HOUSING										
Price Range	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp	Total Units	% of Units	Cummulative %
\$0k - \$90k	0	0	0	0	0	252	9	261	21.8%	21.8%
\$90k - \$130k	17	0	0	0	0	43	0	61	5.1%	26.8%
\$130k - \$190k	309	0	0	0	0	0	0	309	25.8%	52.6%
\$190k - \$220k	159	0	0	0	0	0	0	159	13.3%	65.9%
\$220k - \$340k	165	0	0	0	0	0	0	165	13.8%	79.7%
\$340k - \$370k	106	0	0	0	0	0	0	106	8.8%	88.5%
\$370k - \$450k	97	0	0	0	0	0	0	97	8.1%	96.6%
\$450k - \$540k	27	0	0	0	0	0	0	27	2.2%	98.8%
\$540k - \$710k	15	0	0	0	0	0	0	15	1.2%	100.0%
\$710k +	0	0	0	0	0	0	0	0	0.0%	100.0%
Totals:	895	0	0	0	0	296	9	1,199	% of All Units:	62.8%
Percentage:	74.6%	0.0%	0.0%	0.0%	0.0%	24.7%	0.7%	100.0%		

RENTAL HOUSING										
Price Range	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp	Total Units	% of Units	Cummulative %
\$0 - \$400	0	0	0	0	63	87	0	150	21.1%	21.1%
\$400 - \$600	0	3	3	7	20	0	0	34	4.8%	25.8%
\$600 - \$900	18	36	107	153	41	0	0	355	50.0%	75.8%
\$900 - \$1000	52	0	0	0	0	0	0	52	7.3%	83.1%
\$1000 - \$1600	107	0	0	0	0	0	0	107	15.1%	98.2%
\$1600 - \$1700	3	0	0	0	0	0	0	3	0.4%	98.7%
\$1700 - \$2100	10	0	0	0	0	0	0	10	1.3%	100.0%
\$2100 - \$2500	0	0	0	0	0	0	0	0	0.0%	100.0%
\$2500 - \$3300	0	0	0	0	0	0	0	0	0.0%	100.0%
\$3300 +	0	0	0	0	0	0	0	0	0.0%	100.0%
Totals:	189	39	110	160	124	87	0	710	% of All Units:	37.2%
Percentage:	26.7%	5.6%	15.6%	22.5%	17.5%	12.2%	0.0%	100.0%		

TOTAL HOUSING UNITS									
	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp	Total Units	% of Units
Totals:	1,084	39	110	160	124	383	9	1,909	100%
Percentage:	56.8%	2.1%	5.8%	8.4%	6.5%	20.0%	0.5%	100.0%	

Sources: US Census, PSU Population Research Center, JOHNSON ECONOMICS
 Census Tables: B25004, B25032, B25063, B25075 (2017 ACS 5-yr Estimates)

COMPARISON OF CURRENT HOUSING DEMAND WITH CURRENT SUPPLY

A comparison of estimated current housing *demand* with the existing *supply* identifies the existing discrepancies between needs and the housing which is currently available.

In general, this identifies that there is currently support for more ownership housing at price ranges above \$200,000. This is because most housing in Gold Beach is clustered at the low to middle property values, while analysis of household incomes and ability to pay indicates that some could afford housing at higher price points.

The analysis finds that most rental units are currently found at the lower end of the rent spectrum, therefore the supply of units priced from \$0 to \$900 is estimated to be sufficient (including subsidized affordable housing). This represents the current average rent prices in Gold Beach, where most units can be expected to congregate. There is an indication that some renter households could support more units at higher rental levels. Rentals at more expensive levels generally represent single family homes for rent.

FIGURE 3.4: COMPARISON OF CURRENT NEED TO CURRENT SUPPLY (2018)

Income Level	Ownership				Rental			
	Prop. Value Range	Estimated Current Need	Estimated Current Supply	Unmet (Need) or Surplus	Rent	Estimated Current Need	Estimated Current Supply	Unmet (Need) or Surplus
Less than \$15,000	\$0k - \$90k	90	261	171	\$0 - \$400	124	150	25
\$15,000 - \$24,999	\$90k - \$130k	121	61	(60)	\$400 - \$600	123	34	(89)
\$25,000 - \$34,999	\$130k - \$190k	193	309	116	\$600 - \$900	68	355	287
\$35,000 - \$49,999	\$190k - \$220k	108	159	51	\$900 - \$1000	46	52	6
\$50,000 - \$74,999	\$220k - \$340k	205	165	(40)	\$1000 - \$1600	69	107	38
\$75,000 - \$99,999	\$340k - \$370k	146	106	(40)	\$1600 - \$1700	19	3	(16)
\$100,000 - \$124,999	\$370k - \$450k	87	97	10	\$1700 - \$2100	30	10	(21)
\$125,000 - \$149,999	\$450k - \$540k	62	27	(35)	\$2100 - \$2500	26	0	(26)
\$150,000 - \$199,999	\$540k - \$710k	52	15	(38)	\$2500 - \$3300	0	0	0
\$200,000+	\$710k +	43	0	(43)	\$3300 +	0	0	0
	Totals:	1,107	1,199	92	Totals:	505	710	205

Occupied Units:	1,612
All Housing Units:	1,909
Total Unit Surplus:	297

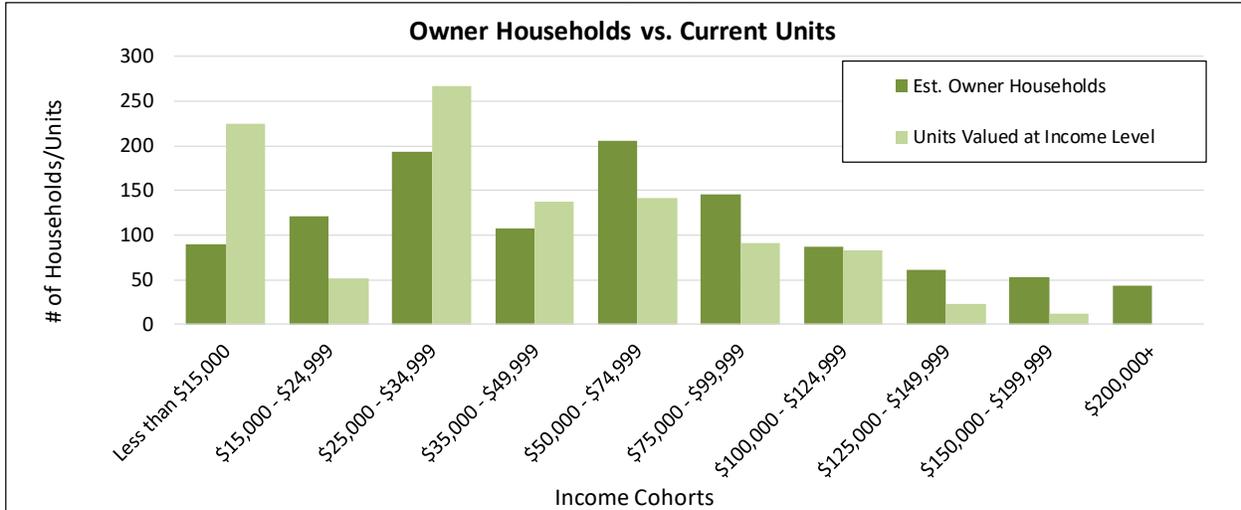
Sources: PSU Population Research Center, Environics Analytics, Census, JOHNSON ECONOMICS
 This table is a synthesis of data presented in Figures 3.2 and 3.3.

The estimated number of units outnumbers the number of households by roughly 297 units, indicating a vacancy rate of 15.6%.

Those price and rent segments which show a “surplus” in Figure 3.4 are illustrating where current property values and market rent levels are in Gold Beach. Housing prices and rent levels will tend to congregate around those levels. These levels will be too costly for some (i.e. require more than 30% in gross income) or “too affordable” for others (i.e. they have income levels that indicate they could afford more expensive housing if it were available). In general, these findings demonstrate that there are sufficient housing opportunities at lower value and rent points than might be considered “affordable” for many owner or renter households. While the community may be able to support some new single-family housing at a higher price point, or newer units at a higher rent point.

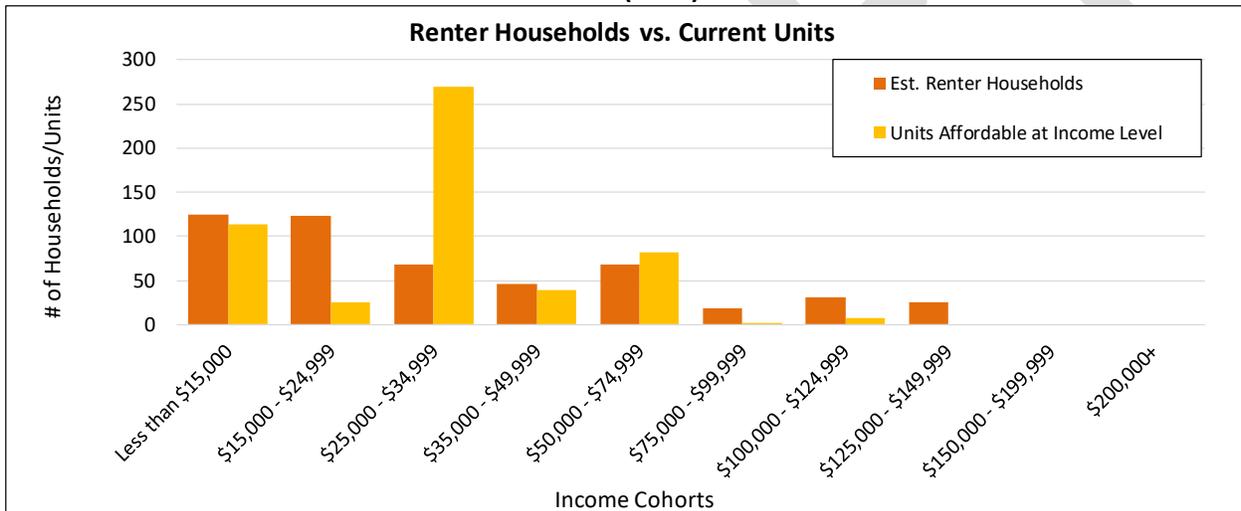
Figures 3.5 and 3.6 (following page) present this information in chart form, comparing the estimated number of households in given income ranges, and the supply of units currently affordable within those income ranges. The data is presented for owner and renter households.

FIGURE 3.5: COMPARISON OF OWNER HOUSEHOLD INCOME GROUPS TO ESTIMATED SUPPLY AFFORDABLE AT THOSE INCOME LEVELS (2018)



Sources: PSU Population Research Center, City of Gold Beach, Census, JOHNSON ECONOMICS

FIGURE 3.6: COMPARISON OF RENTER HOUSEHOLD INCOME GROUPS TO ESTIMATED SUPPLY AFFORDABLE AT THOSE INCOME LEVELS (2018)



Sources: PSU Population Research Center, City of Gold Beach, Census, JOHNSON ECONOMICS

* * *

The findings of current need form the foundation for projected future housing need, presented in a following section.

IV. FUTURE HOUSING NEEDS - 2039 (CITY OF GOLD BEACH)

The projected future (20-year) housing profile (Figure 4.1) in the study area is based on the current housing profile (2018), multiplied by an assumed projected future household growth rate. The projected future growth is the official forecasted annual growth rate (1.3%) for 2040 generated by the PSU Oregon Forecast Program. This rate is applied to the year 2039. (This represents a 20-year forecast period from the preparation of this report in 2019, though much of the most current data on population and current housing dated to 2018.)

FIGURE 4.1: FUTURE HOUSING PROFILE (2039)

PROJECTED FUTURE HOUSING CONDITIONS (2019 - 2039)		SOURCE
2018 Population (Minus Group Pop.)	3,191	PSU
Projected Annual Growth Rate	1.29%	OR Population Forecast Program
2039 Population (Minus Group Pop.)	4,181	(Total 2039 Population - Group Housing Pop.)
Estimated group housing population:	72	Share of total pop from Census
Total Estimated 2039 Population:	4,253	
Estimated Non-Group 2039 Households:	2,111	(2039 Non-Group Pop./Avg. Household Size)
New Households 2018 to 2039	500	
Avg. Household Size:	1.98	Projected household size
Total Housing Units:	2,223	Occupied Units plus Vacant
Occupied Housing Units:	2,111	(= Number of Non-Group Households)
Vacant Housing Units:	111	
Projected Market Vacancy Rate:	5.0%	(Vacant Units/ Total Units)

Sources: PSU Population Research Center Oregon Population Forecast Program, Census, JOHNSON ECONOMICS LLC

*Projections are applied to estimates of 2018 population, household and housing units shown in Figure 1.1

The model projects growth in the number of non-group households over 20 years of 500 households, with accompanying population growth of just over 1,000 new residents. (The number of households differs from the number of housing units, because the total number of housing units includes a percentage of vacancy. Projected housing unit needs are discussed below.)

PROJECTION OF FUTURE HOUSING UNIT DEMAND (2039)

The profile of future housing demand was derived using the same methodology used to produce the estimate of current housing need. This estimate includes current and future households, *but does not include a vacancy assumption. The vacancy assumption is added in the subsequent step.* Therefore the need identified below is the total need for actual households in occupied units (2,111).

The analysis considered the propensity of households at specific age and income levels to either rent or own their home, in order to derive the future need for ownership and rental housing units, and the affordable cost level of each. The projected need is for *all* 2039 households and therefore includes the needs of current households.

The price levels presented here use the same assumptions regarding the amount of gross income applied to housing costs, from 30% for low income households down to 20% for the highest income households.

The affordable price level for ownership housing assumes 30-year amortization, at an interest rate of 5%, with 15% down payment. Because of the impossibility of predicting variables such as interest rates 20 years into the future, these assumptions were kept constant from the estimation of current housing demand. Income levels and price levels are presented in 2018 dollars.

Figure 4.2 presents the projected occupied future housing demand (current and new households, without vacancy) in 2039.

FIGURE 4.2: PROJECTED OCCUPIED FUTURE HOUSING DEMAND (2039)

Ownership				
Price Range	# of Households	Income Range	% of Total	Cumulative
\$0k - \$90k	112	Less than \$15,000	8.0%	8.0%
\$90k - \$130k	152	\$15,000 - \$24,999	10.8%	18.8%
\$130k - \$190k	246	\$25,000 - \$34,999	17.5%	36.3%
\$190k - \$220k	138	\$35,000 - \$49,999	9.8%	46.0%
\$220k - \$340k	262	\$50,000 - \$74,999	18.6%	64.6%
\$340k - \$370k	187	\$75,000 - \$99,999	13.3%	77.9%
\$370k - \$450k	111	\$100,000 - \$124,999	7.9%	85.8%
\$450k - \$540k	78	\$125,000 - \$149,999	5.6%	91.3%
\$540k - \$710k	67	\$150,000 - \$199,999	4.8%	96.1%
\$710k +	55	\$200,000+	3.9%	100.0%
Totals:	1,409		% of All:	66.7%

Rental				
Rent Level	# of Households	Income Range	% of Total	Cumulative
\$0 - \$400	168	Less than \$15,000	23.9%	23.9%
\$400 - \$600	168	\$15,000 - \$24,999	23.9%	47.8%
\$600 - \$900	96	\$25,000 - \$34,999	13.7%	61.5%
\$900 - \$1000	64	\$35,000 - \$49,999	9.1%	70.5%
\$1000 - \$1600	97	\$50,000 - \$74,999	13.8%	84.4%
\$1600 - \$1700	29	\$75,000 - \$99,999	4.1%	88.5%
\$1700 - \$2100	43	\$100,000 - \$124,999	6.1%	94.5%
\$2100 - \$2500	36	\$125,000 - \$149,999	5.1%	99.6%
\$2500 - \$3300	1	\$150,000 - \$199,999	0.2%	99.8%
\$3300 +	1	\$200,000+	0.2%	100.0%
Totals:	703		% of All:	33.3%

All Units
2,111

Sources: Census, EnviroNics Analytics, JOHNSON ECONOMICS

It is projected that the homeownership rate in Gold Beach will remain stable near 67%, which would remain well higher than the current statewide average (61%). The shift to older and marginally higher income households is moderate but is projected to increase the homeownership rate somewhat, as well as the inventory of second or vacation homes which is included in the ownership category. At the same time, the number of lower income households seeking affordable rentals is also anticipated to grow.

COMPARISON OF FUTURE HOUSING DEMAND TO CURRENT HOUSING INVENTORY

The profile of occupied future housing demand presented above (Figure 4.2) was compared to the current housing inventory presented in the previous section to determine the total future need for *new* housing units by type and price range (Figure 4.3).

This estimate includes a vacancy assumption. As reflected by the most recent Census data, and as is common in most communities, the vacancy rate for rental units is typically higher than that for ownership units. An average vacancy rate of 5% is assumed for the purpose of this analysis. This analysis maintains the discrepancy between rental and ownership units going forward, so that the vacancy rate for rentals is assumed to be slightly higher than the overall average, while the vacancy rate for ownership units is assumed to be lower.

FIGURE 4.3: PROJECTED FUTURE NEED FOR NEW HOUSING UNITS (2039), GOLD BEACH

OWNERSHIP HOUSING											
Price Range	Single Family		Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units	Cummulative %	
	Detached	Attached	2-unit	3- or 4-plex	5+ Units MFR						
\$0k - \$90k	0	0	0	0	0	0	0	0	0.0%	0.0%	
\$90k - \$130k	0	0	0	0	0	55	0	55	20.3%	20.3%	
\$130k - \$190k	0	0	0	0	0	0	0	0	0.0%	20.3%	
\$190k - \$240k	0	0	0	0	0	0	0	0	0.0%	20.3%	
\$240k - \$320k	39	8	0	0	0	14	0	61	22.5%	42.8%	
\$320k - \$360k	50	0	0	0	0	0	0	50	18.5%	61.2%	
\$360k - \$450k	11	0	0	0	0	0	0	11	4.0%	65.2%	
\$450k - \$540k	31	0	0	0	0	0	0	31	11.4%	76.7%	
\$540k - \$710k	31	0	0	0	0	0	0	31	11.5%	88.1%	
\$710k +	32	0	0	0	0	0	0	32	11.9%	100.0%	
Totals:	196	8	0	0	0	69	0	273	% of All Units:	87.2%	
Percentage:	71.6%	3.0%	0.0%	0.0%	0.0%	25.4%	0.0%	100.0%			

RENTAL HOUSING											
Price Range	Single Family		Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units	Cummulative %	
	Detached	Attached	2-unit	3- or 4-plex	5+ Units MFR						
\$0 - \$400	0	0	0	0	2	2	0	4	10.0%	10.0%	
\$400 - \$600	0	0	4	9	4	3	0	20	49.1%	59.1%	
\$600 - \$900	0	0	0	0	0	0	0	0	0.0%	59.1%	
\$900 - \$1100	0	0	0	0	2	0	0	2	5.5%	64.6%	
\$1100 - \$1500	0	0	0	0	0	0	0	0	0.0%	64.6%	
\$1500 - \$1700	0	3	1	0	0	0	0	4	9.4%	74.0%	
\$1700 - \$2100	3	0	2	0	0	0	0	5	12.2%	86.2%	
\$2100 - \$2500	5	0	0	0	0	0	0	5	12.9%	99.1%	
\$2500 - \$3300	0	0	0	0	0	0	0	0	0.5%	99.6%	
\$3300 +	0	0	0	0	0	0	0	0	0.4%	100.0%	
Totals:	9	3	7	9	8	5	0	40	% of All Units:	12.8%	
Percentage:	21.7%	6.6%	16.6%	23.5%	19.5%	12.2%	0.0%	100.0%			

TOTAL HOUSING UNITS										
	Single Family		Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units	
	Detached	Attached*	2-unit	3- or 4-plex	5+ Units MFR					
Totals:	204	11	7	9	8	74	0	313	100%	
Percentage:	65.2%	3.5%	2.1%	3.0%	2.5%	23.7%	0.0%	100.0%		

Sources: PSU, City of Gold Beach, Census, Environics Analytics, JOHNSON ECONOMICS

- The results show a need for 313 new housing units by 2039.
- Of the new units needed, roughly 87% are projected to be ownership units, while 13% are projected to be rental units. This is due to the forecast of a slightly higher homeownership rate in the future, combined with second home vacancies.
- The table shows new need for ownership housing at the low-end of the pricing spectrum, but also in the middle and high ranges. The lower levels are the value levels where a majority of the city's housing is currently found. Therefore, what Figure 4.3 represents is that there may be support for some units at higher price points.
- The greatest need for rental units is found at the lowest and middle price points, especially for units priced at \$400 to \$900 per month. This shows that there is some support for new, more expensive rental supply. There is also a need for some single-family homes for rent at higher price points.

Needed Unit Types

The mix of needed unit types shown in Figure 4.3 reflects both past trends and anticipated future trends. Since 2000, detached single family units (including manufactured and mobile homes) have constituted nearly all of the permitted units in Gold Beach. In keeping with development trends, and the buildable land available to Gold Beach, single family units are expected to make up the greatest share of new housing development over the next 20 years.

- 65% of the new units are projected to be single family detached homes, while 11% is projected to be some form of attached housing, and 25% are projected to be mobile homes, or RV or other temporary housing.
- Single family attached units (townhomes on individual lots) are projected to meet 3.5% of future need. These are defined as units on separate tax lots, attached by a wall but separately metered, the most common example being townhome units.
- Duplex through four-plex units are projected to represent nearly 2% of the total need. Duplex units would include a detached single family home with an accessory dwelling unit on the same lot, or with a separate unit in the home (for instance, a rental basement unit.)
- 2.5% of all needed units are projected to be multi-family in structures of 5+ attached units, due to the relatively low need for new rental units.
- 24% of new needed units are projected to be mobile home units, which meet the needs of some low-income households for both ownership and rental.
- Of ownership units, 72% are projected to be single-family homes, and 25% mobile homes. Only a few units are projected to be attached forms.
- About 66% of new rental units are projected to be found in new attached buildings, with 20% projected in rental properties of 5 or more units, and 40% in buildings of two to four units.

Needed Affordability Levels

- The needed affordability levels presented here are based on current 2018 dollars. Over time, incomes and housing costs will both inflate, so the general relationship projected here is expected to remain unchanged.
- The future needed affordability types (2039) reflect the same relationship shown in the comparison of current (2018) need and supply (shown in Figure 3.4). Generally, based on income levels there is a shortage of units in the lowest pricing levels for renter households.
- Figure 4.3 presents the *net NEW* housing unit need over the next 20 years. However, there is also a *current* need for more affordable units. In order for all households, current and new to pay 30% or less of their income towards housing in 2039, more affordable rental units would be required. This indicates that some of the current supply, while it shows up as existing available housing, would need to become less expensive to meet the needs of current households.
- There is a finding of some new need at the lowest end of the rental spectrum (\$400 and less).

- Projected needed ownership units show that the supply at the lowest end of the spectrum is currently sufficient. (This reflects the estimated *value* of the total housing stock, and not necessarily the average pricing for housing currently for sale.) And the community can support some housing at higher price points, mostly in ranges above \$200,000.
- Figure 4.4 presents estimates of need at key low-income affordability levels in 2018 and in 2039. There is existing and on-going need at these levels, based on income levels specified by Oregon Housing and Community Services for Curry County. An estimated 44% of households qualify as at least “low income” or lower on the income scale, while 15% of household qualify as “extremely low income”. Typically, only rent-subsidized properties can accommodate these households at “affordable” housing cost levels.

FIGURE 4.4: PROJECTED NEED FOR HOUSING AFFORDABLE AT LOW INCOME LEVELS, GOLD BEACH

Affordability Level	Income Level		Current Need (2018)		Future Need (2039)		NEW Need (20-Year)	
			# of HH	% of All	# of HH	% of All	# of HH	% of All
Extremely Low Inc.	30% AMI	\$16,410	248	15%	325	15%	77	25%
Very Low Income	50% AMI	\$27,350	520	32%	681	32%	161	51%
Low Income	80% AMI	\$43,760	702	44%	920	44%	218	69%

Sources: OHCS, Environics Analytics, JOHNSON ECONOMICS

* Income levels are based on OHCS guidelines for a family of four.

Agricultural Worker Housing

There is currently no identified housing dedicated to this population in Curry County. Based on the assumption that this type of housing will maintain its current representation in the local housing stock, this indicates no need for dedicated agricultural workforce housing in Gold Beach during this planning period. However, this population may be served by other available affordable units.



CITIZEN REQUESTED AGENDA ITEMS



SECTION 7.

CITY REQUESTED AGENDA ITEMS

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. 7.a.

Council Meeting Date: March 11, 2019

TITLE: Request to Address Council

Amy Timeus: Revisit Bag Ban Issue from 2015

SUMMARY AND BACKGROUND:

Ms. Timeus requested to address the Council regarding revisions to her original bag ban proposal.

Since the last Council meeting, the state House Energy & Environment Committee held a public hearing on HB 2509, which proposes to ban single use plastic bags statewide. Staff has attached information related to HB 2509. At the end of the bill info is a list of Oregon cities that currently have plastic bag bans. This info was from the website BagLaws.com—please note, staff did not verify their posted info. None of the cities with bans collect a fee/tax to be passed through to another non-governmental/charitable group/agency. Some allow the retailer to collect a modest fee to offset their costs—the retailer retain the fees they collect.

Attached to this report:

- Statesman Journal article on HB 2509
- Portions of HB 2509 written testimony received at the February 19th public hearing

PRIOR COUNCIL AGENDA REPORTS TO THIS MATTER – February 2019 reprint:

Ms. Timeus requested to the address the Council again regarding her proposed plastic bag ban and bag tax to benefit the local school district. The Council first heard this matter in March, May, June, and July of 2015. Attached are the 2015 agenda reports. Staff provided the full bag ban file from 2015 (approximately 150 pages) in a separate file.

Will Oregon become the second state to ban plastic shopping bags?

 statesmanjournal.com/story/tech/science/environment/2019/02/19/oregon-plastic-bag-ban-possible-california/2887119002

Tracy Loew, Salem Statesman Journal Published 12:46 p.m. PT Feb. 19, 2019 | Updated 3:51 p.m. PT Feb. 19, 2019

Many cities across the country consider banning the use of plastic bags. Here are a few facts about the impact the bags have on the environment. Statesman Journal

Oregon could become the second state, after California, to ban single-use plastic checkout bags.

Lawmakers, environmental groups and the grocery industry are supporting a bill to get rid of the bags statewide, with a few exceptions.

"As Oregonians, we live in one of the most beautiful places on earth. We have the responsibility to protect the natural resources our environment and our economy depend on," Rep. Carla Piluso, D-Gresham, one of the bill's sponsors, said ahead of a public hearing on the proposal Tuesday afternoon.

House Bill 2509, which supporters call the Sustainable Shopping Initiative, would prohibit retail establishments from providing any bag except a recycled paper bag to customers at checkout.

Voting at 16: Oregon legislators float plan to lower voting age to 16, opposition likely



Buy Photo

A customer uses plastic bags at the Fred Meyer on Commercial St. SE in Salem. (Photo: ANNA REED / Statesman Journal)

Retailers would be required to charge at least 10 cents apiece for the recycled paper bags; or could sell or give customers reusable checkout bags made of cloth or durable, thick plastic.

Stores would be allowed to provide the recycled paper bags for free to low-income customers who use nutrition vouchers or state food benefit cards.

Violators could be fined up to \$250 per day. Penalties collected would go to into the state general fund.

The ban wouldn't apply to meat and vegetable bags, or other non-checkout bags.

And it wouldn't apply to restaurants and other food service operations.

Piluso, however, has proposed an amendment that would also include restaurants. They would be able to provide recycled paper bags at no cost to customers, or reusable plastic bags for a fee of at least 10 cents per bag.

The amendment also contains a provision prohibiting municipalities from adopting rules that are stricter than those in the bill.

The committee did not take action on the bill or proposed amendment on Tuesday.

This isn't the first time Oregon lawmakers have proposed a statewide ban on plastic bags. Similar bills failed in 2010, 2011 and 2012.

Lost hikers: Salem woman and child rescued after cold night at Silver Falls State Park

Nearly 40 percent of Oregonians already live in a city with a plastic bag ban, according to Environment Oregon, which is supporting the bill.

“Cities have been acting on their own ordinances for many years now, and we have an opportunity to provide much needed uniformity and predictability to businesses across this state,” said Rep. Janeen Sollman, D-Hillsboro, one of the bill’s sponsors.

The legislation is supported by the grocery industry, but only if it includes the proposed fee for recycled paper bags.

“Paper bags are simply more expensive,” Shawn Miller, of the Northwest Grocery Association, said. “Not providing an incentive to move to reusable bags will raise retailers’ bag costs by at least 40% and will simply shift the problem from one single-use bag to another.”

The Association of Oregon Recyclers also supports the bill, saying plastic bags that end up in recycling bins get tangled in recycling equipment, posing hazards to workers and delays on sorting lines.

There was some opposition to the proposal, however.

Women sports: Could Oregon, OSU women both play in NCAA Sweet 16 in Portland?

“I am the only one qualified to choose the right bag for me, even if it means 100 percent virgin bleached paper,” resident Karen Darnell wrote in submitted testimony. “I don’t give consent to this market intervention.”

Others, including Oregon Business and Industry and the Northwest Pulp and Paper Association, objected to a statewide fee on paper bags.

The committee also took comments on HB 2883, which prohibits restaurants and other food vendors from using polystyrene food containers.

Contact the reporter at tloew@statesmanjournal.com, 503-399-6779 or follow at [Twitter.com/Tracy_Loew](https://twitter.com/Tracy_Loew)

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2019 SESSION

House Bill 2509

Prohibits use of single-use checkout bags except in certain cases.

BILL PROGRESS



Measure activity

HOUSE Jan 14, 2019: First reading. Referred to Speaker's desk.

HOUSE Jan 15, 2019: Referred to Energy and Environment.

HOUSE Feb 19, 2019: Public Hearing scheduled.

HOUSE Feb 19, 2019: Public Hearing held.

Votes

No votes

Sponsors

Rep Piluso, Rep Sollman, Rep Nosse, Rep Sanchez (Pre-session filed.)

Full text

From the official Legislature [site](#)

- » [Overview](#)
- » [Measure text \(PDF\)](#)
- » [Amendments](#)

Committee meetings

House Energy and Environment Committee
1:00 pm, February 19, 2019
Public Hearing
Room: HR D
Agenda item: 1



Carla C. Piluso
State Representative, House District 50
900 Court St. NE, H-491, Salem, OR 97301
503-986-1450
rep.carlapiluso@oregonlegislature.gov

February 19, 2019

To: House Committee on Energy and Environment
RE: HB 2509

Chair Helm and members of the committee:

My name is Carla Piluso, and I proudly represent House District 50, the great city of Gresham.

I am testifying in support of House Bill 2509, which ends the use of single-use plastic bags in Oregon. We live in one of the most beautiful places on earth. As state leaders, we have the responsibility to protect the natural resources our environment and economy depend on.

As you will hear today, single-use plastic bags are harmful to our state. They float in our waterways, including Johnson Creek in my district, and turn up on our beaches and in our oceans, where they injure sensitive wildlife.

But this isn't just a "green" issue. Last summer, I toured a sorting facility in southeast Portland that serves my district. I saw firsthand just how much *stuff* there is in our recycling stream that doesn't belong there—including and especially plastic bags. I heard from managers at the facility that plastic bags in our recycling system threaten their ability to do business, and threaten Oregon's ability to recycle at all.

Sixteen cities and towns have already passed ordinances regulating plastic bags. It's now time to take statewide action.

HB 2509 is a balanced policy that avoids loopholes and doesn't burden business or consumers. You'll hear from an unlikely coalition of environmentalists and businesses today that this is a policy we can agree on, and one that is good for our entire state.

Thank you for your time and consideration, and I ask for your support of HB 2509.

Sincerely,

Carla C. Piluso
Oregon State Representative, House District 50



HB2509 – Bag Ban Bill
Representative Chris Gorsek

Chair Helm, Vice Chairs Malstrom and Reschke, members of the House Energy and Environment Committee, for the record I'm Rep. Chris Gorsek from House District 49. Thank you for allowing me to have time to speak with you about HB 2509.

I have been interested and discussed a single use plastic bag ban with advocates since I was first elected in 2012 and I'm very pleased that the stakeholders and public opinion have converged to further this effort.

Mayor Tosterud from Fairview started a process about a year ago that looped in all the municipalities in my district to form a consensus that a state ban would be better for the environment and help businesses with compliance. In support of this consensus I've included as exhibits in testimony articles from our local paper quoting the mayor of Troutdale and their city council supporting state action on this topic.

I've included a list of the legislative priorities of the Metro Council including East County's Councilor Shirley Craddick.

There are also letters of support from Multnomah County Commissioner Stegmann, the mayor of Wood Village, Scott Harden, former Fairview Mayor Ted Tosterud, Gresham City Councilors Mario Palmero and Eddy Morales as well as Reynolds School Board member Ricki Ruiz.

I believe this wide and varied group of elected supporters speaks to the importance this has to my constituents. We're seeing increasing demands from our districts that we make substantive changes to reduce our impact on the environment.

This is such a small inconvenience for most people and when you consider that just among the three small municipalities in my district, we'll be able to discontinue the use of 9 million single use plastic bags per year.



I would also add that my father was a lifelong member of the Association of Western Pulp and Paper Workers Union so when I see an opportunity to increase paper bag production I think that's an effort worth making. We make paper bags in Oregon, not plastic which makes this a jobs bill as much as an environmental effort.

Representative Susan McLain
House District 29
rep.susanmclain@oregonlegislature.gov
(503) 986-1429



February 19, 2019

RE: HB 2509-Single Use Plastic Bag Ban

Dear Chair Helm and Members of the Committee,

I am writing to you in support of House Bill 2509, which would ban single use plastic bags. This bill is needed to help us start reducing the amount of plastic in our waste stream and environment. We cannot continue to use plastic bags because there is not adequate ability to recycle the thin plastic material leading them remain in landfills and ecosystems indefinitely.

Our world is being negatively impacted by the use of plastic bags and packaging in our retail businesses. Plastic hurts all landscapes in our world. The oceans and other bodies of water are being clogged and damaged. Fish and other creatures are being hurt along with their and ecosystems and food chains.

An estimated 500 billion plastic bags are used worldwide each year. 100 billion of which are used in the US. These bags will never completely biodegrade, and there are few options for recycling them. Inevitably, these bags make their way into our environment. They clog up our storm drains and sewers, pollute our waterways, and mar our beautiful landscapes. Land and water animals often eat or nest with plastic bags, which can make them sick and often kill them. According to Environment Oregon, 44% of all seabirds, 43% of all marine mammals and 86% of all sea turtles have ingested plastic.

Single use plastic bags are some of the most difficult forms of plastic to recycle. Most recycling facilities can't take them because they can get caught in machinery and clog up the process. Eliminating plastic bag use in Oregon is an important step to cleaning up our environment and protecting its long term health.

My local jurisdictions of Forest Grove and Hillsboro have been leaders in the state by instituting local bans on single use bags. I am so proud of the Hillsboro Youth Advisory Council and Speech and Debate students who have worked so diligently to pass these progressive policy initiatives. Their hard work and passion are inspiring as they fight to pass on an earth better than the one they received.

Oregon needs to join Forest Grove and Hillsboro and the many other cities across the state in leading the way to provide cleaner water and better futures for our children and grandchildren.

Thank You,

Susan McLain

Representative Susan McLain

HB 2509 -5 STAFF MEASURE SUMMARY
House Committee On Energy and Environment

Prepared By: Misty Freeman, LPRO Analyst

Meeting Dates: 2/19

WHAT THE MEASURE DOES:

Prohibits retail establishment from providing single-use checkout bags to customers, with some exceptions. Defines retail establishment as any store that sells goods at retail, excluding establishments where the primary business is food or drink preparation. Defines single-use checkout bags as bags made of paper, plastic, or material other than recycled paper that are provided by the retailer at the time of checkout. Excludes bags provided to a customer at a time other than checkout. Authorizes retailer to make reusable checkout bags available for sale to customers; provide reusable checkout bags at no cost to customers; provide recycled paper checkout bags for sale for ten cents or more; and to provide recycled paper bags at no cost to customers who use a voucher issued under the Women, Infants, and Children program or an electronic benefits transfer card. Allows retailer to provide single-use checkout bags for items marked with personal health information or other confidential information. Authorizes retailer to provide single-use checkout bags at no cost for fresh meat or seafood if packed in ice. Authorizes Environmental Quality Commission to adopt rules for implementation. Authorizes Department of Environmental Quality (DEQ) to require timely information related to compliance and allows DEQ to impose a civil penalty of up to \$250 per day for noncompliance. Directs penalties to be paid into the General Fund. Repeals ORS 459A.695, a requirement that retailers offer paper bags as an alternative to plastic bags.

REVENUE: May have revenue impact, but no statement yet issued

FISCAL: May have fiscal impact, but no statement yet issued

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-5 Replaces measure. Prohibits restaurants and retail establishments from providing single-use checkout bags to customers, with some exceptions, and sets rules for providing reusable checkout bags to customers. Differentiates rules for "restaurant" and "retail establishment" with respect to prohibition on provision of single-use checkout bags to customers. Defines restaurant as an establishment where the primary business is the preparation of food or drink for consumption by the public, whether at the restaurant or outside the restaurant. Defines retail establishment as a store that sells or offers goods for sale and is not a restaurant. Defines "single-use checkout bag" as a bag made of paper, plastic, or other material that is provided by a retail establishment to a customer at the time of checkout, and that is not a recycled paper checkout bag or a reusable fabric or reusable plastic checkout bag. Exempts certain types of bags from definition of "single use checkout bag" for purposes of prohibition, including bags provided to: package bulk items such as fruit, vegetables, nuts, grains, greeting cards, or small hardware items; contain or wrap frozen food, meat, fish, flowers, a potted plant, or other item because of dampness or sanitation; contain an unwrapped prepared food or bakery good; or contain a prescription drug. Exempts newspaper bags, door hanger bags, laundry bags, dry cleaning bags, bags sold in a package of multiple bags for uses such as food storage, trash bags, or pet waste collection, and other bags provided to a customer at a time other than checkout. Prohibits restaurants from providing single-use checkout bags to customers. Prohibits restaurants from providing reusable plastic bags to customers unless the restaurant charges ten cents or more for each bag. Allows restaurants to provide recycled paper checkout bags at no cost to all customers and reusable plastic checkout bags at no cost to customers who use an electronic benefits transfer card issued by the Department of Human Services (DHS). Prohibits retail establishments from providing single-use checkout bags to

This summary has not been adopted or officially endorsed by action of the committee.

customers. Allows retail establishments to provide recycled paper or reusable plastic checkout bags if the retail establishment charges ten cents or more for each bag. Allows retail establishment to provide reusable fabric checkout bags at no cost to all customers and recycled paper and reusable plastic checkout bags at no cost to customers who use a voucher under the Women, Infants, and Children Program or use an electric benefits transfer card issued by DHS. Characterizes a violation by a restaurant or retail establishment as a Class D violation subject to a maximum fine of \$250. Clarifies that each day a restaurant or retail establishment commits a violation constitutes a separate offense. Prohibits a city, county, or local government from adopting or enforcing any provision that does not substantially conform to, or that exceeds, the requirements in this Act. Repeals ORS 459A.695, a requirement that retailers offer paper bags as an alternative to plastic bags.

BACKGROUND:

Across the US, twelve state legislatures have considered measures to regulate the use of single-use checkout bags, especially plastic bags, at grocery stores and other businesses. The first such measure was enacted by the state of Maine in 1991, which required retailers to provide checkout bag recycling as a condition of providing plastic bags to customers at the time of sale of goods. Other states have imposed bans or fees on single-use checkout bags. In Oregon, ten cities have enacted bans on single-use checkout bags, beginning with Portland in 2011. Each local regulation is slightly different, but all require retail stores, including grocery stores, to cease offering single-use bags and instead offer reusable bags or paper bags that are either made of recycled materials or that are recyclable.

House Bill 2509 would prohibit retail establishments from providing single-use checkout bags to customers, with some exceptions.

Requested by Representative PILUSO

**PROPOSED AMENDMENTS TO
HOUSE BILL 2509**

1 On page 1 of the printed bill, delete lines 4 through 31.

2 On page 2, delete lines 1 through 22 and insert:

3 **“SECTION 1. As used in this section and section 2 of this 2019 Act:**

4 **“(1) ‘Recycled paper checkout bag’ means a paper bag made by a**
5 **manufacturer whose total production of paper checkout bags in the**
6 **preceding calendar year averaged at least 40 percent recycled fiber.**

7 **“(2) ‘Restaurant’ means an establishment where the primary busi-**
8 **ness is the preparation of food or drink:**

9 **“(a) For consumption by the public;**

10 **“(b) In a form or quantity that is consumable then and there,**
11 **whether or not it is consumed within the confines of the place where**
12 **prepared; or**

13 **“(c) In consumable form for consumption outside the place where**
14 **prepared.**

15 **“(3) ‘Retail establishment’ means a store that sells or offers for sale**
16 **goods at retail and that is not a restaurant.**

17 **“(4) ‘Reusable fabric checkout bag’ means a bag with handles that**
18 **is specifically designed and manufactured for multiple reuse and is**
19 **made of cloth or other machine-washable fabric.**

20 **“(5) ‘Reusable plastic checkout bag’ means a bag with handles that**
21 **is specifically designed and manufactured for multiple reuse and is**

1 made of durable plastic that is at least four mils thick.

2 “(6)(a) ‘Single-use checkout bag’ means a bag made of paper, plastic
3 or any other material that is provided by a retail establishment to a
4 customer at the time of checkout, and that is not a recycled paper
5 checkout bag, a reusable fabric checkout bag or a reusable plastic
6 checkout bag.

7 “(b) ‘Single-use checkout bag’ does not mean:

8 “(A) A bag that is provided by a retail establishment to a customer
9 at a time other than the time of checkout, including but not limited
10 to bags provided to:

11 “(i) Package bulk items such as fruit, vegetables, nuts, grains,
12 greeting cards or small hardware items, including nails, bolts or
13 screws;

14 “(ii) Contain or wrap frozen food, meat, fish, flowers, a potted plant
15 or another item for the purpose of addressing dampness or sanitation;

16 “(iii) Contain unwrapped prepared food or a bakery good; or

17 “(iv) Contain a prescription drug;

18 “(B) A newspaper bag, door hanger bag, laundry bag or dry cleaning
19 bag; or

20 “(C) A bag sold in a package containing multiple bags for uses such
21 as food storage, garbage containment or pet waste collection.

22 “SECTION 2. (1) Except as provided in subsection (2) of this section,
23 a retail establishment may not provide:

24 “(a) Single-use checkout bags to customers.

25 “(b) Recycled paper checkout bags or reusable plastic checkout bags
26 to customers unless the retail establishment charges not less than 10
27 cents for each recycled paper checkout bag or reusable plastic check-
28 out bag.

29 “(2) A retail establishment may provide:

30 “(a) Reusable fabric checkout bags at no cost to customers.

1 **“(b) Recycled paper checkout bags or reusable plastic checkout bags**
2 **at no cost to customers who:**

3 **“(A) Use a voucher issued under the Women, Infants and Children**
4 **Program established under ORS 413.500.**

5 **“(B) Use an electronic benefits transfer card issued by the Depart-**
6 **ment of Human Services.**

7 **“(3) Except as provided in subsection (4) of this section, a restau-**
8 **rant may not provide:**

9 **“(a) Single-use checkout bags to customers.**

10 **“(b) Reusable plastic checkout bags to customers unless the res-**
11 **taurant charges not less than 10 cents for each reusable plastic**
12 **checkout bag.**

13 **“(4) A restaurant may provide:**

14 **“(a) Recycled paper checkout bags at no cost to customers.**

15 **“(b) Reusable plastic checkout bags at no cost to customers who**
16 **use an electronic benefits transfer card issued by the Department of**
17 **Human Services.**

18 **“SECTION 3. A city, county or other local government may not**
19 **adopt or enforce a charter provision, ordinance, resolution or other**
20 **provision unless the charter provision, ordinance, resolution or other**
21 **provision substantially conforms to, and does not exceed, the require-**
22 **ments of sections 2 and 4 of this 2019 Act.**

23 **“SECTION 4. (1) Notwithstanding ORS 153.018 (3), a violation of**
24 **section 2 of this 2019 Act by a restaurant or retail establishment, as**
25 **those terms are defined in section 1 of this 2019 Act, is a Class D vio-**
26 **lation subject to a maximum fine of \$250.**

27 **“(2) Each day that the restaurant or retail establishment commits**
28 **a violation constitutes a separate offense.”.**

29 In line 23, delete “4” and insert “5”.

30

Oregon - Bag Legislation

BL baglaws.com/legislation.php



Statewide Legislation

top

Status Pending

Updated January 02, 2019

Ashland

top

Status Approved

Status Date 05/06/2014

Plastic Summary Requirements: 4.0 thick and Specific ID requirements.

Paper Summary "Recyclable Paper Bag" means a paper bag that meets all of the following requirements: a) Is 100% recyclable and contains a minimum of 40% post-consumer recycled content; b) Is capable of composting consistent with the timeline and specifications of the ASTM Standard.

Reusable Definition Reusable bag means a bag made of cloth or other material with handles that is specifically designed and manufactured for long term multiple reuses and is made of a natural or synthetic fabric, is washable or otherwise able to be sanitized or, if plastic, has a minimum plastic thickness of 4.0 mils.

Stores Affected Retail establishment is any store or vendor located within or doing business within the geographical limits of the city that sells or offers for sale goods at retail.

Fees Paper Fee: \$0.10 per bag

Compliance Date 11/06/2014

Ordinance 3094

More Information [Link to more information](#)

Updated March 02, 2018

Bend City

top

Status Approved

Status Date 12/19/2018

Plastic Summary Requirements: 2.25 mil. thick

Paper Summary Recyclable paper bag means a paper bag that is 100% recyclable and contains a minimum of 40% post-consumer recycled content, and is capable of composting consistent with the timeline and specifications for the ASTM Standards as defined in this section

Reusable Definition Reusable bag means a bag, with or without handles, that is specifically designed and manufactured for long-term multiple reuses made of either durable plastic with a thickness no less than 2.25 mils thick or other non-plastic material such as machine washable cloth or woven synthetic fiber.

Stores Affected Retail establishment means any store, grocery store, vendor, sales outlet, shop, pharmacy or other commercial establishment located within or doing business within the geographic limits of the City that sells or offers for sale perishable or nonperishable goods.

Fees \$0.10 per bag

Compliance Date 07/01/2019

Ordinance Chapter 5.60

More Information [Link to more information](#)

Updated February 28, 2019

City of Manzanita

top

Status Approved

Status Date 09/05/2017

Plastic Summary	Banned
Paper Summary	Requirements: 100% recyclable
Stores Affected	Any store or vendor located within or doing business within the geographical limits of the city that sells or offers for sale goods at retail. Any retail establishment, shop, restaurant, sales outlet or other commercial establishment located within or doing business within the geographical limits of the city, which provides ...view more
Compliance Date	11/06/2017
Ordinance	17-04
More Information	Link to more information
Updated	September 18, 2017

Corvallis

top

Status	Approved
Status Date	07/02/2012
Plastic Summary	Requirements: Durable plastic that is a least 2.25 mil. thick.
Paper Summary	Requirements: 100% recyclable, 40% minimum of PCW.
Reusable Definition	Reusable bag means a bag that with handles that made of cloth or machine washable material or made of a durable plastic that is at least 2.25 mils thick.
Stores Affected	Retail Establishment - means any store, shop, sales outlet, or vendor located within City of Corvallis that sells goods at retail. Retail Establishment does not include any establishment where the primary business is the preparation of food or drink: a) For consumption by the public; b) in a form or ...view more
Fees	Paper Fee: not less than \$0.05 per bag.
Compliance Date	01/01/2013
Ordinance	2012-13
Notes	Companies with more than 50 employees the comply date is 01/01/2013. Companies with less than 50 employees the comply date is 07/01/2013.

More Information [Link to more information](#)

Updated July 02, 2012

Eugene

top

Status Approved

Status Date 10/22/2012

Plastic Summary Requirements: durable plastic that is a least 4.00 mil. thick

Paper Summary Requirements: 100% recyclable, 40% minimum of PCW

Reusable Definition Reusable bag means a bag that with handles that made of cloth or machine washable material or made of a durable plastic that is at least 4.00 mils thick.

Stores Affected Retail Establishment. Any store or vendor located within and doing business within the geographic limits of the city that sells or offers for sale goods at retail.

Fees Paper Fee: not less than \$0.05 per bag

Compliance Date 05/01/2013

Ordinance 20498

Notes 5/23/2013 Note, the city is considering removing the fee on paper bags. Update expected in June. 2012 this summer drafting ban

More Information [Link to more information](#)
[Link to more information](#)

Updated September 16, 2013

Forest Grove

top

Status Approved

Status Date 06/13/2016

Plastic Summary Requirements: durable plastic that is a least 4.00 mil. thick

Paper Summary	"Recyclable Paper Bag" means a paper bag that meets all of the following requirements: a) Is 100% recyclable and contains a minimum of 40% post-consumer recycled content; b) Is capable of composting consistent with the timeline and specifications of the ASTM Standard.
Reusable Definition	"Reusable bag" means a bag that with handles that made of cloth or machine washable material or made of a durable plastic that is at least 4.00 mils thick.
Stores Affected	Any store or vendor located within and doing business within the geographic limits of the city that sells or offers for sale goods at retail.
Fees	Paper Fee: not less than \$0.05 per bag
Compliance Date	07/23/2016
Ordinance	2/16/2012
More Information	Link to more information
Updated	March 02, 2018

Hood River

top

Status	Approved
Status Date	01/09/2017
Plastic Summary	Requirements: 2.25 mil. thick.
Paper Summary	"Recyclable Paper Bag" means a paper bag that meets all of the following requirements: a) Is 100% recyclable and contains a minimum of 40% post-consumer recycled content; b) Is capable of composting consistent with the timeline and specifications of the ASTM Standard.
Reusable Definition	"Reusable Bag" means a bag with handles that is either: a) Made of cloth or other machine washable material, or a) Made of cloth or other machine washable material, or b) Made of durable plastic that is at least 2.25 mils thick.
Stores Affected	"Retail Establishment" means any store, shop, sales outlet, or vendor located within the City of Hood River that sells goods at retail. Retail Establishment does not include any establishment where the primary business is the preparation of food or drink: a) For consumption by the public; b) In a form ...view more
Fees	\$0.05 for paper, reasonable price for reusable
Compliance Date	07/01/2017

Ordinance 2030

More [Link to more information](#)
Information

Updated March 02, 2018

Lake Oswego

top

Status Approved

Status Date 12/04/2018

Plastic
Summary No plastic

Paper
Summary Recyclable Paper Bag. A paper bag that meets all of the following requirements: a. Is 100 percent recyclable and contains a minimum of 40 percent post-consumer recycled content; and b. Is capable of composting consistent with the timeline and specifications of the American

Reusable
Definition Reusable Bag. A bag made of machine washable cloth, woven synthetic fiber, or woven and nonwoven polypropylene with handles that is specifically designed and manufactured for long-term multiple reuses

Stores
Affected Retail Establishment. Any store or vendor located within or doing business within the geographical limits of the City that sells or offers for sale goods at retail.

Fees Paper Fee: not less than \$0.10 per bag

Compliance
Date 07/01/2019

Ordinance 2806

More [Link to more information](#)
Information

Updated February 28, 2019

Manzanita

top

Status Approved

Status Date 09/05/2017

Plastic
Summary Requirements: 4.0 mils thick

Paper Summary	A paper bag that is 100% recyclable
Reusable Definition	A bag with handles that is specifically designed and manufactured for long-term multiple reuse and is made of cloth or other machine washable fabric, or made of durable plastic that is at least 4.0 mils thick.
Stores Affected	Any store or vendor located within or doing business within the geographical limits of the city that sells or offers for sale goods at retail.
Compliance Date	11/06/2017
Ordinance	Bill 17-04
More Information	Link to more information
Updated	March 02, 2018

McMinnville

top

Status	Approved
Status Date	02/14/2017
Paper Summary	Requirements: 100% recyclable, 40% minimum of PCW
Reusable Definition	"Reusable bag" means a bag that with handles that is specifically designed and manufactured for multiple reuse and is made of durable material specifically designed for multiple reuse.
Stores Affected	Any store or vendor located within or doing business within the geographical limits of the city that sells or offers for sale goods at retail.
Compliance Date	03/14/2018
Ordinance	Bill 5018
More Information	Link to more information
Updated	March 02, 2018

Milwauke

top

Status	Approved
Status Date	08/21/2018
Plastic Summary	Requirements: 4.0 mils thick
Paper Summary	Recycled paper bag means a paper checkout bag provided by a retail establishment or food provider to customers, meeting the following requirements: I. Contains a minimum of 40 percent recycled content;
Reusable Definition	"Reusable bag" means a bag with handles that is specifically designed and manufactured for long-term multiple reuse and is 1. Made of cloth or other machine washable fabric; or 2. Made of durable plastic that is at least 4.0 mils thick.
Stores Affected	"Retail establishment" means any sole proprietorship, partnership, limited partnership, family. limited partnership, joint venture, association, cooperative, trust, estate, corporation, personal holding company, limited liability company, limited liability partnership or any other form of organization located within the City that sells or offers for sale goods to a customer.
Compliance Date	03/01/2019
Ordinance	2162
More Information	Link to more information
Updated	November 13, 2018

Newport

top

Status	Pending
Updated	February 28, 2019

Portland

top

Status	Approved
Status Date	07/16/2010
Plastic Summary	Requirements: 4.0 thick and Specific ID requirements.
Paper Summary	Requirements: no old growth fiber, 100% recyclable, 40% minimum of PCW and specific ID requirements.

Reusable Definition	Reusable bag means a bag that with handles that is specifically designed and manufactured for multiple reuse and is made of durable material specifically designed for multiple reuse.
Stores Affected	"Retail Establishment" means any sole proprietorship, partnership, limited partnership, family limited partnership, joint venture, association, cooperative, trust, estate, corporation, personal holding company, limited liability company, limited liability partnership, or other form of organization located within the City that sells or offers for sale goods to a customer. "Grocery Store" means ...view more
Fees	None
Compliance Date	10/15/2011
Ordinance	185737 and 184759
Notes	New amendment on 11/18/2012 changed and added more retails. Effective October 15, 2011, large grocery and retailers with pharmacies, no single use plastic bags. No restrictions on paper.
More Information	Link to more information Link to more information Link to more information
Updated	September 11, 2013

Salem

top

Status	Approved
Status Date	11/26/2018
Paper Summary	Recyclable paper bag means a paper bag that is 100% recyclable and contains a minimum of 40% post-consumer recycled content.
Reusable Definition	Reusable bag means a bag made of machine washable cloth, woven synthetic fiber, or woven and non-woven polypropylenewith handles that is specifically designed and manufactured for long-term multiple reuses.
Stores Affected	Retail establishment means any store or vendor located within or doing business within the geographic limits of the City that sells or offers for sale goods at retail.
Fees	\$0.05 on paper and reusable bags
Compliance Date	04/01/2019
Ordinance	Bill #20-18

More Information [Link to more information](#)

Updated January 02, 2019

Silverton

top

Status Approved

Status Date 01/07/2019

Plastic Summary Requirements: 2.25 thick and Specific ID requirements.

Paper Summary "Recyclable paper bag" means a paper bag that meets all of the following requirements: Exhibit A City of Silverton Ordinance No. 18-26 Page 3 of 4 1. Is 100 percent recyclable and contains a minimum of 40 percent post-consumer recycled content; and 2. Is capable of composting consistent with the timeline and specifications of the ASTM Standard.

Reusable Definition "Reusable bag" means a bag with handles that is either: 1. Made of cloth or other machine washable material; or 2. Made of woven synthetic fiber; or 3. Made of woven and non-woven polypropylene; or 4. Made of durable plastic that is at least 2.25 mils thick

Stores Affected "Retail establishment" means any person, corporation, partnership, business venture, public sports or entertainment facilities, government agency, street vendor or vendor at public events or festivals or organizations that sell or provide merchandise, goods or materials including, without limitation, clothing, food, beverages, household goods, or personal items of any kind directly ...view more

Fees \$0.05 on paper and reusable bags

Compliance Date 07/01/2019

Ordinance NO 18-26

More Information [Link to more information](#)

Updated February 28, 2019



ORDINANCES & RESOLUTIONS



SECTION 9. Ordinances & Resolutions

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. **9. a.&b.**

Council Meeting Date: March 11, 2019

TITLE: Resolutions for Committee/Commission Appointments

ORDINANCES & RESOLUTIONS

SUMMARY AND BACKGROUND:

We currently have vacancies on all our City committees: Budget, Planning, and URA Advisory. These resolutions are for the Budget Committee and Planning Commission.

SUGGESTED MOTIONS:

R1819-07

I make the motion that the Council adopt Resolution R1819-07, A RESOLUTION CONFIRMING APPOINTMENTS TO THE BUDGET COMMITTEE AND SETTING TERMS OF OFFICE

R1819-08

I make the motion that the Council adopt Resolution R1819-08, A RESOLUTION CONFIRMING APPOINTMENTS TO THE PLANNING COMMISSION AND SETTING TERMS OF OFFICE

RESOLUTION R1819-07

**A RESOLUTION CONFIRMING APPOINTMENTS TO THE BUDGET COMMITTEE AND
SETTING TERMS OF OFFICE**

WHEREAS: The appointment and term of office procedures are set forth in the Gold Beach Administrative Code Section 1.125(2) & (3) and Oregon Budget Law; and

WHEREAS: Four vacancies currently exist on the Budget Committee;

WHEREAS: The City has recruited interested persons to fill the vacancies;

NOW, THEREFORE, BE IT RESOLVED that the Gold Beach City Council hereby reappoints:

**Sandra Vieira to Position #1, term to expire December 31, 2022, and
Candace Perryman to Position #4, term to expire December 31, 2022.**

And reaffirms the previous appointments of:

<i>Position #2</i>	<i>VACANT</i>	<i>expires December 31, 2021</i>
<i>Position # 3</i>	<i>Dave Sanders</i>	<i>expires December 31, 2021</i>
<i>Position #5</i>	<i>VACANT</i>	<i>expires December 31, 2022</i>

The Council members of the Budget Committee:

Position #1: Summer Matteson	Position #2: Larry Brennan
Position #3: Anthony Pagano	Position #4: Becky Campbell
Position #5: Tamie Kaufman	

PASSED BY THE CITY COUNCIL OF THE CITY OF GOLD BEACH, COUNTY OF CURRY, STATE OF OREGON, and EFFECTIVE THIS 11th DAY OF MARCH, 2019.

APPROVED BY:

Karl Popoff, Mayor

ATTEST:

Jodi Fritts, City Administrator/Recorder

RESOLUTION R1819-08

**A RESOLUTION CONFIRMING APPOINTMENTS TO THE PLANNING COMMISSION
AND SETTING TERMS OF OFFICE**

- WHEREAS:** The appointment and term of office procedures are set forth in the Gold Beach Administrative Code Section 1.120(2) & (3); and
- WHEREAS:** Vacancies currently exist on the Planning Commission; and
- WHEREAS:** The City Council has recruited interested persons to fill the vacancies;

NOW, THEREFORE, BE IT RESOLVED that the Gold Beach City Council hereby reappoints:

Bernice Torrez to Position #1, term to expire December 31, 2022.

And hereby reaffirms the appointments of the following positions:

<i>Position #2:</i>	<i>VACANT</i>	<i>expires December 31, 2019</i>
Position #3:	Katie Hensley	expires December 31, 2022
<i>Position #4</i>	<i>VACANT</i>	<i>expires December 31, 2019</i>
Position #5:	Bob Chibante	expires December 31, 2022

PASSED BY THE CITY COUNCIL OF THE CITY OF GOLD BEACH, COUNTY OF CURRY, STATE OF OREGON, and EFFECTIVE THIS 11th DAY OF MARCH, 2019.

APPROVED BY:

Karl Popoff, Mayor

ATTEST:

Jodi Fritts, City Administrator/City Recorder



MISC. ITEMS

(Including policy discussions and determinations)



SECTION 10.

MISC. ITEMS (including policy discussions and determinations)

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. **10. a.**
Council Meeting Date: March 11, 2019

TITLE: Monthly GBMS Report Out

SUMMARY AND BACKGROUND:

Ariel Kane will be reporting on the activities of the city-sponsored RARE participant and GBMS activities as they relate to the city and Urban Renewal.

COUNCIL ACTION NEEDED:

No action needed FYI only



GOLD BEACH MAIN STREET COMMITTEES

design

GOAL: Develop a unified and attractive streetscape that is inviting, walk-able and user-friendly.

Example projects:

- "Streetscape" improvement plans
- Historic walking tour brochure
- "Then & Now" column in local paper
- Historic photo displays in store window
- "Storefront Design" workshop series
- "Design Guidelines" booklet
- Building inventory by volunteers
- Storefront analysis & renovation renderings
- Design sketches for signs
- Scrapbook of great design ideas
- Rehab resource and contractor referral list
- Paint and awning samples kit
- Downtown element of comprehensive plan
- Public improvement plans for the district
- Historic district designation
- Rehabilitation matching grant program
- Sign/design/minimum maintenance ordinance review/update



economic vitality

GOALS: Collect and provide information to support businesses. Encourage development of vacant buildings

Example projects:

- Learn current economy & id. growth opportunities
- Strengthen existing businesses & recruit new ones
- Find new economic uses for traditional buildings
- Business inventory
- Building inventory (with Design Committee)
- Data collection
- Downtown business survey
- Downtown user survey
- "Sales gap" analysis
- Revision of community's comprehensive plan
- Inventory of vacant space
- Financial incentive prog. to dev. upper-floor housing or for business expansions/improvements
- Coordination with regional industrial dev. groups
- Visual merchandising seminars
- Low-interest revolving loan fund
- Business improvement seminars
- Retailers' resource library



promotion

GOALS: Increase awareness of Gold Beach's natural and community resources. Educate and promote area history and heritage. Promote and increase community events and activities

Example projects:

- Create image campaigns, retail promos, & events
- Logo for Main Street program/district
- Media "kits" on downtown program
- Press & annual report on program for the public
- Image-building events: recognize & celebrate Main Street's progress through displays & events.
- Downtown progress awards & ribbon-cuttings
- "Before & after" renovation displays
- "Taste of Main Street" restaurant guide
- "Appreciation Days" for senior citizens
- Employee coupons for area workers
- "After School" specials for students
- "Friday's at 5" after-work street parties
- "Lunch on the Square" concert/movie series
- Saturday Health Fair on the sidewalk
- Halloween Pumpkin carving contest
- Fourth of July parade
- Annual Christmas Lights Competition



outreach

GOALS: Engage community and businesses in improving and enhancing Gold Beach. Develop and leverage funding to support goals.

Example projects:

- Main Street information packet
- Fund-raising campaign plan, sponsorship plans
- Membership campaign
- List of Main Street "stakeholders"
- Special assessment district development
- Foundation/grant writing proposals
- "Request for Volunteers" PR campaign.
- Volunteer job descriptions
- Volunteer work/skills files
- Volunteer hours tracking & annual evaluations
- Recognition/awards programs & "Volunteer Achievement" certificates
- Personnel policies booklet
- Performance evaluation form
- Main Street newsletter (monthly)
- Media packets & Press releases
- Signs for rehab projects
- Public presentations
- Double-entry accounting & Treasurer's report





Expectations for a Committee Member

Members should:

- Know and support Main Street approach
- Have genuine desire to serve on committees
- Express self clearly & eagerly exchange ideas
- Keep an open mind
- Be creative & learn from others
- Think about the “big picture,” yet also concentrate on the details
- Know when to be decisive and come to closure
- Cooperate willingly in a team effort
- Stay focused on the task at hand

Members can expect to:

- Commit to service
- Work 1 to 5 hours a month
- Attend all training sessions
- Read selected orientation materials
- Learn the Main Street approach
- Recruit/orient new members
- Prepare in advance for meetings
- Cooperatively draft an annual plan
- Take responsibility for projects
- Represent org. positively to public.

The mission of Gold Beach Main Street is to enhance the livability and safety of our community while restoring and preserving the aesthetics of the town. We endeavor to collaborate with citizens, community organizations, business and property owners and government entities. Through our shared interests, we strive to reinvigorate our collective look, feel and strategy to increase community vitality, growth and prosperity.



SECTION 10.

MISC. ITEMS (including policy discussions and determinations)

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. **10. c.**

Council Meeting Date: March 11, 2019

TITLE: Update on Dangerous Building - 28312 Mateer Road

SUMMARY AND BACKGROUND:

At the February 11th Public Hearing, the Council determined that the building met the definition of a Dangerous Building and adopted Resolution R1819-05 making the formal determination. The Council directed staff to contact the property owner with the Council's orders prescribing how the building/property shall be made safe. Those orders were:

- The owner must have a licensed structural engineer provide a report to the Council on the structural integrity of the building; and
- The owner must remove all the brush and trees immediately adjacent to the building to reduce the risk of fire; and
- The grass, shrubs, trees, and other vegetation on the property must be cut down/back to the limits required in the nuisance ordinance for noxious growths.

Staff conducted a site visit last week. Comparison photos are included with this report. Significant cleanup work has been accomplished. There is a lot of mud, but that is due to the heavy rains we received the last week of February. Staff also met with the property owner this week and he discussed his plans to continue cleaning up the property. He has been in contact with DEQ about the status of the septic system if changes are made to the property. He may attend the Monday Council meeting to update the Council in person, but we told him if he was not able to make the meeting that staff could update the Council. Staff will continue to follow-up and report back.

MISC. ITEMS (including policy discussions and determinations)

**FEBRUARY
PHOTO**



**MARCH
PHOTO**



MISC. ITEMS (including policy discussions and determinations)

**FEBRUARY
PHOTO**



**MARCH
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END

MARCH 2019 Staff Report



SECTION 10.

MISC. ITEMS (including policy discussions and determinations)

PRIOR COUNCIL AGENDA REPORTS TO THIS MATTER

FEBRUARY 2019 COUNCIL REPORT REPRINT:

Pursuant to the provisions in the Nuisance Code, staff notified the Council in January of two potential dangerous buildings. Hearings for the properties were scheduled for the February 11th regular meeting. Written notices were sent to the property owners of record and notice of the hearing was published in the February 2nd and 6th editions of the Curry Coastal Pilot.

The first hearing is for a structure located at 28312 Mateer Road, identified as Assessor Map No. 3714—18B tax lot 2000. The owner of record was listed as James Crook.

This same property and structure was the subject of a Dangerous Building hearing in December 2011. Following the public hearing, the Council determined by resolution as required by the Code, that the structure did NOT meet the definition of a Dangerous Building and no further City action was taken. I have attached a copy of Resolution R1112-22 and a copy of the report submitted by an engineer at the hearing stating: “My conclusion is that the building can be saved. It is a good project for renovation.”

A review of department records indicate no building permits have been applied for, or obtained, for any subsequent renovation of the building. Staff has conducted several site visits, most recently on Friday, February 8, 2019, and the building is in poor condition. Photographs taken on this date are also attached.

JANUARY 2019 reprint:

Pursuant to City Code Section 5.365 staff is reporting a possible code defined “Dangerous Building” at the following locations:

28312 Mateer Road: *The structure at this location was the subject of a previous Dangerous Building Hearing in 2012. Following the conclusion of that hearing it was determined that the building was in need of repairs, but did not meet the Code threshold as a Dangerous Building.*

Since then, multiple calls have been received with concerns about fire danger and wildlife (critters such as skunk and rats) traffic occurring at the property and within the subject structure. It appears little, if anything, has been done to the building since 2012, and it appears to now be past the point of no return for repairs or renovation. Staff recommends that the Council schedule a Dangerous Building Hearing.

28515 Mateer Road: *The structure at this location burned on September 22, 2015. The burnt remains of the structure are still at the location. Staff’s opinion is the now freestanding brick chimney presents the greatest danger, but the burnt structure remains need to be removed as well. Staff recommends that the Council schedule a Dangerous Building Hearing.*



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CITATION OF THE DANGEROUS BUILDING CODE FOR COUNCIL REFERENCE

City Code Section 5.350-5.398

DANGEROUS BUILDINGS

5.350 Definitions.

For the purpose of this Code:

- (1) *The term “dangerous buildings” shall include:*
 - (a) *A structure which, for the want of proper repairs or by reason of age and dilapidated condition or by reason of poorly installed electrical wiring or equipment, defective chimney, defective gas connections, defective heating apparatus, or for any other cause or reason, is especially liable to fire and which is so situated or occupied as to endanger any other building or property or human life.*
 - (b) *A structure containing combustible or explosive material, rubbish, rags, waste, oils, gasoline or inflammable substance of any kind especially liable to cause fire or danger to the safety of such building, premises or to human life.*
 - (c) *A structure which shall be kept or maintained or shall be in a filthy or unsanitary condition, especially liable to cause the spread of contagious or infectious diseases.*
 - (d) *A structure in such weak or weakened condition, or dilapidated or deteriorated condition, as to endanger any person or property by reason of probability of partial or entire collapse.*
- (2) *The term “person” shall include every natural person, firm, partnership, association or corporation.*
- (3) *“City official” means any Councilor, mayor, city employee, or any agency or employee of any agency under contract to the City for services.*

5.355 General Regulations.

- (1) *Administration. The City building official is the primary city official authorized to enforce the provisions of this Code, but any other city official may act under the authority of this Code.*
- (2) *Inspections. The City building official or another city official is hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Code.*
- (3) *Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions*



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of this Code and whenever the City building official or another city official has probable and reasonable cause to believe that there exists in any building any condition that would make such building a dangerous building as defined herein, then said city official, including the building official, may enter into such building at reasonable times to inspect said premises for any violations of this Code.

5.360 Nuisance.

Every building or part thereof which is found by the Council to be a dangerous building is hereby declared to be a public nuisance; and the same may be abated by the procedures herein specified, or a suit for abatement thereof may be brought by the City.

5.365 Initial Action.

Whenever a city official shall find or be of the opinion that there is a dangerous building in the City, it shall be his duty to report the same to the City Council. Thereupon, the Council shall, within a reasonable time, fix a time and place for a public hearing thereon.

5.370 Hearing; Mailed Notice.

By certified or registered mail, return receipt requested, the City Administrator shall notify the owner of record of the premises whereon the building in question is located, that a hearing will be held concerning the nuisance character of the property and the time and place of the hearing . A copy of this notice shall also be posted on the property in addition to notices prohibiting entry into building. At the hearing the Council shall determine by resolution whether or not the building is dangerous. The Council may, as a part of the hearing, inspect the building; and the facts observed by the Council at such inspection may be considered by it in determining whether or not the building is dangerous. At the hearing the owner or other person interested in the property or building shall have the right to be heard. At such hearing the Council shall have the power to order any building declared to be dangerous removed and abated, if in its judgment such removal or abatement is necessary in order to remove the dangerous condition; or the Council shall have the power to order the building made safe and to prescribe what acts or things must be done to render the same safe.

5.375 Published and Posted Notices.

Ten (10) days' notice of any hearing shall be published in a newspaper of general circulation in the City or by posting notices thereof in three (3) public places in the City. If the last-mentioned notice be published or given as herein required, no irregularity or failure to mail notices shall invalidate the proceedings.

5.380 Council Orders; Notice.

Five (5) days' notice of findings made by the Council at a hearing and any orders made by the Council shall be given to the owner of the building, the owner's agent or other person controlling the same, and if the orders be not obeyed and the building rendered safe within the time specified by the



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order (being not less than five (5) days), then the Council shall have the power and duty to order the building removed or made safe at the expense of the property on which the same is situated.

5.385 Abatement by City.

In the event that the Council orders are not complied with, the Council must specify with convenient certainty the work to be done and shall file a statement thereof with the City Administrator, and shall advertise for bids for the doing of the working the manner provided for advertising for bids for street improvement work. Bids shall be received, opened and the contract let.

5.390 Assessment.

The Council shall ascertain and determine the probable cost of the work and assess the same against the property upon which the building is situated. The assessment shall be entered in the docket of city liens and shall thereupon be and become a lien against the property. The creation of the lien and the collection and enforcement of the cost shall all be performed in substantially the same manner as in the case of the cost of street improvements, but irregularities or informalities in the procedure shall be disregarded.

5.395 Summary Abatement.

The procedures of this Code pertaining to Council declaration of a dangerous building need not be followed where a building is unmistakably dangerous and imminently endangers human life or property. In such an instance, the chief of the fire department, the fire marshal or the Chief of Police may proceed summarily to abate the building.

5.398 Penalty.

Any person who shall be the owner of, or shall be in possession of, or in responsible charge of any dangerous building within the City and who shall knowingly suffer or permit the building to be or remain dangerous beyond the time specified in the order of the Council pursuant to Section 5.380, shall be guilty of a violation of this Code and shall, upon conviction thereof, may be fined a maximum amount as set by resolution of the City Council for the first and all subsequent offenses. Each day's violation of a provision of this Code constitutes a separate offense.



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GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. **10. c.**

Council Meeting Date: March 11, 2019

TITLE: UPDATE DANGEROUS BUILDINGS

SUMMARY AND BACKGROUND:

28515 Mateer Road:

At the February hearing, the Council tabled the hearing for 2 months to allow the owner time to clean-up the remaining parts of the structure. As of March 5th no work appears to have been done on the property. They do still have until the April meeting, and the weather has been admittedly terrible, so hopefully they have work plans for this month.



94287 6th Street:

Staff has contacted the owners about cleaning up the property without requiring us initiate the Dangerous Building process. If we don't hear back from the owner in the next week or so, staff will do the notices and hearing publication for the April meeting.



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GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. 10. d.

Council Meeting Date: March 11, 2019

TITLE: Update on Disc Golf and Wild Rivers Mtn Bike Club trails at eastside of Buffington Park

SUMMARY AND BACKGROUND:

At the February meeting Luke Martinez from the GB Disc Golf and Anthony Darling from the Mtn Bike Club asked to address the Council regarding expanding the disc golf and trail facilities at the park. The Council requested that the groups work with Public Works Superintendent, Will Newdall about their ideas and then staff would report back to the Council.

Mr. Newdall met with Mr. Martinez, Mr. Darling, and Alan Plaep about their plans. Mr. Newdall said it was a great meeting, and he had following tasks for both the City and the groups.

Disc Golf Meeting at Buffington, February 15, 2019

1. CIS – maximum slope for park trails?
2. Bridge construction specs, cost for this budget year.
3. Oregon State Parks application for funding, bridge, trail, bench help. 5 K
4. BPA approval to work under the high tension power lines, veg removal expansion of the course in a later phase.
5. Worker access to new property by east bathroom, improve the access near future, trail construction to follow, since there is no safe way across the creek.
6. Hold harmless for disc golf and trail building crews
7. Approval to cut brush and pile, we will burn or compost.
8. Work to commence in phases, starting with west side and flat of new property following council approval.

Staff and the groups will take care of tasks #1-7, provided the Council grants approval for their proposed use of the new park property, as listed in item #8. A scan of the rough map they prepared is included with this report. For orientation, I have included an overall map of the park and indicated the area of the proposed trail and disc golf work.



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REPRINT OF FEBRUARY COUNCIL REPORTS

Request to Address Council: Luke Martinez: GB Disc Golf

SUMMARY AND BACKGROUND:

Mr. Martinez requested to address the Council on possible expansion of the disc golf course at Buffington Park.

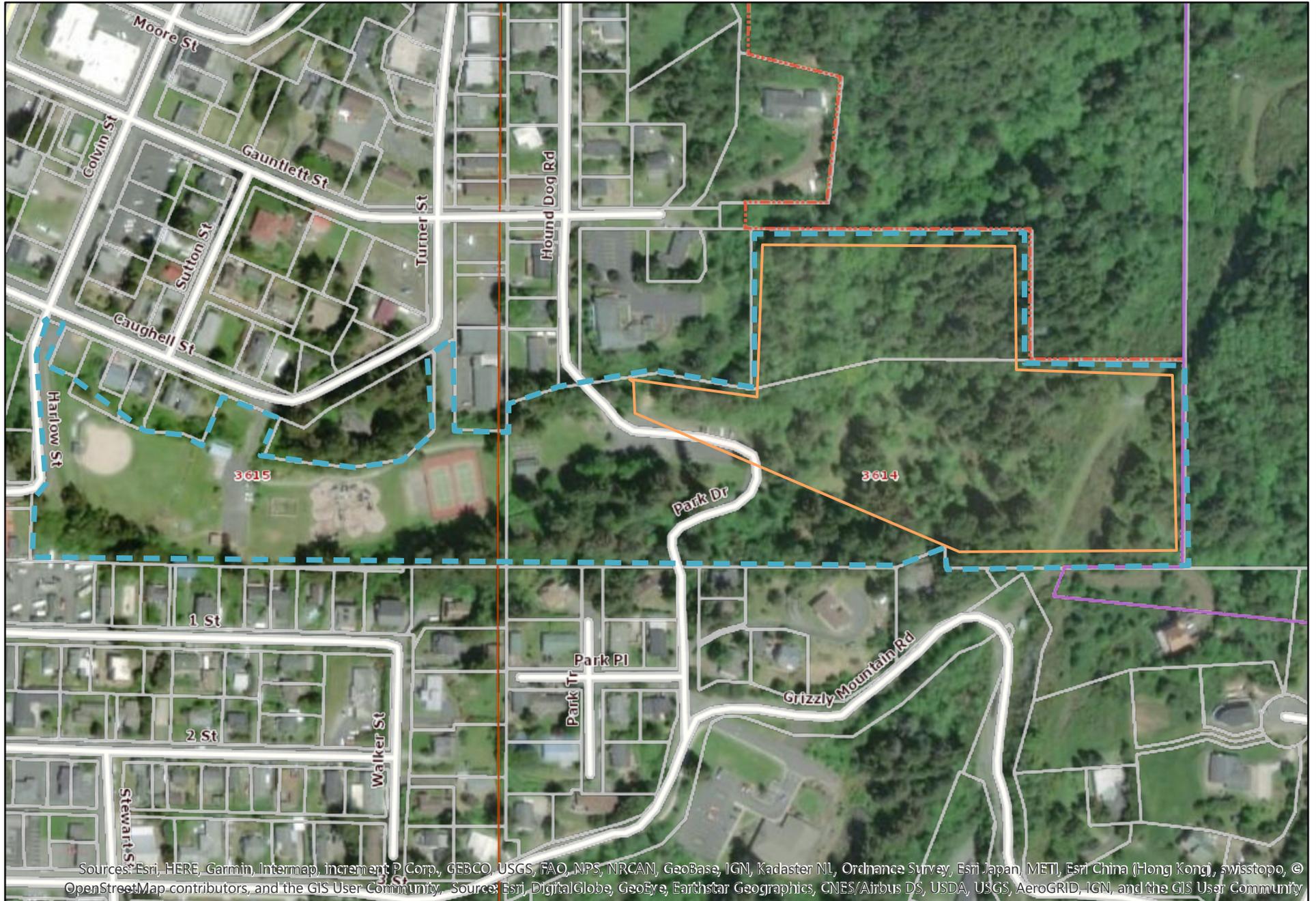
We recently had the new park parcel surveyed. A copy of the survey map is attached. Public Works Superintendent, Will Newdall will be available to answer any questions the Council may have. The CFPA fire crew performed work for us last summer clearing portions of the new property of brush and overgrowth. The PW crew has also done clearing and cleaning in order to assess the viability of uses for the area.

Request to Address Council: Anthony Darling: Wild Rivers Mtn Bike Club

SUMMARY AND BACKGROUND:

Mr. Darling requested to address the Council on possible trail building and maintenance at Buffington Park.

We recently had the new park parcel surveyed. A copy of the survey map is attached. Public Works Superintendent, Will Newdall will be available to answer any questions the Council may have. The CFPA fire crew performed work for us last summer clearing portions of the new property of brush and overgrowth. The PW crew has also done clearing and cleaning in order to assess the viability of uses for the area.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan (METI), Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

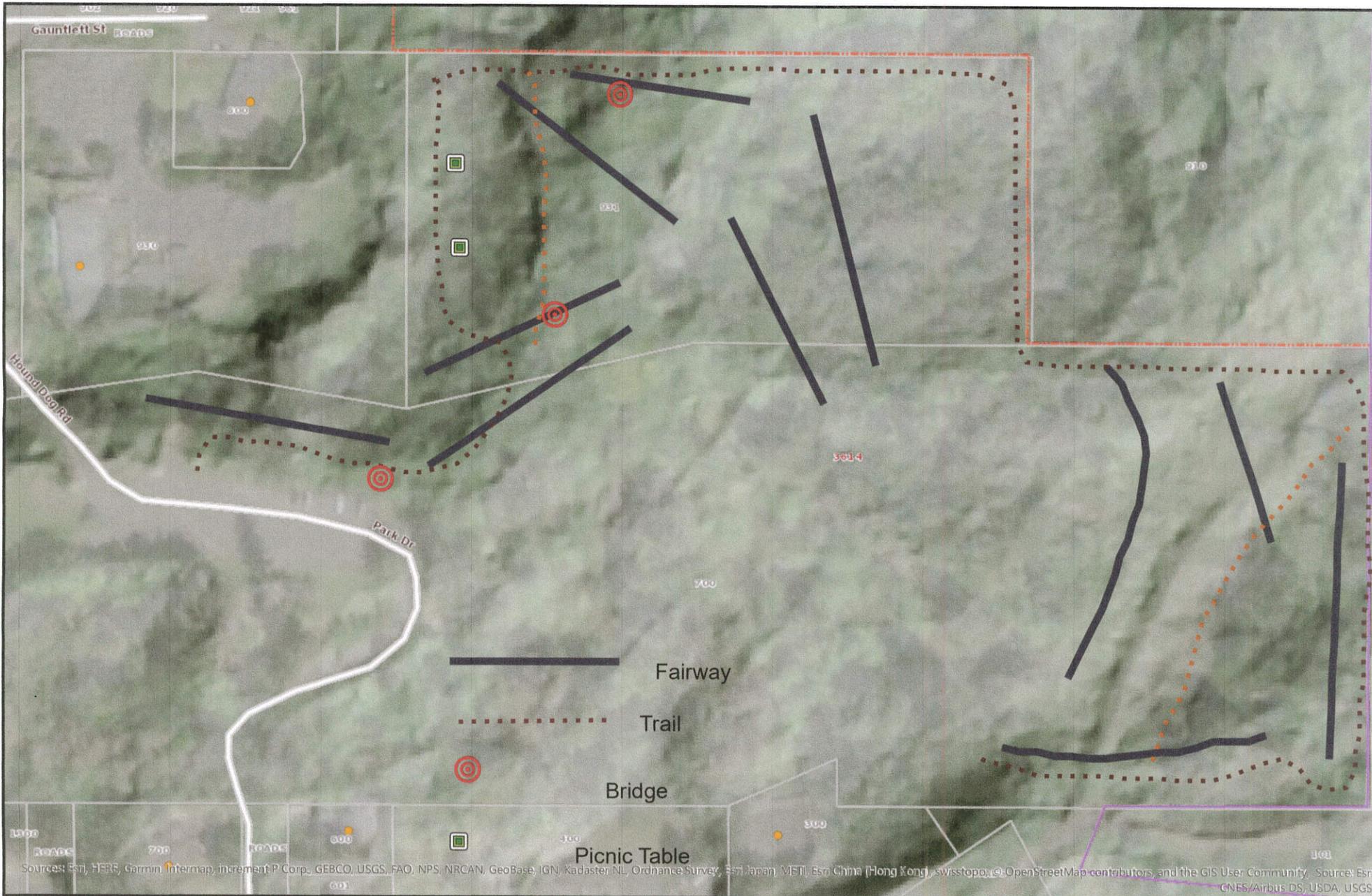
The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



Lane County, Oregon

Buffington Park

MARCH 11, 2019 COUNCIL PACKET



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ArcGIS Web



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GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. 10. e.

Council Meeting Date: February 11, 2019

TITLE: Councilor Matteson Request to consider formation of powerline task force

SUMMARY AND BACKGROUND:

Councilor Matteson requested that the topic of formation of a powerline task force be added to the agenda. Staff is including a reprint of the February agenda report on the funding of an underground utilities feasibility study. At the meeting, the Council gave the go ahead for staff to pursue a possible feasibility study—depending on the estimated cost of the study.

Preliminarily staff has heard back from ODOT representatives and our city engineer. The ODOT rep said they projected the costs to put the power and other utility lines underground, to be approximately \$4M-\$6M for the stretch from the Moore Street signal light to the 11th Street intersection (approximately 1 mile). Staff made some preliminary cost calculations and those figures work out to approximately \$311,500-\$466,900 per block (the blocks aren't evenly sized, so an average of the highway footage of 9 blocks was calculated). Our engineer concurred that costs would be at least that much, and if there were any conflicts with other utilities, or additional work needed related to easements or other issues that the costs could be even higher. He reached out to Coos-Curry about what information they would need to generate a cost estimate for the feasibility study. They said once they had a more definitive project scope they could provide us with an estimate of what their costs would be to estimate the project. Our engineer said the field work for the cost estimation "...would require substantial effort by their estimator in the field." This syncs with what Gary Milliman had said about CCEC engineering costs on similar Brookings projects. After we have an idea of how much CCEC would charge for the cost estimation for the project, then Dyer (our engineers) could give us an estimate of the feasibility study.

At this time, staff's recommendation to the Council would be to hold off at this point on formation of a task force until we can determine whether we can even afford to have the feasibility study conducted. Once (or if) that study is conducted, then move forward. Without the feasibility study, the task force wouldn't have a very clear idea of what would be needed in the way of legal, engineering, and utility work. Another thought: staff attended the Gold Beach Main Street workshop meeting at the end of January and they have already formed an



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underground power committee—2 of the members addressed the Council last month. Just as a suggestion: maybe the Council could send a liaison(s) to that group rather than forming a new one?

Meaning no disrespect to anyone, but it is staff's opinion that the City should not be the lead agency on a project of this type. All of the City owned and operated utilities are currently (and have always been) underground. The powerlines and accessory lines (cable, television, and data) are not owned or maintained by the City. As I said in my report from last month, there has always been a passionate group of citizens concerned with this issue. As a contribution to their project—that I don't feel is a City responsibility—I brought to the Council the idea of funding the feasibility study—not as an intention to become the lead group/agency, but to help facilitate a means for the group of passionate folks to be able to legitimately tackle the project. Staff of course will do as the Council directs us, but if it is the Council's decision to have the City take on this project, then we will need to bring in additional staff resources. At current Administration and Public Works staffing levels we don't have the bandwidth for a project of this magnitude outside of our mandated public service/safety responsibilities.

REPRINT OF FEBRUARY AGENDA REPORT

TITLE: Discuss possible City funded feasibility study

SUMMARY AND BACKGROUND:

One of the consistent themes that has come up for years regarding beautification is the intense desire to underground the poles and wires along Hwy 101 (to reduce visual "clutter"). When I meet with members of the GBMS Board, undergrounding the poles and wires is always mentioned. During the GBMS recent event at the Library it was again a major topic.

Undergrounding the power poles and wires would be a significant undertaking. There appears to be a group of individuals within GBMS that have the determination to pursue the project. After talking this over many times with PW Superintendent Newdall, colleagues, and folks with ODOT, I believe the only way to approach tackling this issue is for a detailed engineering feasibility study to be conducted. A systematized plan based on the feasibility study is essential before the advocates of the project can make any meaningful or informed decisions.

I am putting forth the idea to the Council that we consider funding such a study (provided the cost is not horrendous!) as the City's contribution towards moving this project from wishful lamentations to a possible blueprint for infrastructure relocation success. If the study shows it's not feasible, or it's too cost prohibitive, then we have performed our due diligence and adequately investigating the idea on behalf of a vocal cadre of our citizenry. If the study shows it is feasible, then we have a document we can hand to the advocates as a roadmap for their project.

I contacted Gary Milliman, City Manager Emeritus of Brookings about how to approach a feasibility study. This is summary of his responses:



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There are a lot of agencies and a lot of money involved in undergrounding, particularly along Highway 101. I like undergrounding, but it's pricy. And it's complicated...way more complicated and pricy than most people think.

CONSIDERATIONS

In Brookings, the City contributed to the undergrounding along Highway 101 in downtown through the URA (about \$100,000 as I recall; just prior to my arrival) and paid about \$300,000 for undergrounding on City streets as part of a 2009 downtown project (see attached).

(Jodi note: I asked Gary if he recalled how many blocks this project covered): Equivalent of 4 local street blocks. But this price was for project where the streets were already torn up for water/sewer/storm/sidewalks/reconstruction. City installed the conduit. The cost in report did not include CCEC engineering. Can't recall that cost; \$50K or \$75K. Cost would be much higher if it was stand-alone.

2010-2011 estimate for 4.5 blocks along 101 in conjunction with sidewalk project was \$900,000, one side. We eliminated undergrounding from Railroad Street project. Can't remember estimate.

ODOT has the authority to require relocation as a part of any highway improvement project, but not undergrounding. I think you could get an estimated cost of relocation from the current overhead users and then offer to pay the difference for undergrounding, if there is an ODOT project...but I don't recall any Gold Beach ODOT project on the list.

Brookings has an ODOT/City funded sidewalk/drainage project coming up in 2021 on the inland side of Highway 101 from Easy Street (Dollar General) to Parkview Drive (just south of Harris Beach State Park entrance) (Jodi note—I measured on GIS and it's about 2600 feet). As I recall the cost estimate is about \$2.0 million and we dropped the undergrounding portion of the project because it would have added another \$1.0-1.5 million.

CCEC does not necessarily own all of the poles. They likely have use agreements with Frontier and others. Our biggest problem with undergrounding (or even relocation) has been that Frontier and Charter are notoriously slow, usually following CCEC by several months.

You are correct, there will be a lot of disruption with sidewalks and traffic. And users (businesses and residential) will likely need to convert their electric boxes to accommodate underground service. Who will pay for installing the underground service to the existing customers (i.e. the individual service lines; trenching through parking lots and yards)?

Some will learn that they need to replace and/or upgrade their existing service boxes...which could be into the \$thousands for older buildings. Some will say "no" and you will end up with a service pole in the R/W (had one of these in Brookings).

And then there are the issues of conflicts with existing underground facilities, minimum depths for power lines of different electric loading (we encountered this on a sidewalk project on a City Street; added about \$40K to a \$90K project), separations from existing pipes and conduits.



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My suggestion is that you first try and form a technical committee consisting of representatives from ODOT, CCEC, Frontier, Charter, anyone else who has wires on the poles, City water/sewer/storm to have an initial conversation and then articulate an order of magnitude for the challenge to your committee and Council. CCEC will want money up-front to prepare any cost estimates.

Beyond just having an initial technical meeting and some further briefings with your advisory/policy makers (Jodi note: Gary said he could share his experiences with us), you will need an engineer to do a feasibility study and a project manager. The Dyer Partnership (Coos Bay) has done all of this work in Brookings (Steve Major and Mike Erickson) and is familiar with working with CCEC.