



CITY COUNCIL AGENDA

August 12, 2019

Regular meeting 6:30PM

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

Call to order: Time: _____

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

Members	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		

- 3. **Special Orders of Business:**
 - a. *Jim Graham, US Census Bureau presentation*
 - b. *Proclamation for 2020 Census*

- 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**
None Scheduled

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

- 9. **Ordinances & Resolutions**
 - a. R1920-02 Resolution Adopting Housing Studies

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

- 10. **Miscellaneous Items (including policy discussions and determinations)**
 - a. Continued discussion on Vacation Rental Dwelling (VRD) standards
 - b. Dangerous Buildings Update
 - c. Charter/Spectrum billing inquiries

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

- 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, September 9, 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 & b.

Council Meeting Date: August 12, 2019

TITLE: Presentation from Jim Graham regarding 2020 Census and Proclamation for 2020 Census

SUMMARY AND BACKGROUND:

Jim Graham from the US Census Bureau asked to address the Council regarding the 2020 Census. Attached to this report are the following:

- Copy of the powerpoint slides
- 3 informational handouts about the Census
- Proclamation regarding the 2020 Census

The Road to 2020 Hard-To-Count Populations Gold Beach, Oregon

August 12, 2019

Jim Graham
Partnership Specialist

United States
Census Bureau
U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

United States
Census 2020

Why Conduct The Decennial Census?

United States Constitution – 1787 Article 1, Section 2



“Representatives and direct Taxes shall be apportioned among the several States which may be included within this union, according to their respective Numbers ...

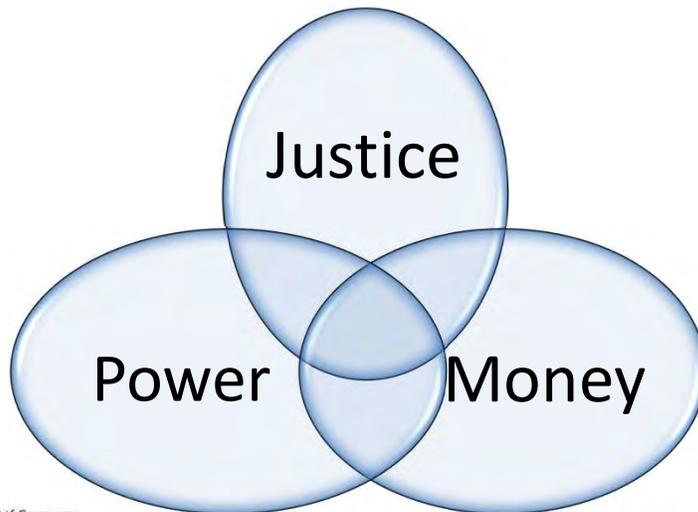
The actual Enumeration shall be made within three Years after the first Meeting of the Congress of the United States, and within every subsequent Term of ten years, in such Manner as they shall by Law direct.”

United States
Census Bureau
U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

United States
Census 2020

The Census is **Important**
The Census is **Easy**
The Census is **Safe**

What Is In It For Gold Beach?



Justice

- Fair Labor
- Affirmative Action
- Equal Pay
- Voting Rights
- Fair Rents
- Fair Lending
- Public Safety
- Poverty Services and Programs
- ESL Services and Support
- Housing Assistance
- Housing Rehabilitation
- Equal Employment Opportunity

Power

- US House of Representatives
- Federal, State, and Local Legislative Districts
- School Districts
- Voting Districts
- Special Districts
- Programs, Infrastructure, Investment, and Development Planning

Money

\$675B – Federal

- Transportation
- Housing
- Healthcare
- Education
- Public Safety
- Disaster Response

\$13.5B - Oregon

- Assistance Programs
 - Poverty
 - ESL
 - Housing
 - Nutrition
 - Employment

EASY: What Do We Ask?

1. Address
2. Phone Number
3. Count of Each Person At That Address
4. Name
5. Gender
6. Age and Date of Birth
7. Race
8. Hispanic, Latino or Spanish Origin
9. Whether Someone Lives Somewhere Else
10. Relationship



EASY: Three Methods; Many Languages

- Paper Census Forms
- Telephone
- Online
- Nonresponse Followup (NRFU)
- English / Spanish:
 - Paper Forms and Mailings
 - Enumerators
- 13 Languages
 - Internet Self-Response
 - Telephone Call Centers
- 59 Languages
 - Guides and Language Cards
- Braille, ASL, Large Print

SAFE: Private and Confidential

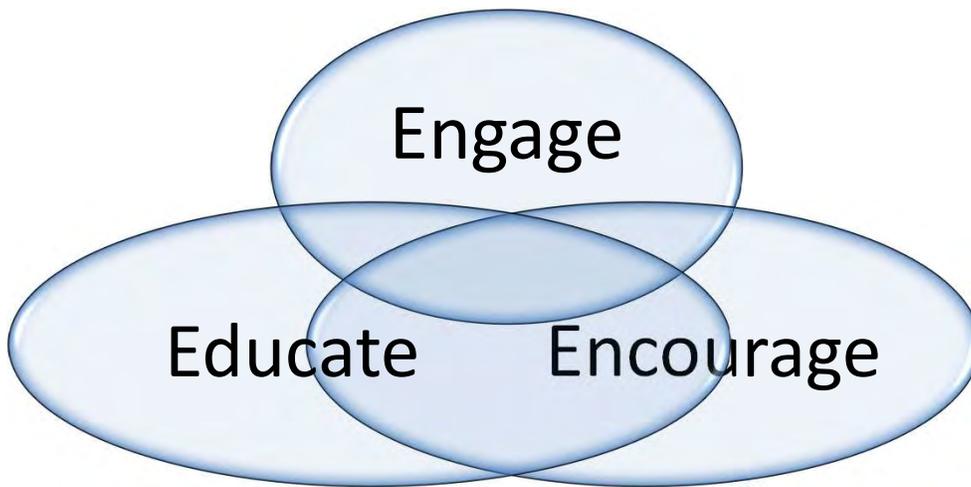
- Data reported in aggregate only
- Prohibited by law from releasing personal information to any:
 - Person
 - Organization
 - Government Agency
(Title 13 and Title 26)

Challenges to an Accurate Census

- Identify
- Reach
- Interview
- Persuade

These factors describe
Hard to Count Populations

National Partnership Program



We're Hiring

Supervisory
&
Non-supervisory
positions available in
Curry County, OR

\$14.50 - \$16.00 per hour

JOIN THE 2020 CENSUS TEAM

APPLY ONLINE!
2020census.gov/jobs

- 2020 Census jobs provide:**
- ✓ Great pay
 - ✓ Flexible hours
 - ✓ Weekly pay
 - ✓ Paid training



United States
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

For more information or help applying, please call
1-855-JOB-2020 (1-855-562-2020)

United States[™]
Census
2020

Thank You

James S Graham

Partnership Specialist

United States Department of Commerce
U.S. Census Bureau

James.S.Graham@2020Census.gov

971-388-9825

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Economics and Statistics Administration
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CENSUS 101: WHAT YOU NEED TO KNOW

The 2020 Census is closer than you think!
Here's a quick refresher of what it is and why it's essential that everyone is counted.

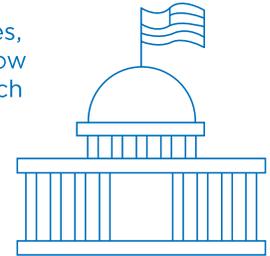
Everyone counts.

The census counts every person living in the U.S. once, only once, and in the right place.



It's about fair representation.

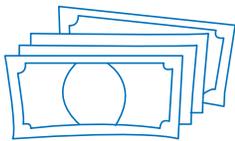
Every 10 years, the results of the census are used to reapportion the House of Representatives, determining how many seats each state gets.



It's in the constitution.

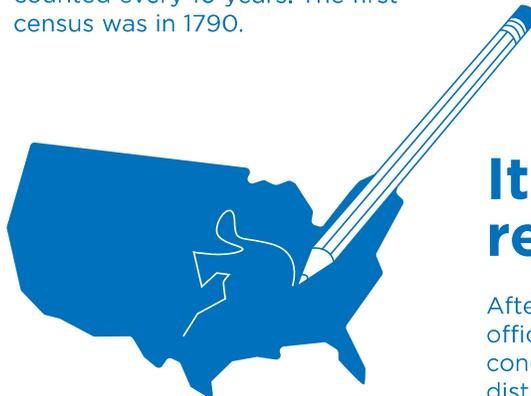
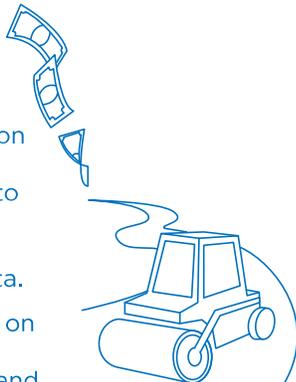
The U.S. Constitution mandates that everyone in the country be counted every 10 years. The first census was in 1790.

It's about \$675 billion.



The distribution of more than \$675 billion in federal funds, grants and support to states, counties and communities are based on census data.

That money is spent on schools, hospitals, roads, public works and other vital programs.

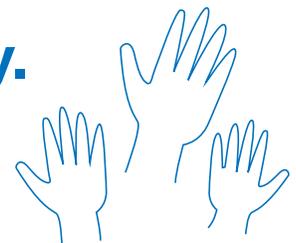


It's about redistricting.

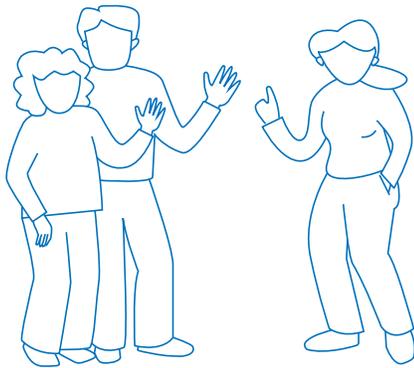
After each decade's census, state officials redraw the boundaries of the congressional and state legislative districts in their states to account for population shifts.

Taking part is your civic duty.

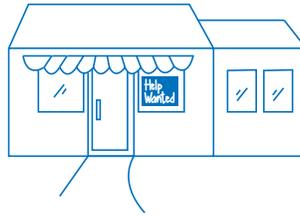
Completing the census is mandatory: it's a way to participate in our democracy and say "I COUNT!"



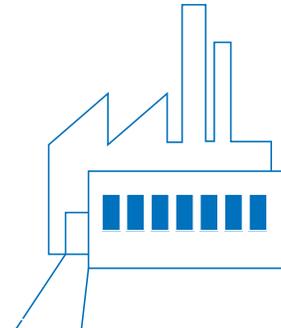
Census data are being used all around you.



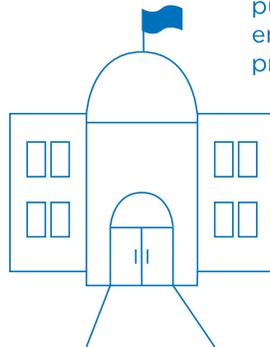
Residents use the census to support community initiatives involving legislation, quality-of-life and consumer advocacy.



Businesses use census data to decide where to build factories, offices and stores, which create jobs.



Local governments use the census for public safety and emergency preparedness.



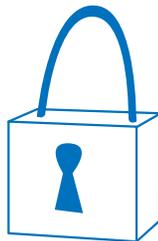
Real estate developers use the census to build new homes and revitalize old neighborhoods.



Your privacy is protected.

It's against the law for the Census Bureau to publicly release your responses in any way that could identify you or your household.

By law, your responses cannot be used against you and can only be used to produce statistics.



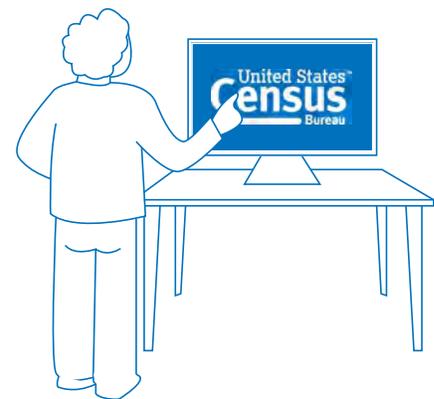
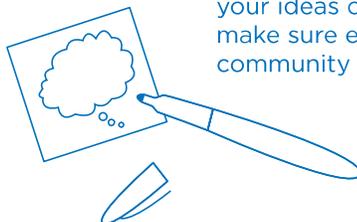
2020 will be easier than ever.

In 2020, you will be able to respond to the census online.



You can help.

You are the expert—we need your ideas on the best way to make sure everyone in your community gets counted.



Counting Young Children in the 2020 Census

Counting everyone once, only once, and in the right place

An estimated 5 percent of kids under the age of 5 weren't counted in the 2010 Census. That's about 1 million young children, the highest of any age group.

We need your help closing this gap in the 2020 Census. Here's what our research tells us about why young children are missed and what you can do to help make sure they are counted.



Common situations where young children aren't counted

How you can help?



The **child splits time between two homes.**

The child lives or stays with **another family or with another relative such as a grandparent.**

- Emphasize that the census counts **everyone where they live** and sleep most of the time, even if the living arrangement is temporary or the parents of the child do not live there.
- If the child truly spends equal amounts of time between two homes, count them where they stayed on **Census Day, April 1**. Coordinate with the other parent or caregiver, if possible, so the child is not counted at both homes.
- If it's not clear where the child lives or sleeps most of the time, count them where they stayed on Census Day, April 1.



The child lives in a **lower income household.**

- Explain to service providers and families that responding to the census helps determine **\$675 billion in local funding** for programs such as food stamps (also called the Supplemental Nutritional Assistance Program or SNAP), the National School Lunch Program, and the Children's Health Insurance Program (CHIP). When children are missed in the census, these programs miss out on funding that is based on the number of children counted.



The child lives in a household with **young parents or a young, single mom.**

- Explain that filling out the census yourself, on your own schedule, is easier than having to respond when a census worker knocks on your door. Remind these households that the form should **only take about 10 minutes** to fill out and can be done online or over the phone, in addition to mailing it back.
- Encourage moms with young children to ask other household members to count them and their children on the form if others live in the household.



The child is a **newborn.**

- Emphasize that parents should **include babies** on census forms, even if they are still in the hospital on April 1.
- **Encourage facilities** providing services to newborns to remind parents about the importance of counting their children on the census form.
- Highlight the fact that the census form only takes about 10 minutes to complete, and parents can **fill it out online or over the phone in addition to paper** at a time that works best for them.

Common situations where young children aren't counted

How you can help?



The child lives in a household that is **large, multigenerational, or includes extended or multiple families.**

- Remind the person filling out the form to count all children, including nonrelatives and children with no other place to live, even if they are only living at the address temporarily on April 1.
- Spread the word that the census **counts all people living or staying** at an address, not just the person or family who owns or rents the property.



The child lives in a household that **rents or recently moved.**

- Encourage renters and recent movers to complete their census forms **online or over the phone**, right away. That way they don't need to worry about paper forms getting lost in the move.
- **Focus efforts** on multiunit buildings that are likely to have renters.



The child lives in a household where they're **not supposed to be**, for one reason or another.

- Please explain to those that have children living in places where they aren't allowed (for example, grandparents in a seniors-only residence that have a grandchild living with them, a family with more people, including children, than the lease allows) that they should include the children because the **Census Bureau does not share information** so it can't be used against them.
- Emphasize the Census Bureau's legal commitment to keep census **responses confidential.**
- Explain that the Census Bureau **will never share information** with immigration enforcement agencies like Immigration and Customs Enforcement (ICE), law enforcement agencies like the police or Federal Bureau of Investigation (FBI), or allow this information to be used to determine eligibility for government benefits.



The child lives in a **non-English or limited-English speaking** household.

- **Conduct outreach** and create resources in non-English languages that highlight the importance of counting young children.
- **Encourage non-English speakers to self-respond** to the census and let them know that for the 2020 Census, the online form and telephone line will be available in 13 languages, including English. Language guides will be available in 59 languages other than English.



The child lives in a household of **recent immigrants or foreign-born adults.**

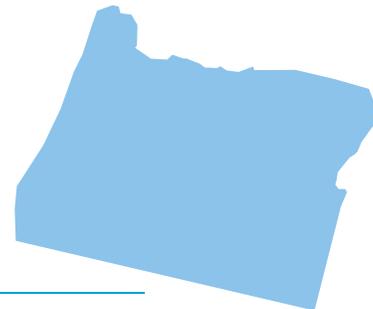
- Work with community members to conduct outreach in neighborhoods with recent immigrants. **Focus efforts** on the **community's gathering places** like local grocery stores, places of worship, and small restaurants.
- Emphasize the **Census Bureau's legal commitment** to keep census responses confidential. Explain that the Census Bureau will never share information with immigration enforcement agencies like Immigration and Customs Enforcement (ICE), law enforcement agencies like the police or Federal Bureau of Investigation (FBI), or allow this information to be used to determine eligibility for government benefits.

OREGON

In FY2016, Oregon received

\$13,452,034,877

through 55 federal spending programs guided by data derived from the 2010 Census.



The Counting for Dollars 2020 Project aims to understand 1) the extent to which the federal government will rely on data from the 2020 Census to guide the distribution of federal funding to states, localities, and households across the nation and 2) the impact of the accuracy of the 2020 Census on the fair, equitable distribution of these funds.

The project has analyzed spending by state for 55 federal programs (\$883,094,826,042 in FY2016). Three types of programs are analyzed:

- **Domestic financial assistance programs** provide financial assistance – including direct payments to individuals, grants, loans, and loan guarantees – to non-federal entities within the U.S. – such as individuals and families, state and local governments, companies, and nonprofits – in order to fulfill a public purpose.
- **Tax credit programs** allow a special exclusion, exemption, or deduction from gross income or provide a special credit, a preferential rate of tax, or a deferral of tax liability.
- **Procurement programs** award a portion of Federal prime contract dollars to small businesses located in areas selected on the basis of census-derived data.

The four uses of census-derived datasets to geographically allocate funding are:

- **Define eligibility criteria** – that is, identify which organizations or individuals can receive funds.
- **Compute formulas** that geographically allocate funds to eligible recipients.
- **Rank project applications** based on priorities (e.g., smaller towns, poorer neighborhoods).
- **Set interest rates** for federal loan programs.

The two categories of census-derived datasets are:

- **Geographic classifications** – the characterization (e.g., rural), delineation (e.g., Metropolitan Areas), or designation (e.g., Opportunity Zones) of specific geographic areas.
- **Variable datasets**
 - **Annual updates** of population and housing variables collected in the Decennial Census.
 - **Household surveys** collecting new data elements (e.g., income, occupation) by using the Decennial Census to design representative samples and interpret results.



Reports of the Counting for Dollars 2020 Project:

- > **Report #1:** Initial Analysis: 16 Large Census-guided Financial Assistance Programs (August 2017)*
- > **Report #2:** Estimating Fiscal Costs of a Census Undercount to States (March 2018)*
- > **Report #3:** Role of the Decennial Census in Distributing Federal Funds to Rural America (December 2018)*
- > **Report #4:** Census-derived Datasets Used to Distribute Federal Funds (December 2018)
- > **Report #5:** Analysis of 55 Large Census-guided Federal Spending Programs (forthcoming)*†
- > **Report #6:** An Inventory of 320 Census-guided Federal Spending Programs (forthcoming)

* Data available by state

† Source for this state sheet

Counting for Dollars 2020

The Role of the Decennial Census in the Geographic Distribution of Federal Funds

REPORT

COUNTING FOR DOLLARS 2020:

OREGON

**Allocation of Funds from 55 Large Federal Spending Programs
Guided by Data Derived from the 2010 Census (Fiscal Year 2016)**

Total Program Obligations: \$13,452,034,877

Program	Dept.	Obligations	Program	Dept.	Obligations
Financial Assistance Programs		\$13,201,492,721			
Medical Assistance Program (Medicaid)	HHS	\$6,686,260,000	Community Facilities Loans/Grants	USDA	\$2,262,022
Federal Direct Student Loans	ED	\$1,297,898,394	Supporting Effective Instruction State Grants	ED	\$21,691,343
Supplemental Nutrition Assistance Program	USDA	\$1,072,982,185	Crime Victim Assistance	DOJ	\$27,651,313
Medicare Suppl. Medical Insurance (Part B)	HHS	\$489,832,396	CDBG Entitlement Grants	HUD	\$19,614,587
Highway Planning and Construction	DOT	\$506,975,879	Public Housing Capital Fund	HUD	\$8,874,000
Federal Pell Grant Program	ED	\$318,600,000	Block Grants for the Prevention and Treatment of Substance Abuse	HHS	\$20,578,346
Section 8 Housing Choice Vouchers	HUD	\$245,500,000	Water and Waste Disposal Systems for Rural Communities	USDA	\$16,551,707
Temporary Assistance for Needy Families	HHS	\$184,305,610	Social Services Block Grant	HHS	\$19,617,883
Very Low to Moderate Income Housing Loans	USDA	\$376,461,086	Rural Rental Assistance Payments	USDA	\$28,022,225
Title I Grants to LEAs	ED	\$145,951,242	Business and Industry Loans	USDA	\$86,287,000
State Children's Health Insurance Program	HHS	\$211,331,000	Career and Technical Education - Basic Grants to States	ED	\$13,546,508
National School Lunch Program	USDA	\$117,760,000	Homeland Security Grant Program	DHS	\$6,799,000
Special Education Grants	ED	\$131,743,911	WIOA Dislocated Worker Grants	DOL	\$13,807,125
Section 8 Housing Assistance Payments Program	HUD	\$60,702,906	HOME	HUD	\$13,984,612
Federal Transit Formula Grants	DOT	\$113,268,000	State CDBG	HUD	\$12,055,779
Head Start	HHS	\$136,355,820	WIOA Youth Activities	DOL	\$11,441,241
WIC	USDA	\$77,785,000	WIOA Adult Activities	DOL	\$10,554,128
Title IV-E Foster Care	HHS	\$119,121,770	Employment Service/Wagner-Peyser	DOL	\$8,717,268
Health Care Centers	HHS	\$87,805,982	Community Services Block Grant	HHS	\$5,700,794
School Breakfast Program	USDA	\$39,415,000	Special Programs for the Aging, Title III, Part C, Nutrition Services	HHS	\$8,760,086
Rural Electrification Loans and Loan Guarantees	USDA	\$0	Cooperative Extension Service	USDA	\$4,795,544
Public and Indian Housing	HUD	\$18,714,000	Native Amer. Employment & Training	DOL	\$428,043
Low Income Home Energy Assistance	HHS	\$35,704,456			
Child and Adult Care Food Program	USDA	\$35,408,000	Federal Tax Expenditures		\$181,555,615
Vocational Rehabilitation Grants to the States	ED	\$51,293,087	Low Income Housing Tax Credit	Treas	\$107,970,134
Child Care Mandatory and Matching Funds	HHS	\$38,761,000	New Markets Tax Credit	Treas	\$73,585,481
Unemployment Insurance Administration	DOL	\$55,779,000			
Federal Transit - Capital Investment Grants	DOT	\$102,064,145	Federal Procurement Programs		\$68,986,542
Child Care and Development Block Grant	HHS	\$30,673,000	HUBZones Program	SBA	\$68,986,542
Adoption Assistance	HHS	\$51,299,298			

Prepared by Andrew Reamer, the George Washington Institute of Public Policy, the George Washington University. Spending data analysis provided by Sean Moulton, Open Government Program Manager, Project on Government Oversight. | January 30, 2019

Note: The sequence of the above programs is consistent with U.S. rank order by program expenditures. (See U.S. sheet in series.)

Counting for Dollars 2020 publications and spreadsheet with above data available at <https://gwipp.gwu.edu/counting-dollars-2020-role-decennial-census-geographic-distribution-federal-funds>



**PROCLAMATION
Supporting 2020 Census**

WHEREAS, the Bureau of the Census in the United States Department of Commerce conducts the census and the federal government funds the cost of the census; and

WHEREAS, it takes the cooperation and investment of states, local government, and community partners working in conjunction with the federal government to ensure that the census is fully executed and represents a complete and accurate count of the people within each jurisdiction; and

WHEREAS, the results of the census are the foundation for many important decisions made by federal, state, and local government including the disbursement of federal funds to states, counties, and municipalities; and the apportionment of political representation based on population; and

WHEREAS, census data guides local decision-makers in important community planning efforts, including locations for schools, roads, hospitals, child-care and senior citizen centers, et cetera;

NOW, THEREFORE, BE IT RESOLVED that I, Karl Popoff, Mayor of the City of Gold Beach, hereby proclaim the City's support for the efforts of the 2020 Census and call upon the community to participate.

BE IT FURTHER RESOLVED that I call upon on city officials, community leaders, representatives of faith-based and non-profit organizations, and representatives of historically undercounted populations to ensure that the City of Gold Beach is properly and fully counted in the 2020 census.

So PROCLAIMED this 12th day of August, 2019.



Karl Popoff, Mayor





ORDINANCES & RESOLUTIONS



SECTION 9.

Ordinances & Resolutions

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. 9. a.
Council Meeting Date: August 12, 2019

TITLE: R1920-02 Resolution Adopting Housing Needs Assessment & Residential Land Needs Assessment (Buildable Lands Inventory) Reports

SUMMARY AND BACKGROUND:

After several meetings with the Council, and final review in June, Angelo Planning Group (APG) has prepared the final documents for Council adoption. Copies of the prior Council Agenda Reports are below and the most recent recap report from Matt Hastie of APG is attached.

REPRINT OF JUNE AGENDA REPORT:

Final Housing Needs Assessment & Buildable Lands Inventory reports to the Council

SUMMARY AND BACKGROUND:

The following changes to the May draft of the Report:

- *Updated the Table of Contents page numbering and added a note about funding from the DLCD grant program (page 1)*
- *Revised the date on the cover and all footers*
- *Added some introductory text to the proposed Comp Plan narrative (page 3)*
- *Updated the tables and charts describing housing conditions, trends and projection to remove the watermarks in the earlier drafts; also added a couple more tables (pages 4-8)*
- *Clarified findings related to the comparison of land need an supply and added some language about the need to examine the location and supply of land in your different residential designations per discussion at the last City Council meeting (page 8-9)*
- *Added a new section on Housing Strategies to the proposed Comp Plan narrative which briefly summarizes the strategies that we included in the latter part of the Housing Strategies Report (pages 9-10)*
- *Added a set of potential Comprehensive Plan policy amendments which could be adopted as part of a Housing chapter update (page 12)*
- *Added a brief section on Short-Term Rental Regulation to the Housing Strategies section (page 20)*
- *Made other minor editorial changes to the description of housing measures and strategies described in Section 4 (pages 15-28)*



SECTION 9.

Ordinances & Resolutions

REPRINT OF MAY AGENDA REPORT:

DRAFT Housing Measures Report which includes:

- *Summary findings regarding demographic and housing conditions and projections to be included in Comp Plan if adopted*
- *Assessment of housing policies and gaps*
- *Summary of potential strategies or measures to address future housing needs*

REPRINT OF APRIL AGENDA REPORT:

Last month the contractors preparing the Building Lands Inventory and Housing Needs Assessment presented their draft reports. This month they will join us via teleconference and go over changes to the reports since the last meeting.

REPRINT OF MARCH AGENDA REPORT:

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.

To: Jodi Fritts, City of Gold Beach
From: Matt Hastie, Angelo Planning Group
Date: June 11, 2019
Re: Gold Beach Housing Needs Analysis - Summary of City Council Meeting #4 (June 10)

Participants

Participants included:

Matt Hastie, Angelo Planning Group

Jodi Fritts, City of Gold Beach

Members of the Gold Beach City Council

Draft Housing Strategies Report Discussion

Matt Hastie provided a status report on the project and noted the following changes made to the earlier draft of the Housing Strategies Report prepared for the City.

- Updated the Table of Contents page numbering and added a note about funding from the DLCD grant program (page 1)
- Revised the date on the cover and all footers
- Added some introductory text to the proposed Comp Plan narrative (page 3)
- Updated the tables and charts describing housing conditions, trends and projection to remove the watermarks in the earlier drafts; also added a couple more tables (pages 4-8)
- Clarified findings related to the comparison of land need and supply and added some language about the need to examine the location and supply of land in your different residential designations per discussion at the last City Council meeting (page 8-9)
- Added a new section on Housing Strategies to the proposed Comp Plan narrative which briefly summarizes the strategies that we included in the latter part of the Housing Strategies Report (pages 9-10)
- Added a set of potential Comprehensive Plan policy amendments which could be adopted as part of a Housing chapter update (page 12)
- Added a brief section on Short-Term Rental Regulation to the Housing Strategies section (page 20)
- Made other minor editorial changes to the description of housing measures and strategies described in Section 4 (pages 15-28)

Comments and questions from the City Council members included the following. Responses are indicated in *italics*.

- Were areas with steep slopes and landslide hazard areas deducted from the inventory of buildable land? I don't see that described in this document. *Response: Yes, those areas were identified as constrained*

and the constrained areas of otherwise potentially buildable vacant or partially vacant parcels were subtracted from the total buildable acreage. That is described in the buildable lands inventory (BLI) report which will be referenced as a supporting document to the Comprehensive Plan. However, we could also include a brief description of the BLI approach in the proposed draft Comprehensive Plan narrative included in the Housing Strategies Report.

- That would be a good idea.
- The Housing Strategies Report states that research shows that people with lower incomes typically have lower car ownership rates. Does that research cover rural areas? My experience is that there are not lower car ownership rates for those households in areas like Gold Beach. *Response: The research cited in the report is based on studies conducted in the Portland metropolitan area and in cities in California. The California cities include urban, suburban and other communities but may or may not include cities as small as Gold Beach. We will review the information and revise the text if needed to be sure that we are not overstating those conclusions.*
- Did you intentionally strike the word “maximum” and replace it with “efficient” in Comprehensive Plan policy (a)? *Response: Yes. Our thinking is that using land to its maximum extent may or may not always be the best approach, particularly if it contains natural features or other hazards that make that difficult and/or if developing to a maximum density has other adverse or unintended consequences. However, we do think it is important to use land efficiently, so we recommended using that term instead.*
- Please keep the edits as written.

Next Steps

- Summarize this meeting
- Revise and finalize the Housing Strategies Report to reflect comments at the meeting
- Provide final documents and supporting files to the City and the Department of Land Conservation and Development by approximately June 14

RESOLUTION R1920-02

A RESOLUTION ADOPTING A HOUSING STRATEGIES REPORT & HOUSING AND RESIDENTIAL LAND NEEDS ASSESSMENT REPORT PREPARED BY ANGELO PLANNING GROUP THROUGH FUNDING FROM THE STATE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT

WHEREAS: The Department of Land Conservation and Development (DLCD) provided grant funding, and contracted on behalf of the City of Gold Beach and other small cities to update the City’s Buildable Land Inventory and Housing Needs Assessment; and

WHEREAS: DLCD contracted with Angelo Planning Group to provide these services to Gold Beach; and

WHEREAS: Angelo Planning Group in conjunction with Johnson Economics performed the analysis for the inventory, reports, and assessments, and prepared detailed reports for review by the City Council; and

WHEREAS: After several public meetings with the City Council for their review and input, Angelo Planning Group presented the final documents at the June 10th, 2019 regular Council meeting for final Council review and approval.

NOW THEREFORE, BE IT RESOLVED: the City Council of the City of Gold Beach hereby adopts the Housing Strategies Report, and the Housing and Residential Land Needs Assessment – 20 Year Housing Need 2019-2039 report, which are attached to this resolution as Exhibits A and B.

PASSED BY THE CITY COUNCIL OF THE CITY OF GOLD BEACH, COUNTY OF CURRY, STATE OF OREGON, and EFFECTIVE THIS 12th DAY OF AUGUST, 2019.

APPROVED BY:

Karl Popoff, Mayor

ATTEST:

Jodi Fritts, City Administrator/City Recorder



JUNE 11, 2019

HOUSING STRATEGIES REPORT

GOLD BEACH, OREGON

Angelo
planning group



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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.

1. Introduction and Overview

Having affordable, quality housing in safe neighborhoods with access to community services is essential for all Oregonians. Like other cities in Oregon, the City of Gold Beach is responsible for helping to ensure that its residents have access to a variety of housing types that meet the housing needs of households and residents of all incomes, ages and specific needs. Towards that end, the City has conducted a Housing Needs Analysis and Buildable Lands Inventory to update the Housing Element of its Comprehensive Plan; complete an updated, realistic assessment of future residential land needs and supply; and make amendments to the City’s Comprehensive Plan and Development Code to support housing needs. Statewide Planning Goal 10 (Housing) states that each city must:

“encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”

This report includes the following information intended to help the City update its Comprehensive Plan:

- Findings associated with existing and future housing needs which can be incorporated into narrative sections of the City’s Comprehensive Plan.
- Recommended new or updated Comprehensive Plan policies for housing.
- Recommended measures that the City can consider in the future and use to help meet future housing needs.

The first two elements above would be incorporated into the City’s Comprehensive Plan as part of a subsequent update. This report, along with the associated Housing Needs Projection Report and Buildable Lands Inventory maps and a summary memo or report would be referenced in the Comprehensive Plan and as supporting or ancillary documents to the Comprehensive Plan.

This report, along with the accompanying Housing Needs Projection and Buildable Lands Inventory (BLI) maps, was prepared in coordination with Gold Beach City staff the Gold Beach City Council which served as the advisory committee for this project, and community members who attended City Council work sessions and/or commented on the draft reports and presentation materials. The project was funded by a grant from the Oregon Department of Land Conservation and Development (DLCD) and DLCD staff participated in managing the grant and reviewing materials prepared for the project.

2. Housing Conditions and Trends (Comprehensive Plan Findings)

The following is an introductory section along with a summary of data and findings from the “Housing and Residential Land Needs Assessment” report which can ultimately be incorporated into the Gold Beach Comprehensive Plan as supporting narrative for Chapter 7 - Housing.

Introduction

Having affordable, quality housing in safe neighborhoods with access to community services is essential for all Oregonians. Like other cities in Oregon, the City of Gold Beach is responsible for helping to ensure that its residents have access to a variety of housing types that meet the housing needs of households and residents of all incomes, ages and specific circumstances. Towards that end, the City has undertaken and will continue to implement and update a variety of activities to meet current and future housing needs:

- Conduct and periodically update an analysis of current and future housing conditions and needs. The City most recently conducted this analysis in 2019. The results are summarized in this element of the Comprehensive Plan and described in more detail in a supporting Housing and Residential Land Need Assessment Report.
- Conduct and periodically update an inventory of buildable residential land (BLI) to ensure that the City has an adequate supply of land zoned for residential use to meet projected future needs. The City most recently conducted this analysis in 2019. The results are summarized in this element of the Comprehensive Plan and described in more detail in a supporting Buildable Lands Inventory Report.
- Adopt a set of housing-related Comprehensive Plan policies to address future housing needs.
- Regularly update and apply regulations in the City’s Zoning and Subdivision Ordinances to meet housing needs identified in the Comprehensive Plan and supporting documents.
- Implement additional strategies to address housing needs in partnership with state and county agencies and other housing organizations. Potential strategies are described in more detail in a Housing Strategies Report prepared as part of the Housing Needs Analysis in 2019.

The remainder of this chapter summarizes these topics in more detail.

Demographic Trends

- Gold Beach is a City of an estimated 2,265 people living within the City limits and 3,250 people within the City’s urban growth boundary (UGB); it is 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 grown by just 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). Much of the growth within the city limits occurred during the early

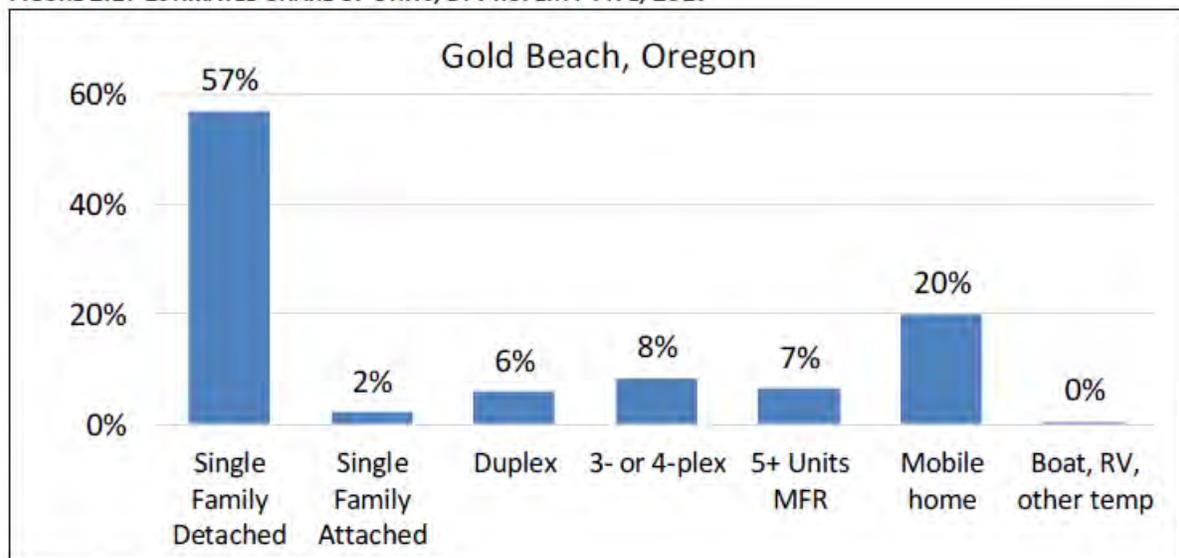
2000's while a significant portion of more recent growth was concentrated in the area between the city limits and UGB.

- 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.

Housing Conditions and Trends

- **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%).
- **Housing Stock:** Gold Beach UGB had an estimated 1,925 housing units in 2018, with a relatively high estimated vacancy rate (includes ownership and rental units, including second homes and short-term rental units). 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 single-family lots). 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.

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



SOURCE: City of Gold Beach, Census ACS 2017

Current and Projected Housing Needs

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 Household:	1,612 (Pop/HH Size)	
Total Housing Units:	1,923 (Occupied + Vacant)	Census 2010 + permits
Occupied Housing Units:	1,612 (= # of HH)	
Vacant Housing Units:	311 (Total HH - Occupied)	
Current Vacancy Rate:	16.2% (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

FIGURE 3.4: PROFILE OF CURRENT HOUSING SUPPLY, ESTIMATED AFFORDABILITY (2018)

Income Range	Ownership Housing		Rental Housing		Share of Total Units
	Affordable Price Level	Estimated Units	Affordable Rent Level	Estimated Units	
Less than \$15,000	\$0k - \$90k	287	\$0 - \$400	127	22%
\$15,000 - \$24,999	\$90k - \$130k	67	\$400 - \$600	29	5%
\$25,000 - \$34,999	\$130k - \$190k	341	\$600 - \$900	302	11%
\$35,000 - \$49,999	\$190k - \$220k	175	\$900 - \$1000	44	14%
\$50,000 - \$74,999	\$220k - \$340k	182	\$1000 - \$1600	91	6%
\$75,000 - \$99,999	\$340k - \$370k	117	\$1600 - \$1700	3	6%
\$100,000 - \$124,999	\$370k - \$450k	106	\$1700 - \$2100	8	2%
\$125,000 - \$149,999	\$450k - \$540k	29	\$2100 - \$2500	0	1%
\$150,000 - \$199,999	\$540k - \$710k	16	\$2500 - \$3300	0	0%
\$200,000+	\$710k +	0	\$3300 +	0	0%
	69%	1,320	31%	603	

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.



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	PSU
2039 Population (Minus Group Pop.)	4,181 (Total 2039 Population - Group Housing Pop.)	
<u>Estimated group housing population:</u>	<u>72</u> Share of total pop from Census	US 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	US Census
Total Housing Units:	2,519 Occupied Units plus Vacant	
Occupied Housing Units:	2,111 (= Number of Non-Group Households)	
Vacant Housing Units:	126	
Vacation Home, 2nd Home, Seasonal:	281	
Projected Market Vacancy Rate:	5.0% (Vacant Units/ Total Units)	
Projected Vacation Rate, 2nd Home:	11.2% (US Census Est.)	US Census

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

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

OWNERSHIP HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	329	14	0	0	0	117	0	459	77.1%
Percentage:	71.6%	3.0%	0.0%	0.0%	0.0%	25.4%	0.0%	100%	

RENTAL HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	30	9	23	32	27	17	0	136	22.9%
Percentage:	21.7%	6.6%	16.6%	23.5%	19.5%	12.2%	0.0%	100%	

TOTAL HOUSING UNITS									
Unit Type:	Single Family Detached	Single Family Attached*	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	359	23	23	32	27	133	0	596	100%
Percentage:	60.2%	3.8%	3.8%	5.4%	4.5%	22.4%	0.0%	100%	

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

- The results of the projected need for future housing show a need for 596 new housing units by 2039.
- Of the new units needed, roughly 77% are projected to be ownership units, while 23% 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 analysis predicts a need for ownership housing at the low-end of the pricing spectrum, but also in the middle and high ranges. 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.

Estimated Land Supply

A buildable lands inventory (BLI) was conducted for the City in 2019 as part of the City’s Housing Needs Analysis study. The approach for the study included the following steps:

- Identify properties that are potentially buildable, including vacant and partially vacant properties zoned for residential use.
- Subtract constrained properties or constrained portions of properties based on the presence of wetlands, floodplains, steep slopes, coastal erosion and landslide hazard areas, and areas with a medium or high fire threat index. Remaining areas represent the supply of “gross buildable acres” of land.

- Further subtract areas which would be needed for roads or other infrastructure or utilities (25% of the total acreage) to arrive at “net buildable acres” of land.
- For each residential plan designation, divide the net buildable acres of land by estimated average development densities to estimate the capacity of the buildable area in terms of future new housing units in each residential designation.

The results of this analysis are summarized in the following tables and also are described in more detail in the City’s BLI Report which is adopted as a supporting element of this Plan.

FIGURE 5.1: ESTIMATED BUILDABLE LANDS CAPACITY BY ACREAGE (2019)

Zoning Designation	Partially Vacant or Vacant Parcels	Gross Vacant Acres			Net Vacant Acres
		Partially Vacant	Vacant	Total	
1R – Residential One	35	2	9	11	8.25
2R – Residential Two	21	1	15	16	12
3R – Residential Three	89	10	24	34	25.5
R-1 – County Residential	51	12	16	28	21
R-2 – County Residential	129	43	72	115	86.25
R-3 – County Residential	0	0	0	0	0
Subtotal		68	136	204	
Net Buildable Acres²		51	102	153	

Source: Angelo Planning Group

Zoning Designation	Estimated Housing Unit Capacity		
	Net Vacant Acres	Projected DU/Net Acre	Projected Housing Capacity
1R – Residential One	8.25	5	46
2R – Residential Two	12	7	84
3R – Residential Three	25.5	15	345
R-1 – County Residential	21	5	102
R-2 – County Residential	86.25	7	558
R-3 – County Residential	0	15	1
Total	153	--	1,136

Source: Angelo Planning Group

Comparison of Projected Need and Buildable Land Supply

There is a total forecasted need for roughly 596 units over the next 20 years based on the PSU forecasted growth rate. This is well below the estimated capacity of over 1,136 units. However, as

Figure 5.4 below demonstrates, when specific housing types are considered, there may be a mismatch between the available land for housing and the needed types.

While much of the anticipated housing need is for low-density housing, the greatest remaining buildable capacity is in the medium and high density zones (2-R and 3-R and the county equivalents.) Therefore there is an estimated shortage of low density land of roughly 42.5 acres. However, there is an overall estimated surplus of 52 acres, and it is likely that much of the single-family demand can be accommodated in the R-2 medium density zone, consistent with current and historical development patterns.

FIGURE 5.4: COMPARISON OF FORECASTED FUTURE LAND NEED (2039) WITH AVAILABLE CAPACITY (UGB)

TOTAL UGB AREA:	Unit Type			TOTAL
	Single Family Detached	Medium-Density Attached*	Multi-Family	
<u>LAND INVENTORY VS. LAND NEED</u>				
Buildable Land Inventory (Acres):	29.3	98.3	25.5	153.0
Estimated Land Need (Acres):	71.7	25.5	3.9	101.1
<i>Land Surplus (Inventory - Need:)</i>	<i>-42.5</i>	<i>72.7</i>	<i>21.6</i>	<i>51.9</i>

Sources: PSU Source: Johnson Economics, Angelo Planning Group

FINDING: There is currently sufficient buildable capacity within the Gold Beach UGB to accommodate total projected need. However, there may be a discrepancy between the needed housing types and the zoning of the available lands. These findings will help guide further discussion of potential housing policies and measures to increase efficient land use and address deficits.

For more detail on these findings please refer to the “Housing and Residential Land Needs Assessment Report” and the Buildable Lands Inventory (BLI) prepared for the City.

Strategies to Accommodate Future Housing Needs

As noted previously, the City has an adequate supply of land to meet its overall housing needs. Although the needs analysis indicates a potential deficit of land in the single-family detached zones (R-1 and 1-R), it also indicates a potential surplus in the supply of land zoned for medium density housing (R2 and 2-R zones). Single-family detached homes are allowed in the 2-R and R-2 zones, with a minimum lot size of 5,000 square feet in the 2-R zone and an assumed average net density of seven (7) dwelling units per acre. As a result, it is reasonable to assume that the 2-R and R-2 zones can accommodate a portion of the demand for single-family detached homes in the future and the City can consider the supply of 2-R/R-2 and 1R/R-1 lands as a combined supply of land for this purpose.



As a result, no rezoning or other strategies are needed to directly address the supply of land available to meet future housing needs. However, as part of the housing planning process conducted in 2019, City staff and decision-makers noted that the City should examine the location, distribution and amount of land in all of its residential zones to make sure that the zoning designations are applied in a way that is appropriate the type of housing intended in each zone. For example, land in the 2-R zone was not explicitly looked at as a potential area for medium density housing types and may or may not be more appropriate for development of medium or higher density forms of housing.

In addition to this process, the City can consider a variety of other strategies in the future to provide opportunities for a wide range of housing choices, efficient land use, and development of housing affordable to people with low and moderate incomes. Potential strategies are summarized in the following table and described in more detail in the Housing Strategies Report prepared by the City as part of its Housing Needs Analysis project in 2019.

Strategy	Primary goal
<p>1. Urban Growth Boundary Amendment (UGB) or Adjustment Adjust the city’s UGB to exchange land within the UGB with limited opportunities for development for land outside the UGB with a greater chance of future development. In the longer term, if the supply of land within the UGB drops below the amount needed for future development, a UGB expansion could be considered.</p>	<p>Ensure a realistic, adequate land supply for future residential development</p>
<p>2. Rezone Land Rezone land from other residential designations and/or from commercial, industrial or institutional designations to meet specific housing needs, assuming there is an adequate supply of land available to meet non-residential needs.</p>	<p>Ensure appropriate zoning and supply of land for housing</p>
<p>3. Increase the Allowed Density or Range of Housing Types Increase the allowed density or reduce the minimum allowed size of lots in one or more zones to allow for more compact development and/or a wider range of housing types in specific areas; expand the range of housing types allowed in one or more zones</p>	<p>Ensure appropriate zoning and supply of land for housing</p>
<p>4. Code Amendments for Small Housing Types Zoning code and other regulatory amendments to increase housing choices and reduce barriers to development for accessory dwelling units (ADUs), tiny homes, cottage clusters, townhomes, and other “missing middle” housing types.</p>	<p>Remove regulatory barriers</p>
<p>5. Short-Term Rental Housing Regulation Short-term rental housing can impact the supply and cost of long-term rental housing if it becomes a significant portion of the local housing supply and market and if a majority of rental housing being developed is used for that purpose. Cities can regulate the operation and amount of short-term rental housing through various procedural and development code requirements.</p>	<p>Protect affordable units and reduce displacement</p>
<p>6. Incentive Zoning Creates incentives to developers to provide a community benefit (such as affordable housing), in exchange for ability to build a project that would not otherwise be allowed by the development code</p>	<p>Increase development flexibility / reduce housing costs</p>



7. System Development Charge (SDC) Deferral	Reduce development costs
Deferral of SDCs for affordable housing. Can be applied to regulated affordable housing and/or specific housing types (such as ADUs).	
8. Expedited Development Review	Reduce development costs / remove process barriers
Variety of strategies to reduce review and processing times for regulated affordable housing development, such as formally adopting shortened review timelines for applications or giving priority in scheduling hearings and meetings.	
9. Tax Abatements or Exemptions	Reduce development costs
Tax exemptions or abatements offer another financial incentive to developers that can improve the long-term economic performance of a property and improve its viability. This can be a substantial incentive, but the City will forego taxes on the property, generally for ten years. Other taxing jurisdictions are not included, unless they agree to participate. Tax exemption programs are authorized by the state for specific purposes: Vertical Housing; Multiple-Unit Housing; Non-Profit Low-Income.	
10. Public-Private Partnerships (PPPs) and Community Land Trusts	Promote construction of new affordable housing
Arrangements between public and private entities to create more and/or affordable housing. PPPs can promote a variety of affordable housing programs or projects and include partnerships from multiple entities (public, private, and non-profit). A community land trust (CLT) is a model wherein a community organization owns land and provides long-term leases to low or moderate-income households to purchase the homes on the land, agreeing to purchase prices, resale prices, equity capture, and other terms.	
11. Tenant Protection Programs and Policies	Protect affordable units and reduce displacement
Local regulations and enforcement programs that provide protections for tenants of existing affordable housing and low cost market rate housing against evictions, excessive rent increases, discrimination, and health and safety violations.	
12. Land Acquisition and Banking	Reduce land costs
Land acquisition is a tool to secure sites for affordable housing. Land banking is the acquisition and holding of properties for extended periods without immediate plans for development, but with the intent that properties eventually be used for affordable housing.	
13. Construction Excise Tax	Provide source of funding for other affordable housing programs
Adopt a tax on new construction of between 1 and 3% to help pay for other affordable housing strategies identified here. The tax is a one-time tax assessed on new construction. State law requires it to be spent on specific types of programs and activities.	
14. Financial Assistance Programs	Protect affordable units and reduce displacement
A range of tools that can be used to maintain housing affordability or to help keep residents in their homes. Possible tools include rent assistance, loans for homeowners, or assistance to low-cost apartment owners for repairs and upgrades.	

3. Comprehensive Plan Housing Policies

It is essential that the Comprehensive Plan of every city in Oregon include a robust set of policies directed at meeting the current and future housing needs of community members. APG reviewed the Comprehensive Plan to assess whether it includes the following types of supportive policies:

- **Supports Statewide Planning Goal 10.** Comprehensive Plans typically do and should include a general policy that mirrors Statewide Planning Goal 10 (Housing), stating that the overall goal of the jurisdiction is to *“encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”*
- **Emphasizes affordable housing needs.** Given that meeting the needs of low and moderate income households often requires public intervention or subsidy, it is important to include policies emphasizing the needs of these households.
- **Supports partnerships.** Most Comprehensive Plan housing elements include policies aimed at supporting other public agencies, non-profits and market rate developers who focus on meeting the needs of low and moderate income households and community members with special housing needs.
- **Encourages a variety of housing types.** In addition to a broad goal or policy about meeting a full range of housing needs, Plans often include policies noting the need for a variety of housing types, including single family attached housing, duplexes, triplexes, multi-family housing and townhomes, as well as less traditional forms of housing such as cottage cluster housing and accessory dwelling units.
- **Affirms Fair Housing goals.** Local governments are required to ensure that their housing policies and standards do not discriminate against or have adverse effects on the ability of “protected classes” to obtain housing, consistent with the federal Fair Housing Act.
- **Supports mixed use development.** Some Plans explicitly support the development of mixed use projects, which typically include upper story housing above retail or commercial uses.
- **Supports accessory dwelling units.** Comprehensive Plans may include policies specifically referencing support for this form of housing. Recent Oregon legislation requires all cities below a certain size to allow for this form of housing outright in all zones where single-family detached housing is allowed.
- **Addresses land supply goals.** Many Comprehensive Plans include policies which reference the need to ensure that adequate land is zoned to meet identified housing needs, and to periodically update the jurisdiction’s inventory of such lands.
- **Supports maintenance and rehabilitation of existing housing.** Many comprehensive plans emphasize maintenance of existing housing stock as a method to prevent unsafe conditions and keep affordable housing available within the community.
- **Supports development of manufactured homes.** Oregon law requires that all zones that allow for “stick built” single family detached homes also allow for manufactured homes on

individual lots. Each jurisdiction must also allow for manufactured home parks in at least one residential zone.

- **Regulates short term rentals.** Many communities, particularly those with high levels of tourism, regulate short-term rental housing to reduce its impact on the supply and affordability of long-term rental housing.

Table 1 summarizes recommended policy amendments for the City of Gold Beach to address identified gaps related to these policy objectives. A preliminary draft set of proposed adoption-ready Comprehensive Plan policy amendments is provided below. The City may refine these policies as part of the adoption process.

Goal: To develop a variety of adequate, quality housing and rental units that meet the needs of households with a full range of incomes and housing needs.

Policies:

- a) To encourage ~~maximum~~ efficient usage of the land within the City.
- b) To encourage a variety of residential lot sizes, diversities of housing types and a range in housing prices.
- c) To encourage rehabilitation of substandard housing and support local organizations that implement programs towards that end.
- d) To encourage the development of rental units in all price ranges.
- e) To allow for modular and manufactured homes to be permitted on individual lots, as part of a modular and manufactured home park, or in planned unit developments.
- f) To strengthen efforts to increase supplies of multi-family housing, consistent with the City’s Housing Needs Analysis, in order to meet the demand for additional multifamily units, to provide additional workforce housing, and to increase the supplies of rental units.
- g) To seek and maintain partnerships with non-profit housing developers and other agencies to create the opportunity to develop housing for very low, low and moderate-income households within the City.
- h) To employ strategies that support federal and state Fair Housing laws and other federal and state fair housing requirements to affirmatively further fair housing.
- i) To allow and support the development of Accessory Dwelling Units in all residential zones where single-family detached homes are allowed, as required by State law.
- j) To regularly monitor its supply of buildable land and shall provide a sufficient amount of residential land to accommodate residential growth.
- k) To regulate short term rentals to reduce their impact on availability and long-term affordability of housing, as needed and further directed by the City Council.
- l) To allow for a mix of residential uses with other compatible uses in appropriate locations



1. Table 1. Comprehensive Plan Policy

<i>Policy Topic</i>	<i>Existing Goal Language</i>	<i>Example Language to Consider</i>
Supports Statewide Planning Goal 10.	Goal 10: To develop a variety of adequate, quality housing and rental units.	<ul style="list-style-type: none"> The City shall provide the opportunity for a wide variety of housing types at a variety of price ranges and rents to meet the needs and preferences of current and future households at all income levels.
Emphasizes affordable housing needs	N/A	<ul style="list-style-type: none"> The City shall support the creation of housing that is affordable to low- and moderate-income households.
Supports partnerships	N/A	<ul style="list-style-type: none"> The City shall seek partnerships with non-profit housing developers and other agencies to create the opportunity to provide moderate- and low-income housing and rehabilitation activities within the City.
Encourages a variety of housing types	<p>10(b): “To Encourage a variety of residential lot sizes, diversity of housing types and range in housing prices.”</p> <p>10(d): “To encourage the development of rental units in all price ranges.”</p>	<ul style="list-style-type: none"> Adequately addressed.
Supports mixed use development	N/A	<ul style="list-style-type: none"> The City shall allow for a mix of residential uses with other compatible uses in appropriate locations.
Affirms Fair Housing Goals	N/A	<ul style="list-style-type: none"> The City shall employ strategies that support the federal Fair Housing Act and other federal and state fair housing requirements to affirmatively further fair housing.
Supports ADUs	N/A	<ul style="list-style-type: none"> The City shall allow and support the development of Accessory Dwelling Units in all residential zones as required by State law.



Policy Topic	Existing Goal Language	Example Language to Consider
Addresses Land Supply Goals	10(a): “To encourage maximum usage of the land within the City.”	<ul style="list-style-type: none"> • The City shall encourage efficient use of residential land within the Urban Growth Boundary • The City shall provide a sufficient amount of residential land to accommodate residential growth. • The City shall ensure that the City has an adequate housing supply with enough land to support the community’s growth.
Supports Development of Manufactured Homes	N/A	<ul style="list-style-type: none"> • The City shall support the maintenance and development of manufactured homes as an affordable housing choice in appropriate locations.
Supports maintenance and rehabilitation of existing housing	10(c): “To encourage rehabilitation of substandard housing.”	<ul style="list-style-type: none"> • Adequately addressed.
Regulates Short Term Rentals	N/A	<ul style="list-style-type: none"> • As necessary, the City shall regulate short term rentals to reduce their impact on availability and long-term affordability of housing.

4. Other Housing Measures

APG and Johnson Economics have identified a variety of measures that the City can undertake to address current and future housing needs identified in the Housing Needs Assessment and Buildable Lands Inventory reports. These measures have been organized into the following categories.

Land Supply and Regulatory Strategies

- UGB Expansion
- Rezone Land
- Minimum Density Standards
- Code Amendments to Support Small Housing Types
- Short-Term Rental Housing Regulation

Incentives

- Incentive Zoning
- System Development Charge Exemptions or Deferrals
- Expedited Development Review
- Tax Exemptions and Abatements

Funding Sources and Uses

- Public-Private Partnerships and Community Land Trusts
- Tenant Protection Programs and Policies
- Land Acquisition and Banking
- Construction Excise Tax
- Financial Assistance Programs

The remainder of this section describes these potential measures in more detail.

LAND SUPPLY AND REGULATORY STRATEGIES

1. Urban Growth Boundary Expansion

The findings of our study do not indicate the need for a UGB expansion to accommodate projected housing needs in Gold Beach. However, in the long term an expansion could be an option beyond the currently planning horizon or if growth rates increase beyond those currently projected. Prior to applying for a UGB expansion, the city would need to complete the following steps:

- Consider and adopt efficiency measures to ensure that land inside the UGB is being used efficiently. Many of the code update recommendations identified for this project are efficiency measures.
- Demonstrate that there is an insufficient supply of buildable land inside the UGB. Due to relatively low projected growth rates in the planning horizon, the City will likely need to demonstrate that existing vacant or partially vacant land in the UGB cannot be served with public facilities. A significant portion of the vacant land within Gold Beach’s UGB is taken up by the large city-owned parcel slated for future park/recreation uses. A comprehensive plan change or similar measure would likely be needed for this property in order to remove it from the inventory.

2. Rezone Land

To the extent that a city has a gap or imbalance of land in different residential zoning designations, one strategy to address this issue is to rezone land from one designation to another. This can be done in one of two ways:

1. Rezoning land from a non-residential designation to a residential designation, if there is a deficit of residential land and a surplus of commercial, industrial, or other non-residential land.
2. Rezoning from one residential zone to another residential zone to address a deficit in a certain density range or housing type.

As indicated previously, the comparison of needed housing and the capacity or supply of buildable residential land indicates a potential gap in the supply of 1R and R-1 land designated for lower density residential development (i.e., detached single family homes on medium to large size lots). The comparison also shows a potential surplus in the supply of land zoned for medium density housing (R2 and 2-R zones). Single-family detached homes are allowed in the 2-R and R-2 zones, with a minimum lot size of 5,000 square feet in the 2-R zone and an assumed average net density of seven (7) dwelling units per acre. As a result, it is reasonable to assume that the 2-R and R-2 zones can accommodate a portion of the demand for single-family detached homes in the future and the City can consider the supply of 2-R/R-2 and 1R/R-1 lands as a combined supply of land for this purpose.

As a result, the City likely will not need to rezone land to address this gap in the foreseeable future but it still could be considered as a long-term strategy to address other gaps that could occur. In addition, as part of this housing planning process, City staff and decision-makers noted that the City should examine the location, distribution and amount of land in all of its residential zones to make sure that the zoning designations are applied in a way that is appropriate the type of housing intended in each zone. For example, land in the 2-R zone was not explicitly looked at as a potential area for medium density housing types and may or may not be more appropriate for development of medium or higher density forms of housing.

3. Increase the Allowed Density or Range of Housing Types

As a way to both promote efficient development and allow for more development flexibility and a wider range of housing types across all zones, the City could reduce the minimum lot size required in

one or more zones to allow for more compact development and/or a wider range of housing types in specific areas. For example, the City of Gold Beach should consider reducing minimum lot sizes for single family homes, particularly in the 2-R and 3-R zones. This could help meet the need for single family homes in the planning horizon, though infrastructure capacity is a key constraint in many areas.

Additionally, the City should consider allowing attached single-family developments (townhomes) and smaller multifamily developments (5 units and smaller) in the 2-R zone, either conditionally or as a permitted use.

It also is recommended that the City consider reducing allowed lot sizes or increasing allowable densities in the 2-R and 3-R zones. Currently the minimum lot sizes in these zones are 5,000 square feet and 4,000 sf respectively. These lot sizes and resulting densities make the financial viability of most attached housing types, particularly townhomes and multi-family residential development (apartments) very challenging. Typical lot sizes and densities for single family attached housing are 2,500 feet and 14-16 units per acre, respectively. Typically maximum densities for multi-family development, even in smaller communities, typically 20-30 units per acre. Similarly, the City should consider reducing the minimum lot width in any zones that allow townhomes to 25 feet (compared to the current minimum of 50 feet in the 3-R zone).

4. Code Amendments to Support Additional Housing Types, including Cottage Cluster Housing
 Small housing types typically include accessory dwelling units (ADUs), duplexes, triplexes, fourplexes, townhomes and cottage cluster housing. Many of these housing types can be compatible with single-family detached housing, while providing a wider range of housing options for smaller households and at lower costs to develop. The City of Gold Beach already allows a number of these types of housing in its residential zones, either outright or as a conditional use. For example, duplexes, ADUs, and tiny homes all are allowed outright in the 1R and 2-R zones and planned unit developments are allowed conditionally in these zones. However, triplexes, four-plexes and townhomes are not allowed in the 2-R zone and cottage cluster housing is not addressed directly in the code beyond through the planned development provisions.

The City also could consider developing code requirements for cottage cluster housing and allowing them in residential zones. Cottage Clusters are small dwelling units with shared amenities appropriately sized for smaller households and available as an alternative to the development of typical detached single-family homes. Cottage cluster housing is intended to address the changing composition of households, and the need for smaller, more diverse, and more affordable housing choices.

In general, the following provisions are supportive of cottage clusters and can stimulate their development: ¹

- Allow for increased densities over the base zone in exchange for maximum house sizes. This combination allows for more dwelling units while ensuring an efficient use of land.
- Given maximum house sizes of 1,000-1,200 square feet, allow a wide range of sizes—even as small as 600 square feet—and consider allowing both attached and detached housing.
- Do not specify ownership structure; allow the site to be divided into individual lots, built as rental units on one lot, or developed as a condominium plat.
- Ensure that minimum site size, setbacks and building coverage requirements do not prohibit cottage cluster development on smaller lots.
- Draft design requirements that ensure neighborhood compatibility, and efficient use of land, but are not so specific as to restrict the ability to adapt to varying neighborhood contexts.

Another measure for the City to consider would be to allow triplexes, four-plexes, townhomes, and possibly courtyard apartments in the 2-R zone. Courtyard apartments are typically located in one to two-story buildings, are small in size, and are arranged around a common courtyard. They tend to match the scale of surrounding single-family detached housing or other small housing types such as “plexes,” townhomes or cottage cluster housing. Similarly triplexes, four-plexes and townhomes are common forms of medium density or “missing middle” housing and are typically allowed in medium density zones such as the 2-R zone.

If the City moves forward with these types of code amendments, they should consider code requirements that help limit the size and scale of these forms of housing to be consistent with the existing or desired scale of housing in these areas. A variety of different approaches can be undertaken to achieve this objective. These include but are not limited to the following:

- Reviewing minimum/maximum density and lot size to ensure compatibility.
- Building size limitations in terms of square footage, lot coverage and height.
- Floor area requirements which also will limit the size and scale of the building.
- Bulk plane/encroachment plane.

More information about and examples of these approaches can be provided to supplement these recommendations, if desired.

¹ Character-Compatible, Space-Efficient Housing Options in Single-Dwelling Neighborhoods. ODOT, DEQ and OCLD Joint Study. Eli Spevak and Madeline Kovacs. May 2016.
<https://www.oregon.gov/LCD/TGM/docs/SpaceEfficientHousingReport.pdf>

Diagram and Example Images of Cottage Cluster Housing



Image Credits: Daniel Parolek, Eli Spevak/Madeline Kovacs

Example Images of Courtyard Apartments





5. Short-Term Rental Housing Regulation

Short-term rental housing can impact the supply and cost of long-term rental (STR) housing if it becomes a significant portion of the local housing supply and market and if a majority of rental housing being developed is used for that purpose. Cities can regulate the operation and amount of short-term rental housing through various procedural and development code requirements. The City of Gold Beach already implements several strategies towards this end. They essentially consider STRs as a commercial use in residential zones and require that STRs be licensed. The City monitors the supply and location of STRs by regularly reviewing websites such as AirBnb and VRBO to ensure compliance with the City’s licensing requirements. If the City determines that the supply of STRs is adversely impacting the supply of long-term rentals, the City could consider imposing further limitations on the location or number of STRs in the City overall or in certain areas.

INCENTIVES

6. Incentive Zoning

Some development regulations can present obstacles or add costs to housing developments. In addition to or in lieu of financial incentives, the City can offer concessions on regulatory standards that provide meaningful economic value. The concessions should be offered in exchange for the development dedicating a minimum proportion of the units to be regulated as affordable to people with lower or moderate income. The incentives typically include relief from certain development standards such as parking, setbacks, or density. Examples include the following:

- Parking reductions.** In general, research shows that households with lower incomes tend to have lower car ownerships and driving rates, particularly when residents have ready access to shopping and other opportunities and services. However, much of this research has been conducted in larger cities or metropolitan areas, rather than in cities the size of Bold Beach. A number of jurisdictions in Oregon provide reductions in off-street parking requirements for developments that are affordable to households with low or moderate incomes. Typically, developments must commit to providing affordable units over a significant length of time

(20-60 years). Prior to providing such incentives in Gold Beach, it is recommended that the City require that development applicants provide information documenting a need for fewer vehicles per resident in comparison to developments for residents in higher income ranges.

- **Height or density bonuses.** Some cities allow higher density or greater height in exchange for a commitment to provide housing units that are affordable to households with low or moderate incomes. Height bonuses are typically in terms of number of stories (e.g., one story in an area with an existing height limit of 35 or 45 feet). Density bonuses are typically stated in terms of a percentage of units (e.g., 10-20% is a common threshold). The amount of the bonus can be tied to the affordability levels provided and/or to the number of affordable units. Additionally, setback and bulk standards may be allowed to vary to accommodate the added density or to reduce development costs. A height bonus could be particularly desirable in the 2-R zone where existing maximum heights are only 25 feet.

7. System Development Charge (SDC) Reductions, Exemptions, or Deferrals

System Development Charge (SDC) exemptions and deferrals can be used to reduce the cost of development. Many SDC methodologies are intended to be commensurate with the cost or impact to the system. Some missing middle housing types, such as ADUs (often associated with affordable units), do not fit within the levels within SDC methodologies because the impact of these types of housing on the need for water, sewer or transportation facilities is not equivalent to that of other housing units, given the reduced average size and occupancy of smaller units. Therefore, any reduction that can be justified based on reduced demand or impact (e.g. smaller units, multifamily vs. single family, housing types that tend to generate less traffic, etc.) is justifiable for reducing or potentially waiving SDCs for these housing types. This type of reduction is generally identified in the SDC methodology and rate setting.

Policy-based reductions, waivers, deferrals, or exemptions that do not have a basis in reduced impacts or costs are not explicitly addressed in Oregon’s SDC laws, and local jurisdictions have taken a range of approaches to navigating this ambiguity. Recent state legislation enabling inclusionary zoning (Senate Bill 1533) identifies SDC and permit fee reductions or waivers as incentives that may be offered to development impacted by an inclusionary zoning requirement. This legislation also has been interpreted by some communities as authorizing SDC reductions or exemptions for affordable multifamily development. Several cities in Oregon choose to exempt certain classes of development (including regulated affordable housing) from SDC requirements. Options for Gold Beach to consider include:

- Reducing or exempting required SDCs for qualifying affordable housing developments based on a commitment to long-term affordability of the units.
- Deferring payment of all or a portion of SDCs for affordable housing developments for a specified period of time.

- Updating the City’s SDC methodology so that it better reflects the impacts of smaller housing units on system impacts, and reducing SDCs for those units accordingly.

8. Expedited Development Review

Jurisdictions can search for ways to reduce time and costs of the review and permitting process to developers building desired housing types. This incentive can be accomplished by reducing review times, consolidating steps in the process, and reducing or simplifying submittal requirements. In few industries is the old adage that “time is money” more true than in the development industry. The developer is often tying up capital and/or paying interest on loans during the pre-development process. Any reduction in process time translates into reduced costs and greater certainty to the developer and their partners.

Streamlining the process can involve an internal audit of the process to ensure it is efficient for both staff and applicants. This might involve making all permits available in one location with one main contact, providing clear and accessible information on requirements, and also allowing enough flexibility to consider innovative or new forms of development. Streamlining the review and permitting process is usually administratively feasible, though the greatest obstacle is often staff resources to expedite some projects when staff is already busy and/or limited in size. While City review processes could be streamlined, other regulatory review processes also impact the length of the permitting process. For example, state permitting of wetland fill or removal would also need to be streamlined to have a meaningful impact on permit review processes where wetlands are potentially impacted.

Recent statewide legislation also requires that cities with a population over 5,000, and counties with a population over 25,000 allow for 100-day review and decision on qualified affordable housing applications. This does not yet apply to the City of Gold Beach but the City could consider updating its land use application and review procedures to provide for the shortened timeline for qualified affordable housing applications in the future.

9. Tax Exemptions and Abatements

Tax abatements are reductions in property taxes for affordable housing. Abatements may be provided to non-profit corporations or to private developers in exchange for developing affordable housing. Property tax exemptions/freezes can also be applied to housing in distressed areas, or for rehabilitated housing. Common tax abatement programs include vertical housing programs that provide property tax exemptions for development that reaches a certain height, and multifamily housing tax exemptions.

The City of Beaverton has an Affordable Housing Tax Exemption Program designed to promote construction of affordable rental housing for low-income households (focusing on 60 percent area median income and below). The program allows an exemption of up to 100 percent of property taxes. The City of Newberg has a Multiple Unit Housing Property Tax Exemption (MUPT) that aims to encourage private development of multi-unit housing in transit-oriented areas by providing a ten-

year property tax exemption on the residential portion of improvements. Newberg also has a property tax exemption of properties owned by low-income persons or held for the purposes of developing low-income housing.

Even smaller cities, such as Yachats, have applied tax exemption programs to qualifying low-income housing projects.

FUNDING SOURCES AND USES

10. Public-Private Partnerships (PPPs) and Community Land Trusts

The City can implement arrangements between public and private entities to create more and/or affordable housing. These PPPs can promote a variety of affordable housing programs or projects and include partnerships from multiple public, private, and non-profit entities such the Umpqua chapter of NeighborWorks. These efforts typically involve utilization of a variety of other housing measures or strategies, including those described in this report. Examples of these types of efforts implemented in other Oregon communities include the following:

- **The Fields Apartments, Tigard, OR.** A recent example of an innovative PPP in Tigard is The Fields mixed-use development, which is planned to include 260 housing units affordable to residents earning 60% AMI or below, including 26 units serving extremely low-income families at or below 30% AMI. The site will also include office development. To help facilitate the project, the City of Tigard worked with the property owner to pursue a grant from the Economic Development Administration that paid for infrastructure improvements to unlock the economic development potential of the site. The City also worked with the property owner to rezone the site, which allowed the apartments to be developed. As mentioned below, the Fields project received a LIFT award to assist with project financing, and the Washington County Housing Authority also contributed financing.
- **Our Coastal Village (Fisterra Gardens), Yachats, OR.** This project included use of several city, county and state programs. This included direct funding from Lincoln County to match other state, federal, and private funding sources bringing this project to fruition; tax abatement by Lincoln County; deferral of SDCs by the City of Yachats, and updates to the City's development code allowing flexible development standards for townhomes.
- **Local Innovation and Fast Track Housing Program (LIFT), State of Oregon.** LIFT is a state-administered program that was approved through legislation in 2016 and provides funding for new affordable housing across the state, including for projects by private developers. The program was developed with the goal of quickly providing affordable housing units to low-income families and has funded numerous projects since its inception, including the Fields Apartments in Tigard (provided \$9.8 million) described above and Cornerstone Apartments in Salem (provided \$4.9 million).

In addition to working with non-profit or other affordable housing developers to produce housing that meets the needs of low and moderate income households in Gold Beach, the City also can work with market rate developers to generally support residential development. Private market developers appreciate clarity and certainty in the design and permitting process. Certainty helps the developer save time, make decisions to proceed, and avoid costly surprises further along in the process. In some cases, a developer will prefer the certainty of a clear process even if it has greater requirements and fees, over a complex and unclear process with nominally lower requirements and fees. This means that City development code, review processes, permitting process, fees etc. should be as easy to understand and navigate for the developer as possible.

The City can do this in multiple ways:

- Ensure that primary documents such as the Development Code and design standards are easy to use for a person moderately informed in the design or development process;
- Provide knowledgeable staff to answer questions regarding the entire process from planning to permitting;
- Create additional materials such as one-page handouts that summarize relevant code and process information, even if it is already available in longer documents
- Provide information about code provisions and other strategies described elsewhere in this report that can serve as incentives to develop housing in places with good access to transportation, services and facilities;
- Assign a single contact person to facilitate the development process for key projects, such as a large-scale development, prominent site location, or catalyst project; and
- Provide as much of this information in advance as possible. Try to provide estimates of time, requirements and fees to the extent practicable, while emphasizing that these are all preliminary estimates that may change. Avoid processes which require developers to commit extensive time and money before key requirements or public processes become apparent.

Community Land Trusts (CLT) is a model wherein a community organization owns land and provides long-term ground leases to low-income households to purchase the homes on the land, agreeing to purchase prices, resale prices, equity capture, and other terms. This model allows low-income households to become homeowners and capture some equity as the home appreciates, but ensures that the home remains affordable for future homebuyers. CLTs may also lease land to affordable housing developers for the development of rental housing or may develop and manage rental housing themselves. Land trusts are typically run as non-profits, with support from the public sector and philanthropy, and could be linked to a land bank. Land trusts can be focused on homeownership or rental units.

We are not aware of any specific land trusts operating in the Gold Beach area. The most active CLT currently operating in Oregon is Proud Ground. Proud Ground was founded in 1999 and has grown into one of the largest community land trusts in the country. The organization focuses on affordable homeownership and controls ground leases associated with 270 homes in Multnomah, Washington, Clackamas, and Clark County. Proud Ground also offers homebuyer education and consulting

services. Approximately 81 percent of the organization’s funding is derived from public subsidy, mostly from the jurisdictions where Proud Ground operates. Habitat for Humanity also uses a similar model for conveying homes to owners and uses volunteer efforts for construction of the homes to reduce construction costs.

The City’s primary role in the CLT model would be to support an organization like Proud Ground, Habitat or similar organizations, either through financial contributions or through assistance in finding or acquiring properties for development.

11. Tenant Protection Programs and Policies

Tenant protections include local regulations and enforcement programs that provide protections for tenants of existing affordable housing and low-cost market rate (LCMR) housing against evictions, excessive rent increases, discrimination, and health and safety violations. Tenant protections can also provide various types of assistance to renters. The purpose of these protections is help tenants of affordable units to access and retain their housing, particularly for very low-income and other vulnerable community members. Tenant protections can be implemented through policies and/or programs. The Oregon State Legislature is currently in the process of reviewing Senate Bill 608, which would regulate some tenant protection policies statewide. With the exception of rent regulation, local jurisdictions have the ability create tenant protection regulations that go beyond state requirements as long as they do not conflict with them. Homeowner protection programs could include education as well as financial and technical assistance to stabilize and combat predation of low- and moderate-income homeowners. Rent stabilization legislation was adopted by the State of Oregon during the 2019 legislative session and the state will essentially administer associated programs. The remainder of this section focuses on other types of tenant protection programs.

Notification for No-Cause Evictions. Under the provisions of ORS 90.427, landlords are required to give 30- or 60-day notification of no-cause evictions. Previously, some jurisdictions, including Portland and Milwaukie, increased the no-cause eviction notice to 90-day. However, Senate Bill 608, mandates a 90-day notice for no-cause eviction statewide. Senate Bill 608 was passed on February 28, 2019 and is effective immediately.

Renter Relocation Assistance. These programs require landlords to pay a set amount to assist tenants when lease conditions change—such as no-cause eviction, substantial rent increase, or not receiving the option to renew a lease. Relocation assistance programs have been implemented by the cities of Portland, OR and Vancouver, BC during the last several years. Recent state legislation also addresses these programs.

Rental Registration. These programs allow jurisdictions to keep an accurate inventory of residential rentals. A well-maintained inventory can help improve notification of changes to local landlord-tenant laws. Also, the program helps monitor and protect tenants while requiring more responsibility and accountability from landlords.

Rental Inspection Program. Rental inspection programs monitor rentals to protect tenants and require more accountability from landlords. Inspection programs can be combined with a registration program or stand-alone. Also, the types of housing or dwellings that a required to register for the

program can vary to all housing, affordable housing, multi-family housing, or other criteria. Several Oregon jurisdictions have rental inspection programs, including the cities of Gresham and Salem.

Several of these programs require relatively significant administrative time and resources and may not be appropriate for the City as this time but could be considered for implementation in the future.

12. Land Acquisition and Banking

Land acquisition is a tool to secure sites for affordable housing. Public agencies can identify locations where prices are going up and acquire land before the market becomes too competitive, with the intention to use the land for affordable housing. The ability to identify promising sites within these locations and act quickly and efficiently in acquiring them can tip the scales to make an affordable housing development financially feasible.

Land banking is the acquisition and holding of properties for extended periods without immediate plans for development, but with the intent that properties eventually be developed for affordable housing. Land banks are often are quasi-governmental entities created by municipalities to effectively manage and repurpose an inventory of underused, abandoned, or foreclosed property. Public agencies or larger nonprofits may be better equipped than small community development corporations to do both land acquisition and banking.

This strategy may be a challenge for implementation in Gold Beach. Key challenges for land acquisition include reliably identifying future areas of gentrification before prices go up, developing the resources necessary to purchase the land, creating mechanisms for easy land transfer and removing the liability associated with holding land. Land banking requires significant up-front investment to acquire land, which typically requires grants, and funding partnerships—with non-profits, public entities, and private financing—to reach necessary funding levels. In addition, while this technique can help address the long-term need for affordable housing, it will not address the current need in the short-term.

A more feasible way to implement this strategy in Gold Beach would be to assess the potential for any existing city-owned properties to be used for affordable housing development in the future and then seek non-profit or other affordable housing developers to lead the actual development efforts. In exchange for donating or selling city-owned land at a nominal price, the City would require a commitment to long-term affordability of any housing units developed.

13. Construction Excise Tax

A construction excise tax (CET) is a tax on construction projects that can be used to fund affordable housing. According to state statutes, the tax may be imposed on improvements to real property that result in a new structure or additional square footage in an existing structure. Cities and counties may levy a CET on residential construction for up to 1% of the permit value; or on commercial and industrial construction, with no cap on the rate of the CET.

The allowed uses for CET funding are defined by the state statutes. The City may retain 4% of funds to cover administrative costs. The funds remaining must be allocated as follows, if the City uses a residential CET:

- 50% must be used for developer incentives (e.g. fee and SDC waivers, tax abatements, etc.)
- 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction.
- 15% flows to Oregon Housing and Community Services (OHCS) for homeowner programs.

If the City implements a CET on commercial or industrial uses, 50% of the funds must be used for allowed developer incentives and the remaining 50% are unrestricted.

To date, eight jurisdictions (Portland, Corvallis, Cannon Beach, Hood River County, Hood River City, Milwaukie, and Newport) have passed local CETs under the new state statutes, and many others are considering adopting the tool.

The primary advantage of a CET is that it would provide a source of funding for other programs or measures aimed at helping subsidize the cost of affordable housing in Gold Beach, either through city-led programs or those implemented by private or non-profit partners. In addition, once a CET is established, it would be straightforward to administer through the development permitting process. On the down side, CET increases development costs in an environment where many developers are already seeking relief from systems development charges, so it could impact development feasibility and increase the costs of housing more generally. However, by structuring the policy with offsetting incentives or tools to reduce development barriers, the City could potentially limit the impact on feasibility for certain projects.

Establishing a construction excise tax would necessitate that the Gold Beach City Council pass a new City ordinance. The City should work closely with the development and housing community in developing the fee structure. Implementing programs would need to be developed, and possibly coordinated with housing partners.



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
June 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.

This report was prepared in accordance with the requirements of OAR 660 Division 8: Interpretation of Goal 10 Housing. This project is funded by the State of Oregon 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.

Notes on Data Sources

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 analysis relies heavily on Census data from both the Decennial Census, and the American Community Survey (ACS). Generally, data from the ACS has a larger statistical margin of error than the 10-year Census. This analysis relies whenever possible on the ACS 5-year estimates from 2012-2017. The 5-year estimates have the lowest margin of error in comparison to the ACS 3-year and 1-year estimates. All Census data feature some margin of error but remain the best source of data available on many demographic and housing subjects.

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.

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.

- 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)
- 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%	1,923	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,

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

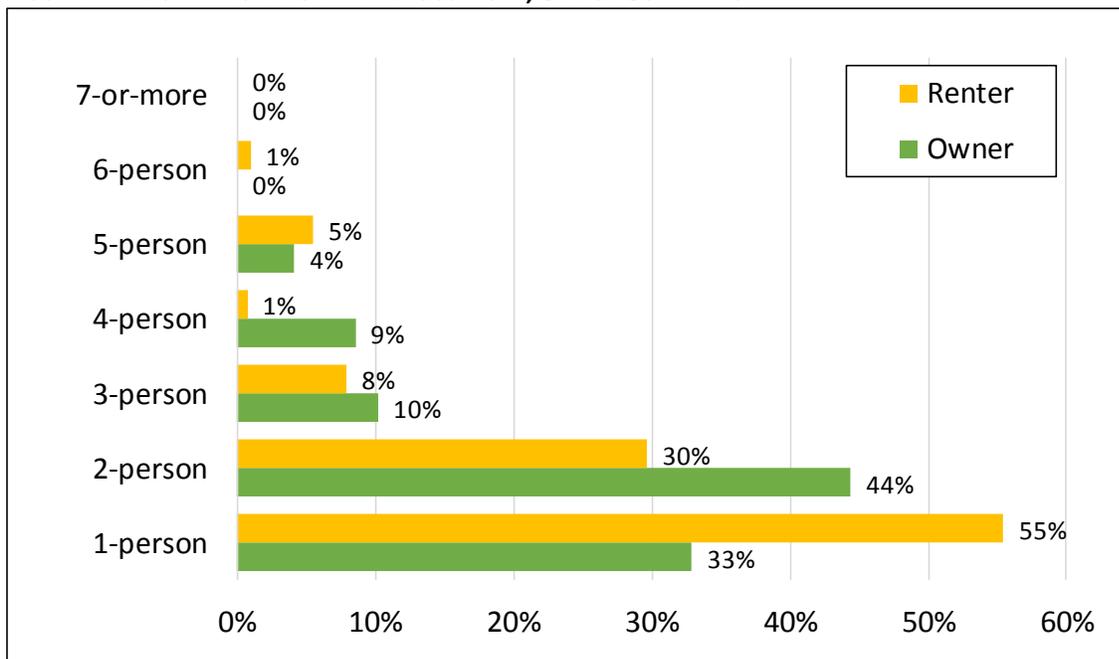
As of 2018, the city has an estimated 1,612 households. Since 2000, Gold Beach has added an estimated 407 households, or 34% growth. A household is defined as all the persons who occupy a single housing unit, whether or not they are related.

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

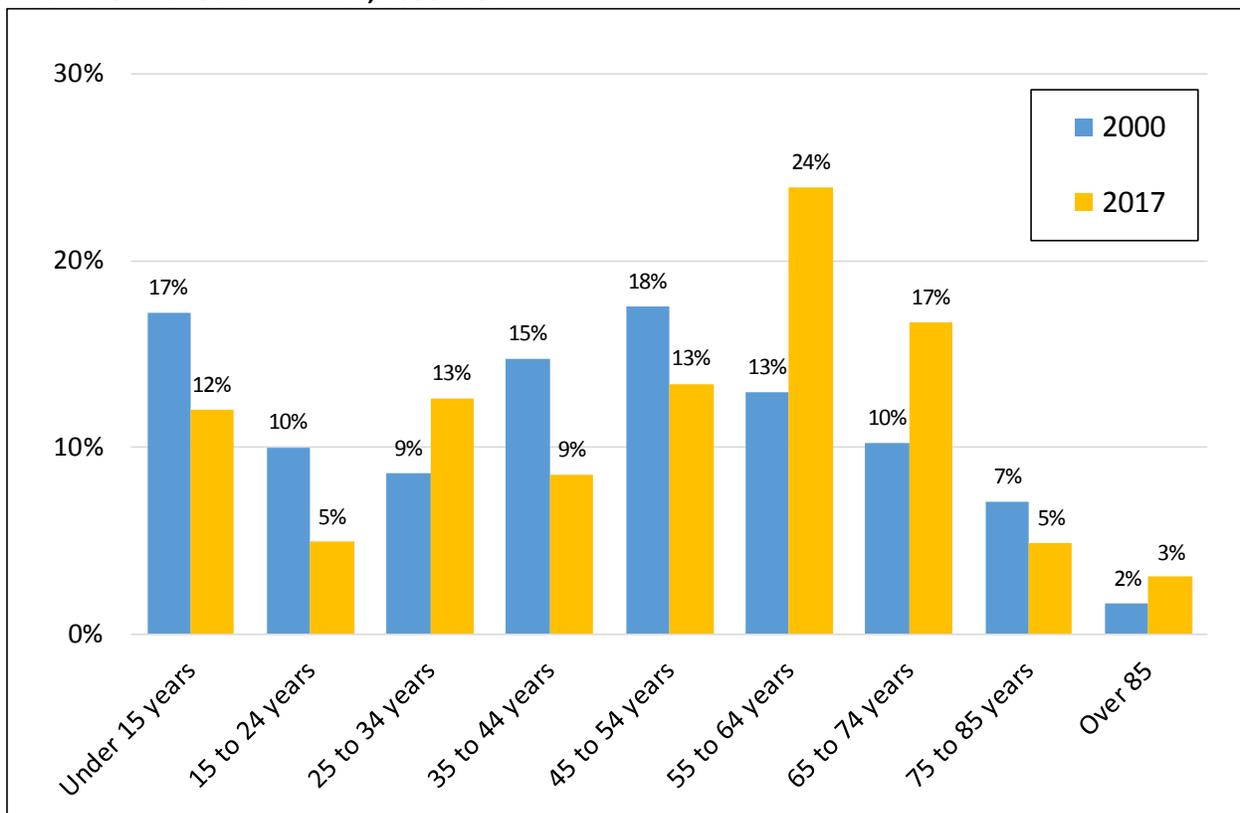
Data from the US Census and the county indicate that the city added just less than 500 new housing units since 2000 within the UGB. At the same time, the city has added an estimated 407 households, meaning the production of new housing in the community has outpaced the growth in households.

As of 2018, the city had an estimated housing stock of roughly 1,925 units for its 1,600 estimated households. These estimates translate to an elevated vacancy rate of 16% 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

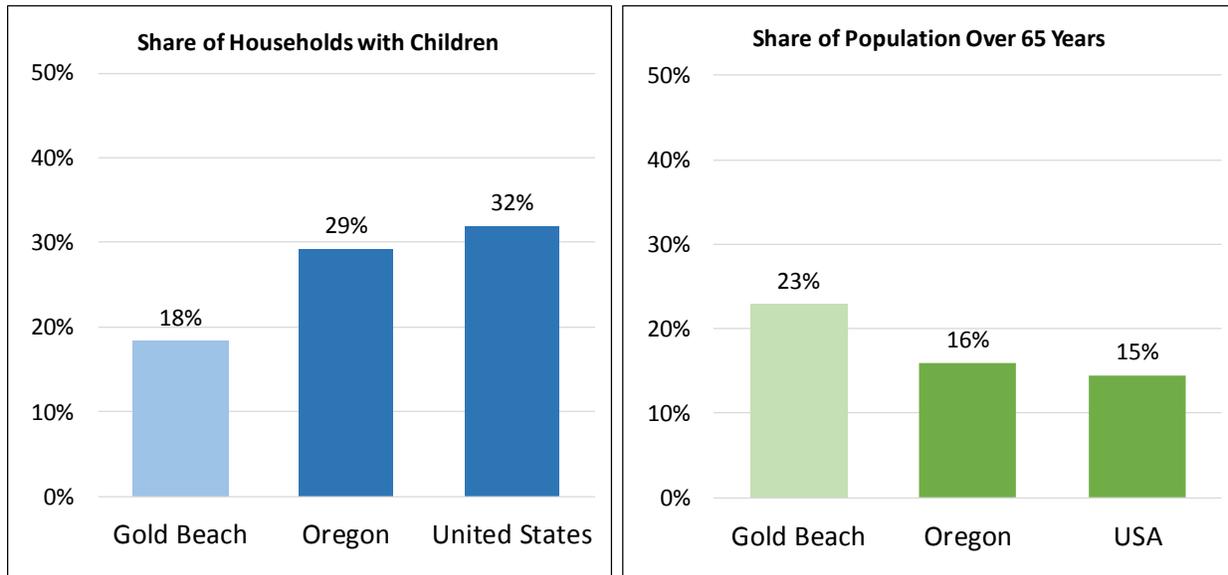


SOURCE: US Census, JOHNSON ECONOMICS LLC

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%

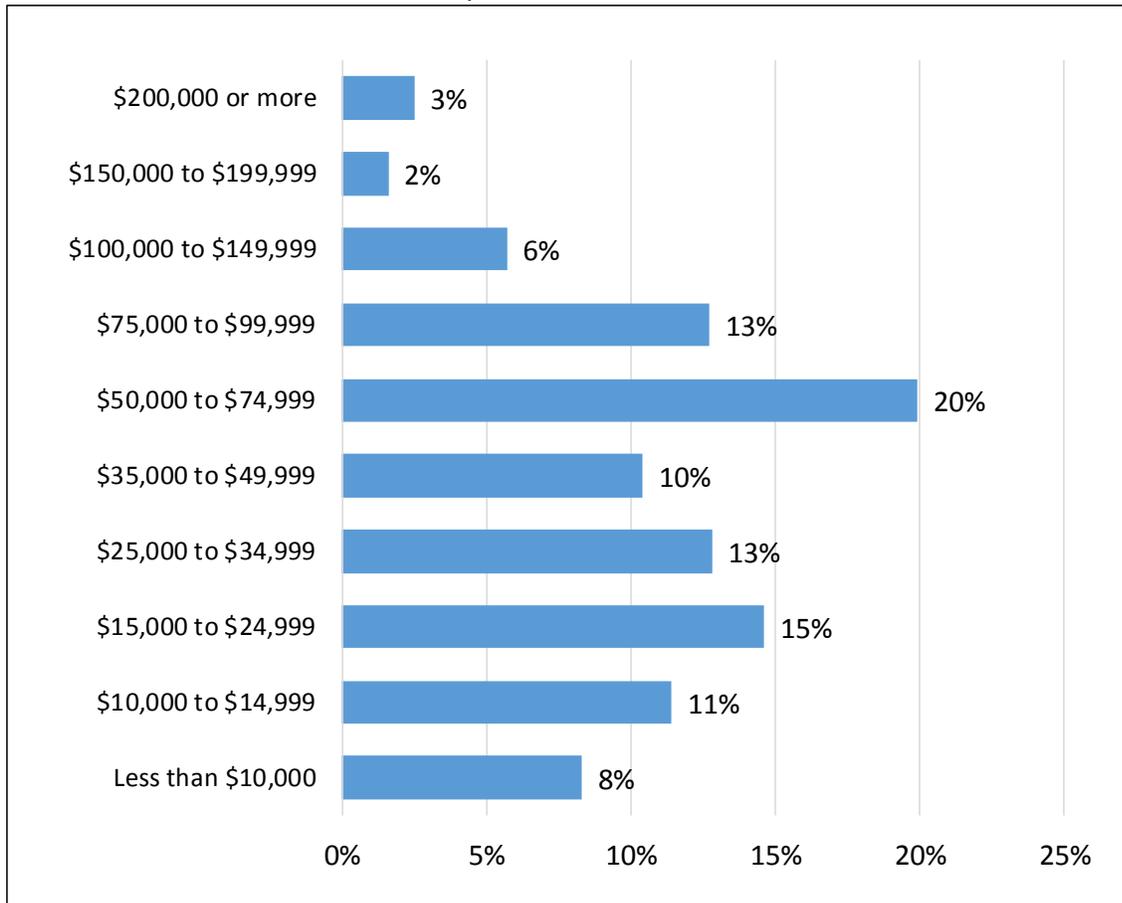
SOURCE: Census, PSU Population Research Center, and Johnson Economics
 Census Tables: DP-1 (2000, 2010); DP-3 (2000); S1901; S19301

- 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

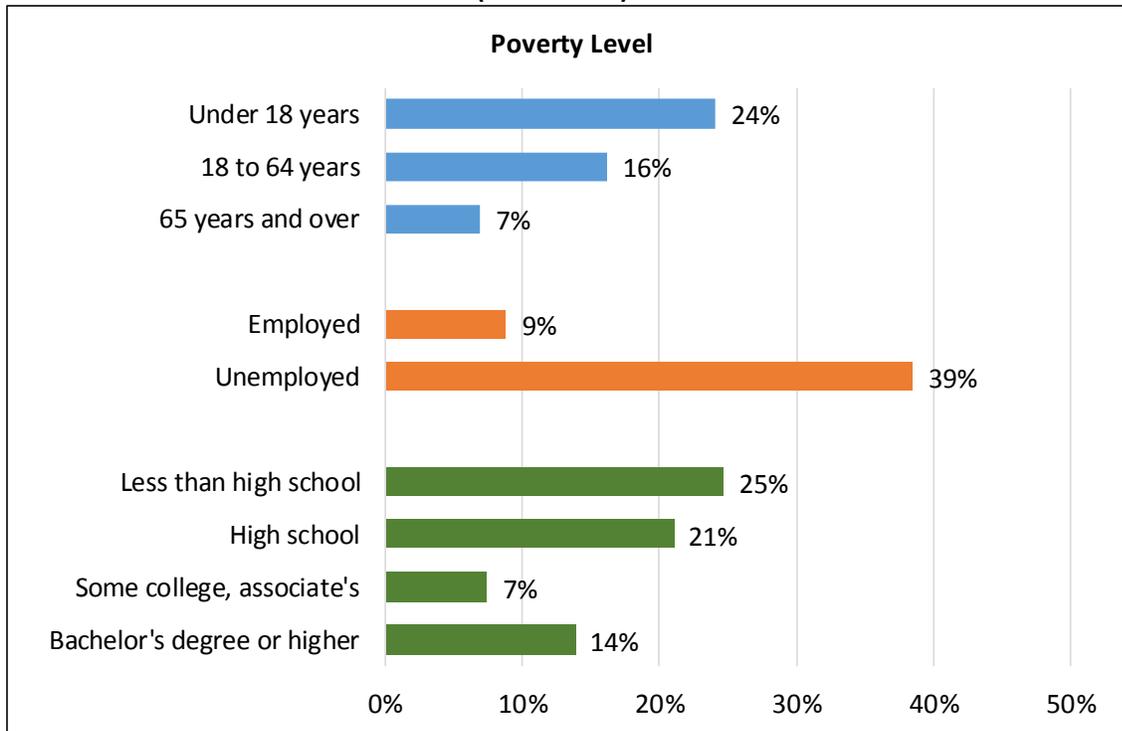
According to the US Census, the official poverty rate in Gold Beach is an estimated 15% over the most recent period reported (2017 5-year estimates).² This is roughly 480 individuals in Gold Beach. In comparison, the poverty rate in Curry County is 15.5%, and at the state level 17%.

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.)

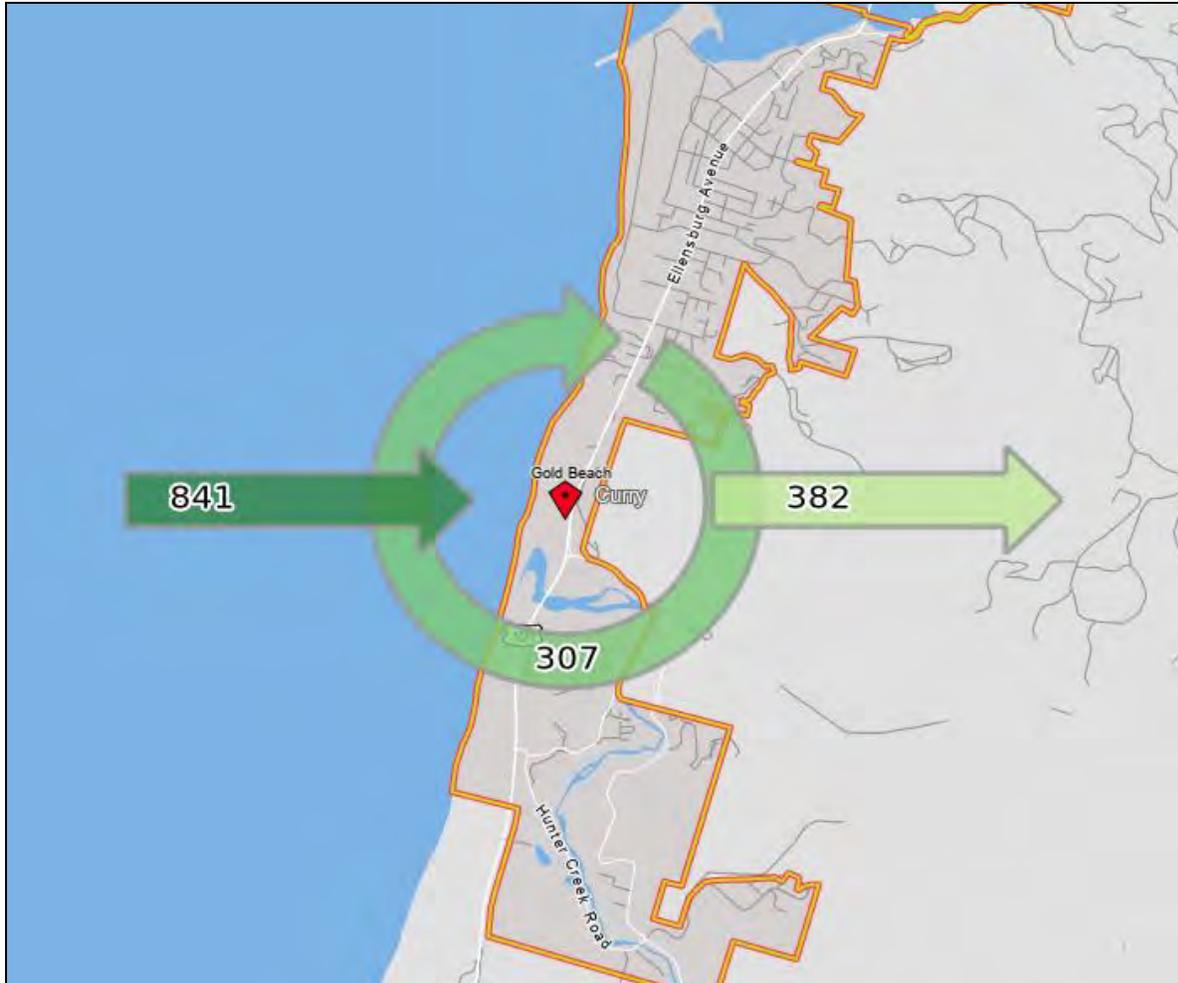
H. EMPLOYMENT LOCATION TRENDS

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

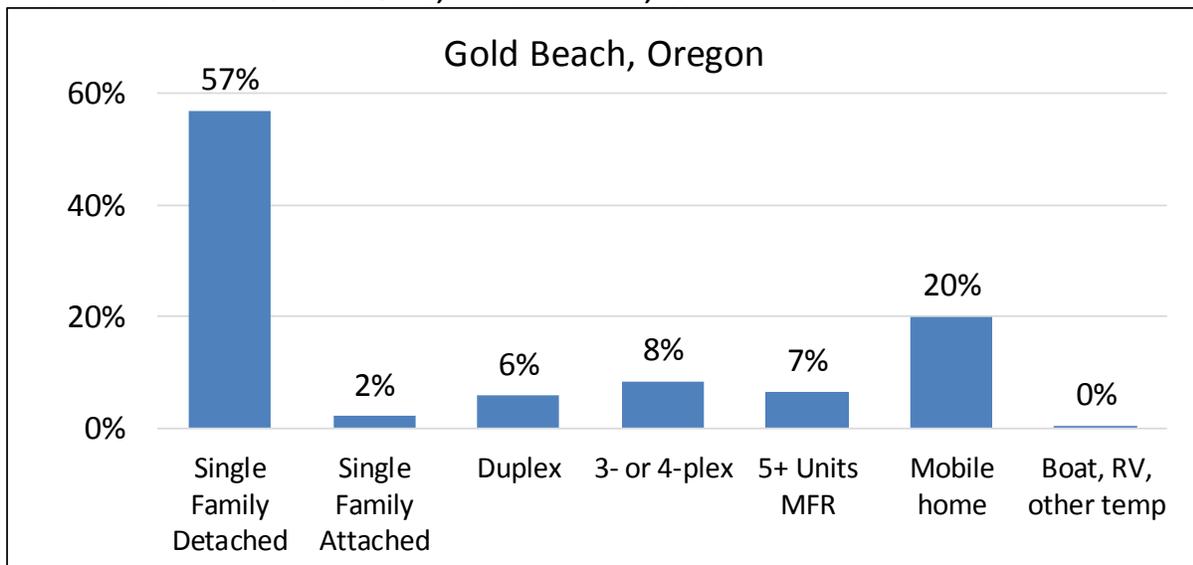
Gold Beach has a greater share of owner households (66%) than renter households (34%) according to the Census. The ownership rate in Gold Beach has remained stable since 2000. During this period the statewide rate fell from 64% to 61%. Nationally, the homeownership rate has nearly reached the historical 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 1,925 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

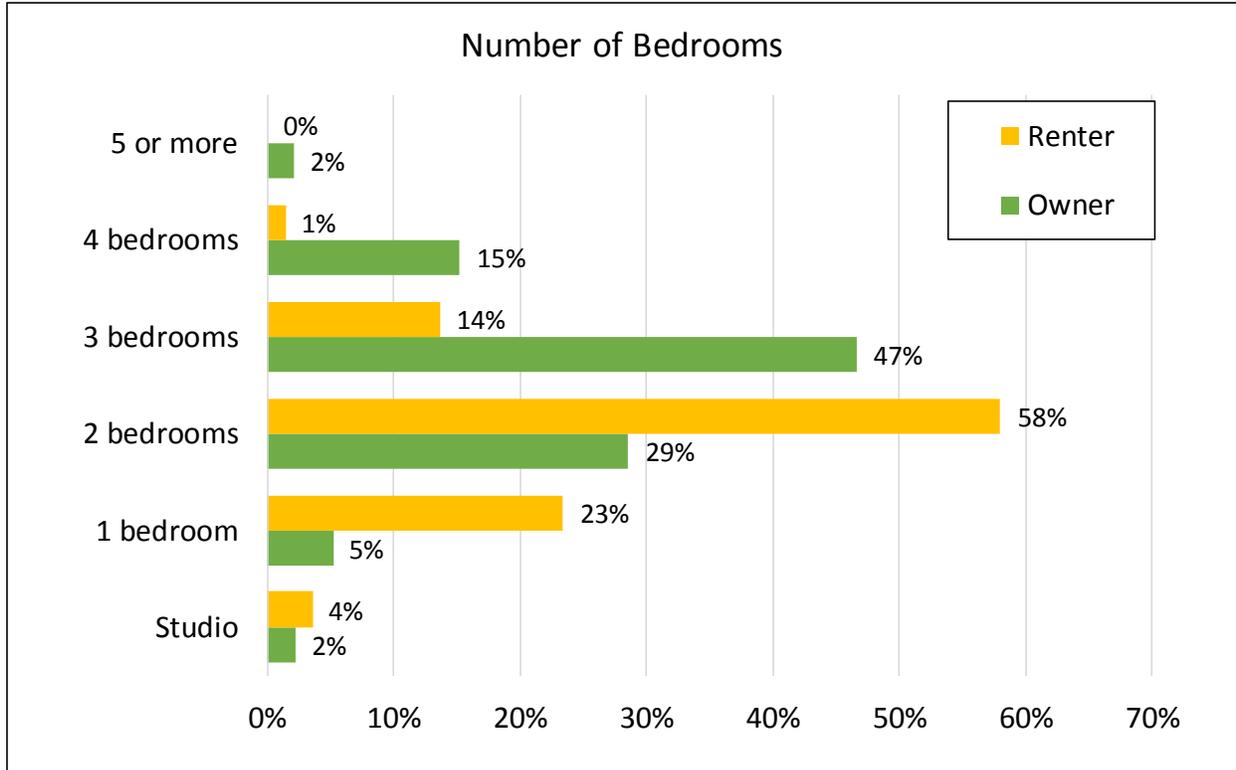
Figure 2.1 shows the estimated number of units by type in 2017. Detached single-family homes represent an estimated 57% of housing units (includes manufactured homes on a single-family lot).

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

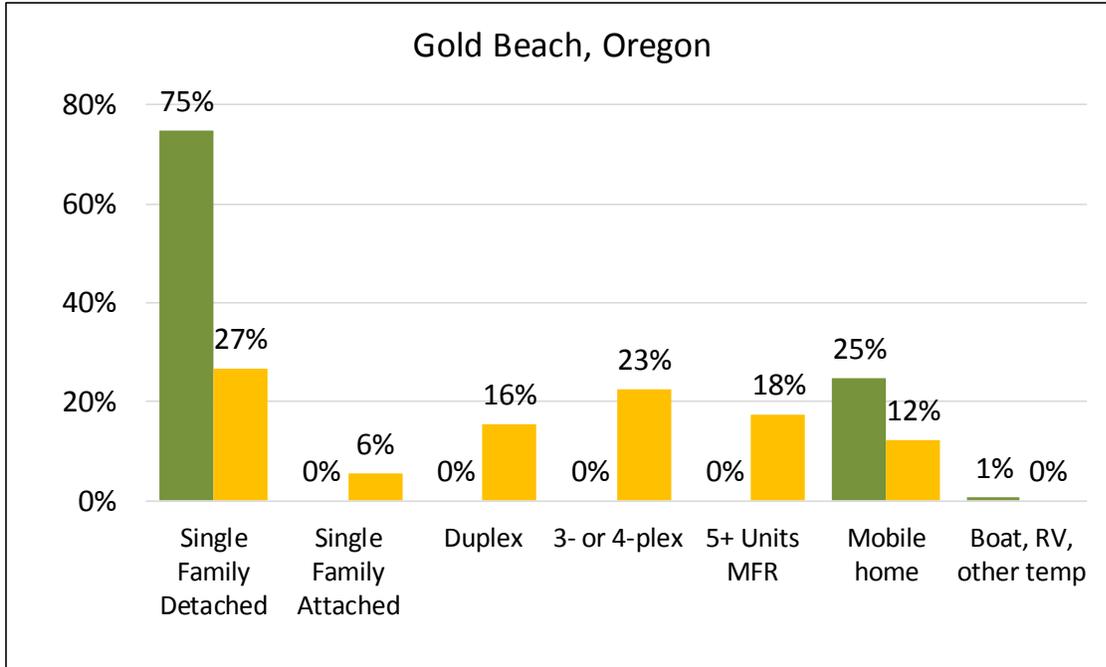
Price Range	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp	Total Units
Totals:	985	0	0	0	0	326	10	1,320
Percentage:	74.6%	0.0%	0.0%	0.0%	0.0%	24.7%	0.7%	100.0%

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:	161	34	94	136	106	74	0	603
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

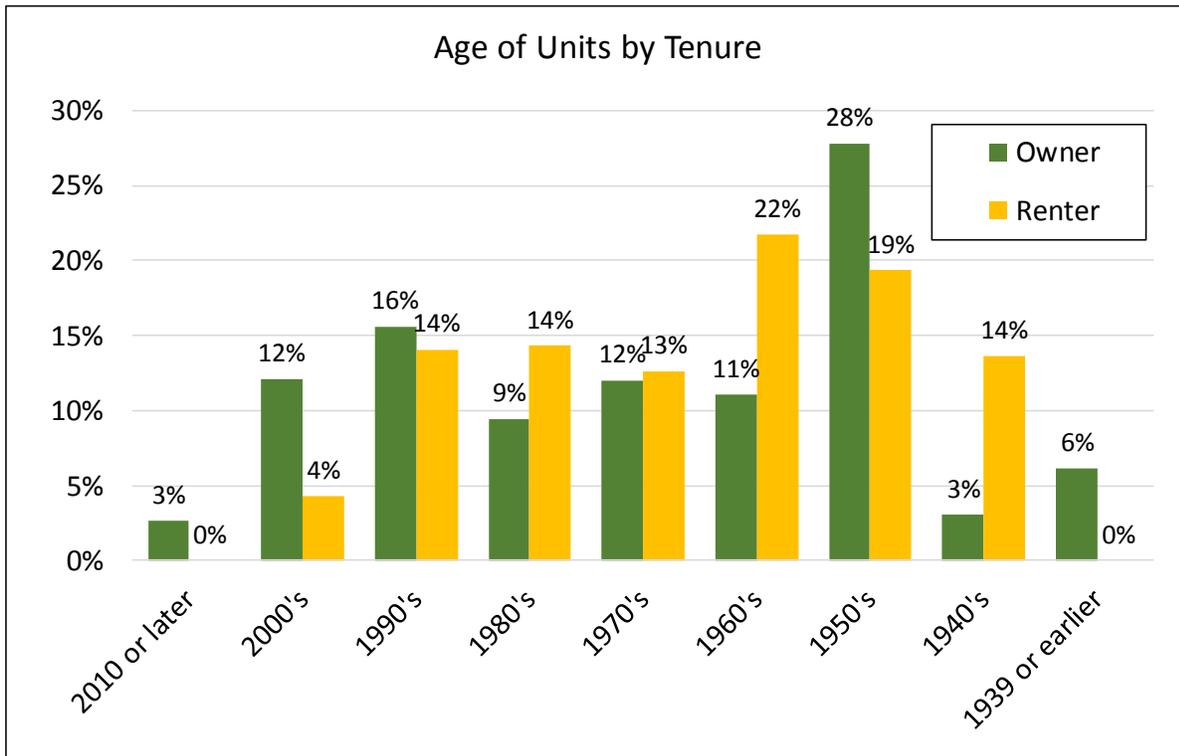


Sources: US Census, JOHNSON ECONOMICS, CITY OF GOLD BEACH

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

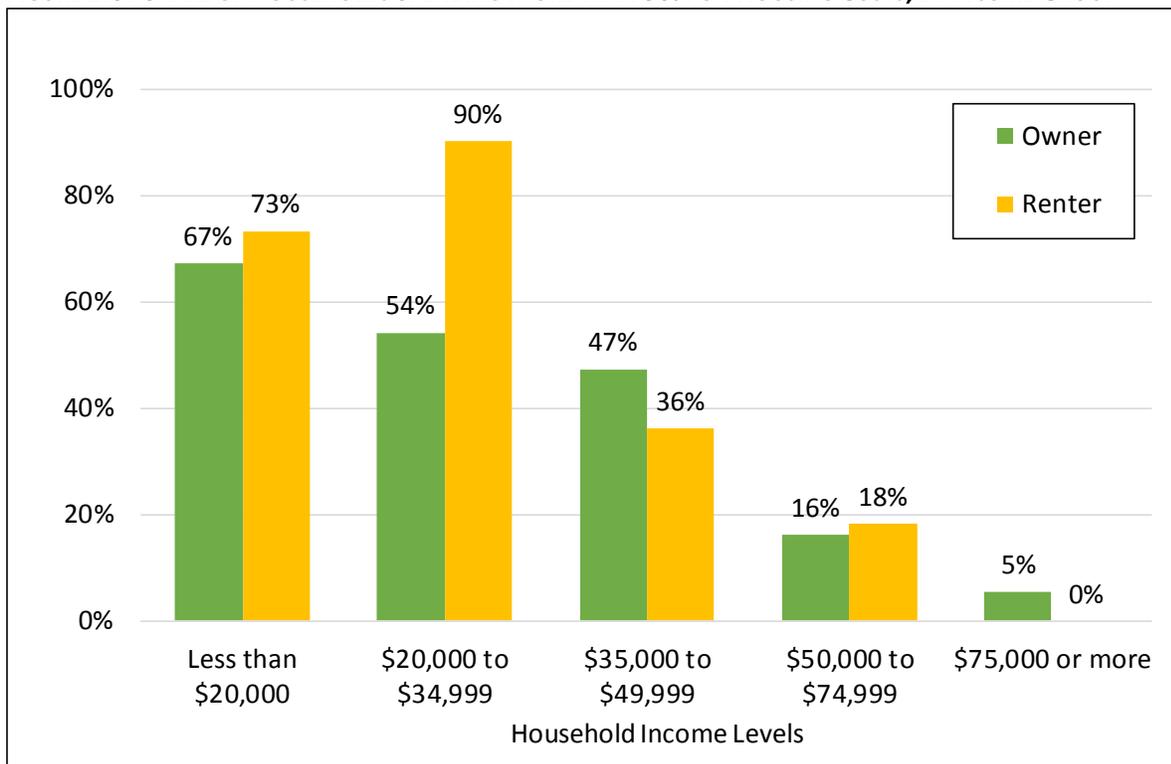
Figure 2.6 shows the share of owner and renter households who are paying more than 30% of their household income towards housing costs, by income segment. (Spending 30% or less on housing costs is a common measure of “affordability” used by HUD and others, and in the analysis presented in this report.)

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

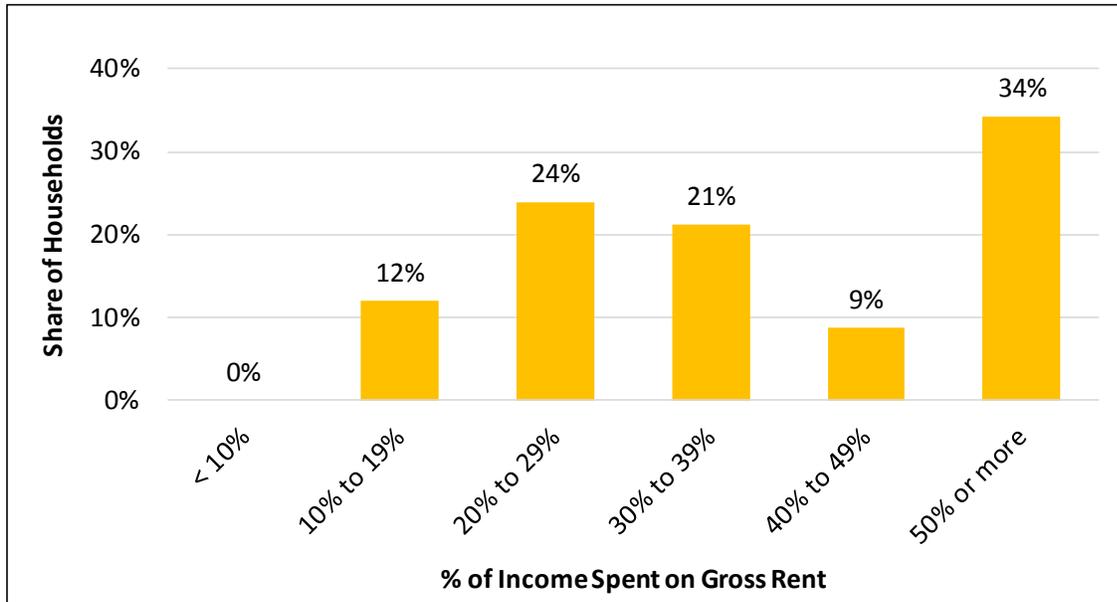


Sources: US Census, JOHNSON ECONOMICS
Census Table: B25106 (2017 ACS 5-yr Estimates)

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 Household:	1,612 (Pop/HH Size)	
Total Housing Units:	1,923 (Occupied + Vacant)	Census 2010 + permits
Occupied Housing Units:	1,612 (= # of HH)	
Vacant Housing Units:	311 (Total HH - Occupied)	
Current Vacancy Rate:	16.2% (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 1,923 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
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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.

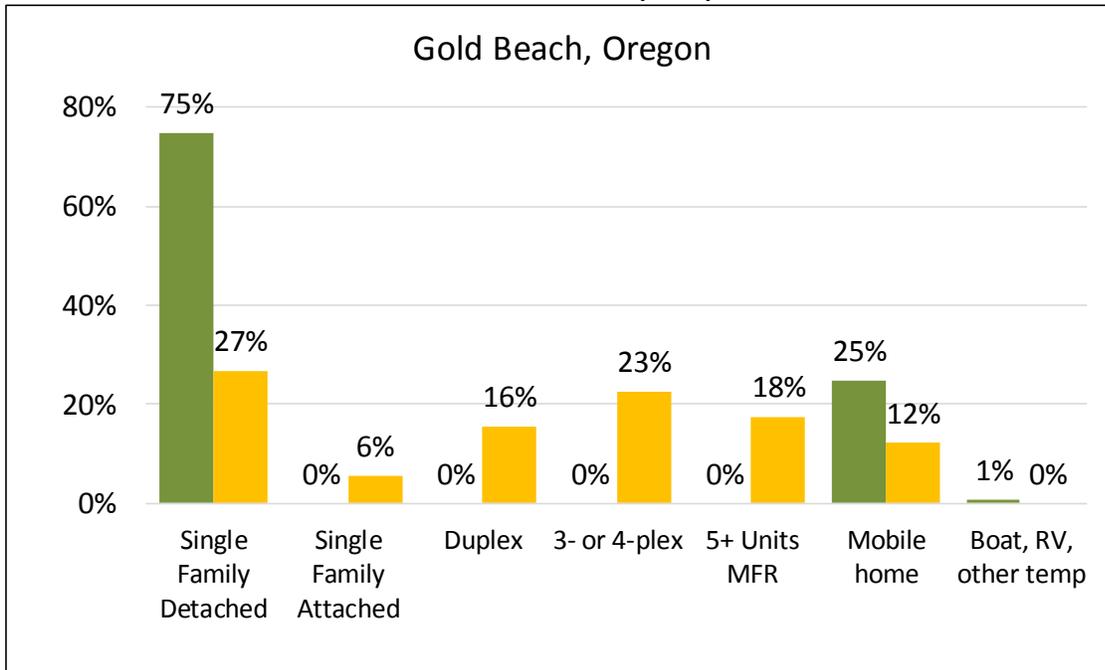
CURRENT HOUSING INVENTORY

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 BY TYPE (2018)



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

FIGURE 3.4: PROFILE OF CURRENT HOUSING SUPPLY, ESTIMATED AFFORDABILITY (2018)

Income Range	Ownership Housing		Rental Housing		Share of Total Units
	Affordable Price Level	Estimated Units	Affordable Rent Level	Estimated Units	
Less than \$15,000	\$0k - \$90k	287	\$0 - \$400	127	22%
\$15,000 - \$24,999	\$90k - \$130k	67	\$400 - \$600	29	5%
\$25,000 - \$34,999	\$130k - \$190k	341	\$600 - \$900	302	
\$35,000 - \$49,999	\$190k - \$220k	175	\$900 - \$1000	44	11%
\$50,000 - \$74,999	\$220k - \$340k	182	\$1000 - \$1600	91	14%
\$75,000 - \$99,999	\$340k - \$370k	117	\$1600 - \$1700	3	6%
\$100,000 - \$124,999	\$370k - \$450k	106	\$1700 - \$2100	8	6%
\$125,000 - \$149,999	\$450k - \$540k	29	\$2100 - \$2500	0	2%
\$150,000 - \$199,999	\$540k - \$710k	16	\$2500 - \$3300	0	1%
\$200,000+	\$710k +	0	\$3300 +	0	0%
	69%	1,320	31%	603	

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.

COMPARISON OF CURRENT HOUSING DEMAND WITH CURRENT SUPPLY

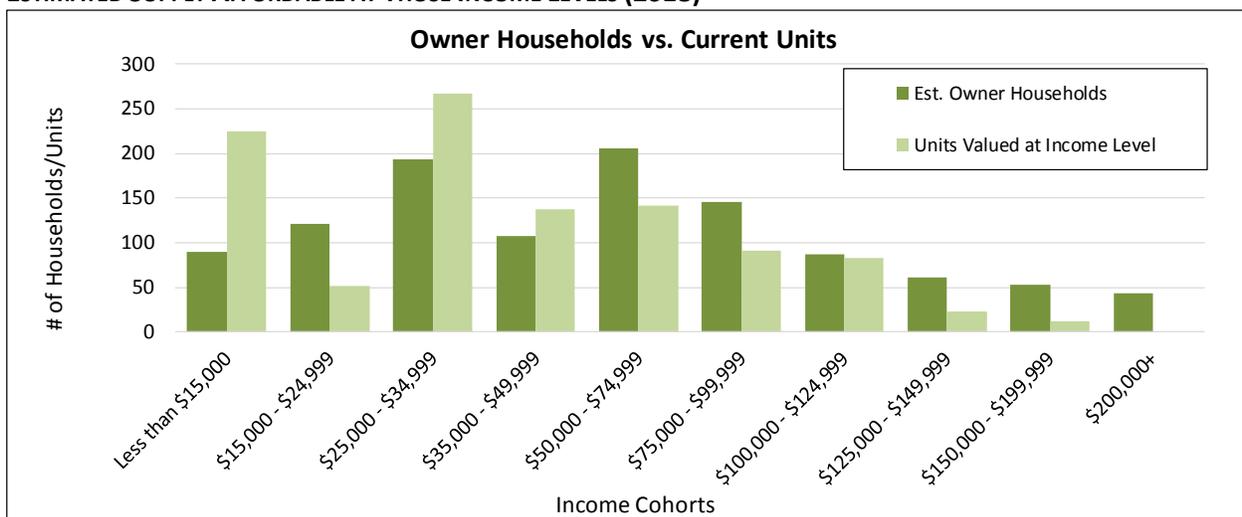
A comparison of estimated current housing *demand* with the existing *supply* identifies the existing discrepancies between needs and the housing which is currently available.

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.

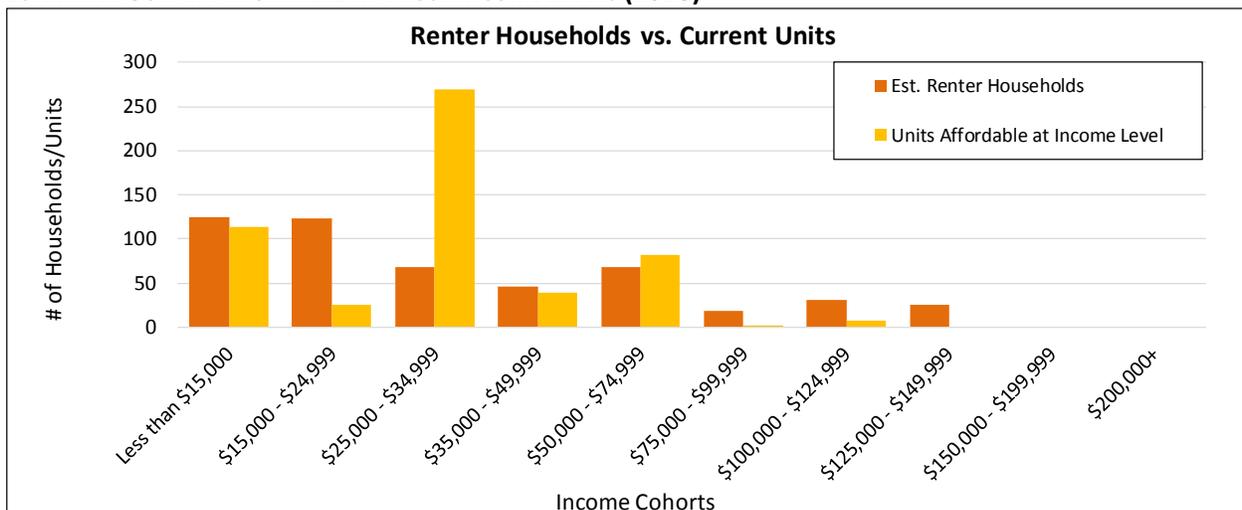
Figures 3.5 and 3.6 present this information in chart form, comparing the estimated number of households in given income ranges, and the supply of units currently affordable within those income ranges. The data is presented for owner and renter households.

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 analysis finds a “surplus” of housing in various categories largely because the elevated vacancy rate. Much of this vacancy is the result of second homes/vacation homes in the community. Like many popular vacation communities, Gold Beach has some housing inventory that does not primarily serve full-time residents. This can cause a mismatch between available housing and local need, as homes built for the vacation market may not be the proper housing type or price point to serve local residents.

The projections of future housing need presented in the following section include an assumption of continued second housing need (i.e. built-in vacancy of these units) in addition to projected needs of permanent residents.

Those price and rent segments which show a “surplus” in Figures 3.5 and 3.6 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.

* * *

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 PSU
2039 Population (Minus Group Pop.)	4,181	(Total 2039 Population - Group Housing Pop.)
Estimated group housing population:	72	Share of total pop from Census US 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 US Census
Total Housing Units:	2,519	Occupied Units plus Vacant
Occupied Housing Units:	2,111	(= Number of Non-Group Households)
Vacant Housing Units:	126	
Vacation Home, 2nd Home, Seasonal:	281	
Projected Market Vacancy Rate:	5.0%	(Vacant Units/ Total Units)
Projected Vacation Rate, 2nd Home:	11.2%	(US Census Est.) US Census

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									
Unit Type:	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:	329	14	0	0	0	117	0	459	77.1%
Percentage:	71.6%	3.0%	0.0%	0.0%	0.0%	25.4%	0.0%	100%	

RENTAL HOUSING									
Unit Type:	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:	30	9	23	32	27	17	0	136	22.9%
Percentage:	21.7%	6.6%	16.6%	23.5%	19.5%	12.2%	0.0%	100%	

TOTAL HOUSING UNITS									
Unit Type:	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:	359	23	23	32	27	133	0	596	100%
Percentage:	60.2%	3.8%	3.8%	5.4%	4.5%	22.4%	0.0%	100%	

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

- The results show a need for 596 new housing units by 2039.
- Of the new units needed, roughly 77% are projected to be ownership units, while 23% 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 analysis predicts need for ownership housing at the low-end of the pricing spectrum, but also in the middle and high ranges. 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.

- 60% of the new units are projected to be single family detached homes, while 18% is projected to be some form of attached housing, and 22% are projected to be mobile homes, or RV or other temporary housing.
- Single family attached units (townhomes on individual lots) are projected to meet 4% 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 over 9% 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.)
- 4.5% 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.
- 22% 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.

V. RECONCILIATION OF FUTURE NEED (2039) & LAND SUPPLY (CITY OF GOLD BEACH)

This section summarizes the results of the Buildable Lands Inventory (BLI). The BLI is presented in detail in an accompanying memo to this report.

The following table present the estimated capacity for new housing of the buildable lands identified in the City of Gold Beach UGB. Figure 5.1 presents the estimated buildable residential acreage. Figure 5.2 translates this into the estimated capacity for new housing units. There is a total remaining capacity of 1,136 units of different types within the study area, on 153 buildable acres. Much of this capacity is within the medium and high density residential zones.

FIGURE 5.1: ESTIMATED BUILDABLE LANDS CAPACITY BY ACREAGE (2019)

Zoning Designation	Partially Vacant or Vacant Parcels	Gross Vacant Acres			Net Vacant Acres
		Partially Vacant	Vacant	Total	
1R – Residential One	35	2	9	11	8.25
2R – Residential Two	21	1	15	16	12
3R – Residential Three	89	10	24	34	25.5
R-1 – County Residential	51	12	16	28	21
R-2 – County Residential	129	43	72	115	86.25
R-3 – County Residential	0	0	0	0	0
Subtotal		68	136	204	
Net Buildable Acres²		51	102	153	

Source: Angelo Planning Group

FIGURE 5.1: ESTIMATED BUILDABLE LANDS CAPACITY BY NO. OF UNITS (2019)

Zoning Designation	Estimated Housing Unit Capacity		
	Net Vacant Acres	Projected DU/Net Acre	Projected Housing Capacity
1R – Residential One	8.25	5	46
2R – Residential Two	12	7	84
3R – Residential Three	25.5	15	345
R-1 – County Residential	21	5	102
R-2 – County Residential	86.25	7	558
R-3 – County Residential	0	15	1
Total	153	--	1,136

Source: Angelo Planning Group

The following tables summarize the forecasted future unit need for Gold Beach. These are the summarized results from Section IV of this report.

FIGURE 5.3: SUMMARY OF FORECASTED FUTURE UNIT NEED (2039)

TOTAL HOUSING UNITS									
Unit Type:	Single Family Detached	Single Family Attached*	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	359	23	23	32	27	133	0	596	100%
Percentage:	60.2%	3.8%	3.8%	5.4%	4.5%	22.4%	0.0%	100%	

Sources: PSU Population Research Center, Census, Johnson Economics

Comparison of Housing Need and Capacity

There is a total forecasted need for roughly 596 units over the next 20 years based on the PSU forecasted growth rate. This is well below the estimated capacity of over 1,136 units. However, as Figure 5.4 below demonstrates, when specific housing types are considered, there may be a mismatch between the available land for housing and the needed types.

While much of the anticipated housing need is for low-density housing, the greatest remaining buildable capacity is in the medium and high density zones (2R and 3R and the county equivalents.) Therefore there is an estimated shortage of low density land of roughly 42.5 acres. However, there is an overall estimated surplus of 52 acres, and it is likely that much of the single-family demand might be accommodated in the medium density zone.

FIGURE 5.4: COMPARISON OF FORECASTED FUTURE LAND NEED (2039) WITH AVAILABLE CAPACITY (UGB)

TOTAL UGB AREA:	Unit Type			TOTAL
	Single Family Detached	Medium-Density Attached*	Multi-Family	
LAND INVENTORY VS. LAND NEED				
Buildable Land Inventory (Acres):	29.3	98.3	25.5	153.0
Estimated Land Need (Acres):	71.7	25.5	3.9	101.1
Land Surplus (Inventory - Need:)	-42.5	72.7	21.6	51.9

Sources: PSU Source: Johnson Economics, Angelo Planning Group

FINDING: There is currently sufficient buildable capacity within the Gold Beach UGB to accommodate total projected need. However, there may be a discrepancy between the needed housing types and the zoning of the available lands. These findings will help guide further discussion of potential housing policies and measures to increase efficient land use and address deficits.



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: July 8, 2019

TITLE: Continued Discussion on Short Term Rental Restrictions

SUMMARY AND BACKGROUND:

We have been discussing housing and local housing shortage for most of 2019 both as the Council and as the Urban Renewal Agency. Last month Councilor Kaufman provided a discussion draft of possible code amendments for limitations on short term (vacation) rentals. Staff inquired with the City Managers List Serv about how other cities cope with vacation rentals. There were only a few responses, but the one from Lincoln City was most helpful. They are much larger than us, but they have similar issues and demographics. Attached to the report are the following:

- The relevant section of their 2016 comp plan update regarding vacation rental dwellings (full 34 page text here: [www.lincolncity.org/vertical/sites/%7BD5C39B4D-9F7A-4251-AEA0-F594E7F89DDB%7D/uploads/Ordinance_2016-20_VRD_Land_Use_-_adopted_on_12-19-2016\(2\).pdf](http://www.lincolncity.org/vertical/sites/%7BD5C39B4D-9F7A-4251-AEA0-F594E7F89DDB%7D/uploads/Ordinance_2016-20_VRD_Land_Use_-_adopted_on_12-19-2016(2).pdf))
- Their information handout about the VRD process
- Their VRD application with required standards
- Their health and safety requirements for VRD

They limit VRD in most residential zones to 10% of the dwellings within that zone. They also instituted a prohibition on new VRD in certain zones and have a sundown clause for existing VRD in operation at the time the code was adopted.

The City of Talent also responded with their short term rental code requirements. Their most interesting requirement is that a STR must be a primary residence of the owner and they must prove they occupy the dwelling at least 200 days per year.

A staff recommended amendment is a prohibition on sub-leasing of a dwelling or dwelling unit as a VRD. Currently we have some renters that are subleasing their rentals on sites such as AirBnB and VRBO. Some owners appear to be aware of the subleasing, others maybe not.



SECTION 10.

MISC. ITEMS (including policy discussions and determinations)

Also attached is the brief report staff provided at the July meeting on the status of current VRDs in Gold Beach.

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**REPRINT OF JULY COUNCIL AGENDA REPORT**

*We have briefly discussed the concern about the increase in local vacation rentals and the possible adverse effects to the local rental housing market. Councilor Kaufman has prepared a DRAFT proposed amendment related to restrictions on short-term rentals to begin the discussion.*

*Staff made a quick internet search on the topic, and provided 3 articles of varying lengths regarding the issue for reference only.*

~~~~~

COUNCILOR KAUFMAN'S PROPOSED DRAFT CODE

Short Term Rental Ordinance – 1st Draft

Short-Term Rentals also known as Vacation Rentals are a popular and growing business enterprise throughout the world. Coastal communities are highly desirable for this type of business. However, the cost of this business model reduces the availability of long-term housing where people can live as they are the housing structures.

The purpose of this ordinance is to reduce the impact of the short-term rental business on work force housing.

All residential zones in the City of Gold Beach, 1R, 2R and 3R including the R1, R2 and R3 prior county zoning codes short-term rental housing will be limited to a maximum of ten units (10). Current conditional use holders are counted first, new applications will be held until the next opening arises.

Commercially zoned dwelling units do not need a conditional use permit but do need to register their business with the City and collect the bed taxes.

Exceptions

Dwelling units that are over 3500 square feet will not count towards the maximum number of units.

Dwelling units that are owner occupied and are only renting out “bedrooms” and not the full living space. These units must meet the conditional use standards including one additional off-street parking space for each bedroom rented. (Current code requires two parking spaces per dwelling).

Penalty for noncompliance –



SECTION 10.

MISC. ITEMS (including policy discussions and determinations)

An unpermitted short-term rental advertised will result in a compliance letter, the operator must cease business immediately and take down all advertising. Reservations on the books further than thirty days from the notice must be terminated. Reservations less than thirty days will be temporarily allowed, but bed tax must be collected and reported, and operator must apply for conditional use within thirty days of notice.

A second notice any time after the first thirty-day notice to the same owner or operator will result in a second letter, a fine of \$200.00 per day the violation continues. Unpaid fines will be sent to collections and a lien will be put on the property.

A third notice of violation to the same owner an operator will result in a final warning letter, the City will take action to remove the water meter and will post that the property is operating an illegal business. Costs of all enforcement including attorney fees, preparing letters, research for advertising, reporting to the vendors like AirBnB and VRBO, postage and the like will be assessed in addition to the daily fines.

If the business does not cease operation, the City may remove the water meter at the owner's expense and replacement to be at the normal listed fees.

VRDs to be developed on lots in the R-1 zone without sewer service does not apply to VRDs.

Because any development of VRDs will be subject to the already-existing requirement to provide adequate public facilities, the proposed ordinances will not adversely affect the availability or arrangement of public services and utilities. The goal is satisfied or does not apply to the proposed amendments.

(4) Urbanization Goal

"To promote an orderly and efficient transition of land uses from rural to urban."

The VRD amendments do not affect the development densities of properties in Lincoln City. Since the amendments will not affect development (the development to which they relate will occur only in the R-1-5 zone and in various commercial and mixed-use that already are urbanized and, in the cases of the commercial and mixed-use zones already is authorized by the zoning ordinance) they will not affect the transition of land uses from rural to urban. This goal is satisfied or does not apply to the proposed amendments.

(5) Natural Hazard Goal

"The City shall control development in hazardous areas to protect life and property from natural disasters and hazards."

The VRD amendments, by themselves, do not authorize any development. Any development of VRDs is subject to the city's existing and acknowledged ordinance standards relating to development in the Natural Hazard Areas, and the VRD amendments do not authorize any development inconsistent with these natural hazard standards. This goal is satisfied or does not apply to the proposed amendments.

(6) Housing Goal

"To provide for the housing needs of all citizens."

The Comprehensive Plan's Housing Element establishes policies to be implemented in the zoning code, with most relating to housing types, quality, and affordability. One policy requires the City to "work to stabilize and protect existing residential areas from deterioration and incompatible development." The plan does not specify what types of development might be considered "incompatible."

The Council finds and determines that a vacation home or summer home is housing under the Municipal Code and Plan. The seasonal resident seeking

shelter recognized in the Comprehensive Plan is the owner of such vacation or summer home. Such homes are located in residential zones and are compatible with existing residential areas.

The allowance of full-time VRDs in the R-1-5 zone is a change from past law. Some consider a full-time VRD to be different from a summer home used by its owner, and incompatible with residential areas. The City Council finds and determines that in relatively heavy concentrations full-time VRDs are in fact incompatible with residential areas. The City Council finds and determines further that with strict locational and numerical limitations low concentrations of full-time VRDs can be compatible with residential areas.

In the past, nearly every VRD related ordinance stated that VRD use in residential zones was merely accessory. For example, findings for Ordinance 2009-02 provide:

(10) Goal 10: "Housing" The VRD amendments do not by themselves affect residential development. By themselves the VRD amendments do not affect the availability of housing because they relate only to housing that already is allowed and to a use that is merely accessory to the primary use of the structures they are in as second homes. Therefore, the VRD amendments are consistent with Goal 10. (emphasis added)

Despite what the ordinances have said, the actual practice in Lincoln City has been significantly different. In recent years, owners of many VRDs in residential zones made them available as nightly rentals on a full-time basis despite the accessory use limitation in the Municipal Code. At the same time the number of VRDs in residential zones rose at an increasing rate during the real estate boom of the early 2000s, with the increases stopping only as a result of the recession of 2007-2009. This disregard of the accessory use limitation that made many (if not most) VRDs in residential zones *de facto* commercial uses, coupled with the uncontrolled growth in the number of VRDs, lead to growing impacts of VRDs on residential areas.

As noted above, the Comprehensive Plan contains the following policy:

4. The City shall work to stabilize and protect existing residential areas from deterioration and incompatible development.

The amendments function to comply with this policy, in three ways. First, they bring to a halt the uncontrolled growth of full-time VRDs in residential neighborhoods. Rather than allowing continued unfettered growth, the amendments cap the number of full-time VRDs in the R-1-5 zone at 10 percent of the total number of lots in the zone. At this time there are 1940 lots in the R-1-5 zone, so there can be no more than 194 full-time VRDs in the zone. Testimony showed there are approximately 171 VRDs in the R-1-5 zone. Each of

these would be allowed to be rented for an unlimited number of nights in each year. Thus the future growth in the number of full-time VRDs in the R-1-5 zone is limited to no more than 23 new full-time VRDs. Then there could be no new ones until one of the existing full-time VRDs is transferred or ceases to be used as a VRD.

Second, the amendments completely ban new full-time VRDs in all residential zones other than the R-1-5. Thus there can be no new full-time VRDs in the R-1-7.5 zone, R-1-10 zone, R-R zone, R-M zone, and NCR zone. The evidence showed that there are only 11 VRDs in the R-1-7.5 zone, 19 in the R-M zone, one in the R-R zone, and 5 in the NCR zone. These will go away over time as the properties are transferred to new owners who will not be able to rent them as VRDs for more than 30 nights per year.

Third, they place a strict limit on the number of nights that an accessory-use VRD may be rented for. The new limit is 30 nights per year. In contrast, the current practice has been to allow them up to 90 nights per year, and before that some VRDs in residential zones were expressly "limited" to up to 300 nights per year. The new 30-night limit reduces the impacts of accessory use VRDs by at least two thirds over the current and past practices.

The amendments do not function to make full-time VRD use a residential use. The City Council finds and determines that full-time VRD use is a commercial use. As described above, with strict limits on the number (i.e. no more than 10% of the lots in the R-1-5 zone) and location of full-time VRDs in residential zones (i.e. only in the R-1-5 zone; not in the R-1-7.5, R-1-10, R-R, R-M, or NCR zones) full-time VRD use can be compatible with existing residential areas.

The 2006 Comprehensive Economic Opportunities and Buildable Land Needs Assessment prepared by Johnson-Gardner and the Beckendorf Associates Corp. used two different methodologies to determine the amount of buildable land needed to accommodate future growth. With respect to low density residential development (i.e. single-family and duplex housing) the assessment showed that Lincoln City had a surplus of buildable land of 99.3 or 402.9 acres, depending on the methodology used. In either case, the City had a substantial surplus.

The City Council takes official notice of the fact that the City's zoning regulations have been changed to allow accessory dwelling units in the R-1 zone and elsewhere where single-family dwellings are allowed, and to allow "cottage clusters" as well. These provisions allow dwellings at a density higher than was allowed at the time of the 2006 buildable land needs assessment. Similarly, the Council takes official notice that the City has amended its planned unit development regulations to allow certain density bonuses, which likewise functions to allow density higher than would have been allowed in 2006. The City Council finds that these ordinance changes promoted more

efficient use of available land and reduced the need for new lands to accommodate future growth.

The City Council finds that to the extent the proposed amendments' allowance of up to 194 full-time VRDs in the R-1-5 zone might be considered to remove land from that needed for residential use and growth, the surplus of buildable lands is sufficient to still leave the City with sufficient buildable land for low density residential development, particularly when the recent ordinance changes allowing increased density in the R-1 zone are considered.

As for the amendments' limitation of accessory use VRDs to no more than 30 nights rental per year, the City Council finds and determines that it merely is adding definition to the existing accessory use limitation in the Municipal Code. In other words, while every property owner in residential zones has had the right to have an accessory use VRD, no one has said exactly what the extent of that right is. With these amendments, the City Council is clarifying what "accessory use" means in the context of accessory use VRD operation. The definition of accessory use as no more than 30 nights retains the existing accessory use limitation for the vast majority of property owners in residential zones and adds certainty to it. The City has, for more than five years, limited such VRD use in residential zones to incidental and subordinate accessory use of a second or vacation home. The amendments do not take away that restriction and the restriction is immune from attack under Measure 49.

(7) Economy Goal

"To support the tourist industry and achieve a degree of diversity in the community which will allow a balanced economy that will, in turn, support an adequate level of services for all members of the area."

The Economy Element concludes:

Tourism will continue to function as the basic industry in Lincoln City. An anticipated increase in the retirement population will serve to contribute to the economic base of the community. New employment opportunities are projected to occur in service related industries. Tourism and service jobs are labor intensive and relatively "clean industries", however some of the positions are seasonal, and the wages are minimal and are subject to sudden changes in economic conditions.

To achieve a more stable economy, the city should strive to improve tourism, as well as attempt to diversify the economic base.

The Economy Element identifies Tourism and the Retirement Community as continuing sources of service related employment opportunities for citizens of Lincoln City. Both are estimated to increase. To a certain extent, past practices

resulting in unconstrained growth in the number of VRDs, ineffective limitations on the number of nights for which VRDs may be rented, and the lack of restrictions on where they are permitted to locate have caused acknowledged nuisance-like impacts on established residential areas occupied by retirees; some retirees have indicated they have moved from areas of the city due to these compatibility conflicts. Accordingly, a balance between these two competing sectors of the economy is required. The amendments will help to correct the existing imbalance and to achieve the needed balance. As described above with respect to the Housing Element of the Comprehensive Plan, the amendments will end the unrestricted growth in the number of full-time VRDs and place a maximum concentration of 10 percent of the number of lots in the R-1-5 zone. They will prohibit new full-time VRDs in all residential zones other than R-1-5. And they strictly limit the number of nights to 30 that an accessory use VRD may be rented in a year (The more complete descriptions of these effects set out under the Housing goal is incorporated here by reference). These will reduce the nuisance-like impacts of VRDs, especially east of Highway 101, and will make neighborhoods more attractive for seniors who dislike living near VRDs.

There was testimony about the changes in the way people vacation that have occurred over the past 10 to 15 years. Compared to previous times, more people than before now opt for single-family dwelling-type group quarters, where entire families and groups of friends can share meals and other activities, rather than for traditional hotels and motels. Thus there is a demand for VRD-type vacation properties that exceeds the former level of demand. In order to meet this demand, which according to testimony will go elsewhere if an adequate supply of VRDs is not available in Lincoln City, there is a need to permit full-time VRDs in key areas of the City. Since the main draw to Lincoln City for tourists is the beach, these key areas tend to be west of Highway 101 in areas close to the ocean. While there are substantial areas of beachfront lands zoned for commercial uses (R-C, OPD-OF, and NBMU), much of the rest of these areas is zoned R-1-5. The R-1-5 zone comes at the intersection of single-family-type dwellings and proximity to the ocean.

A great deal of testimony was given about the economic benefits of vacation rentals, both full-time and accessory use VRDs. There also was a report prepared by the Planning & Community Development Director on the economic impacts of VRDs entered into the record. The Council finds that full-time and accessory use VRDs have economic value to the City and the community benefits from economic activity by tourists, including those who use VRDs. The Council further finds that the amendments support the economy by providing certainty for those jobs supporting the existing VRDs by making the VRDs' full-time operation legal and not subject to curtailment to comply with the existing accessory use limitation.

VACATION RENTAL DWELLING APPROVAL PROCESS



Please allow 6 to 8 weeks for processing time for land use approval and licensing. To avoid any gap in licensing when buying a property, apply immediately after your offer is accepted. This is especially important if the house is already a VRD and you have agreed to honor existing reservations.

R-1-5 ZONE

1. Submit an application with \$350 land use filing fee. The application must contain:
 - Application form completely filled out (including the name of owner's local representative and signatures from all applicants and property owners). If applicant is not the property owner, the current owner must provide written authorization.
 - Parking plan to show that at least one parking space per rented bedroom; all parking must be on the property (not on the street).
 - Proof of trash service (provided before a license is issued).
2. Planning department staff reviews the application materials to determine completeness. If the materials are complete, staff will schedule inspections.
3. Planning department staff will mail a "pre-notice" to all property owners within 250 feet of the lot. This notice is to let neighbors know that someone has applied to use the home as a VRD, and gives them 14 days to submit written comments for staff to consider during review.
4. Planning department staff inspects the property to verify it meets parking and landscaping requirements. Staff conducts a "health and safety" inspection at the same time, and for this inspection, someone must accompany staff through the house. The health and safety brochure outlines the standards for VRDs. *(Note – the health and safety inspection can be deferred until a later time, for example, after current occupants move out).*
5. After the inspections, planning department staff writes a report analyzing how the application meets the required standards. The planning director reviews the report and makes a decision on the land use approval, which staff mails to the neighboring property owners. If approved, the notice includes the name and phone numbers for the local representative. Neighbors have 20 days to appeal the decision. The applicant can use that time to make any required corrections to the parking, landscaping, and health and safety items.
6. License Approval:
 - a. When the 20-day appeal period has expired without appeal and all requirements are met, planning staff gives the applicant the final licensing paperwork to submit to the Finance Department along with the required \$200 fee. Once the finance department issues the license, the owner is free to advertise and rent the house.
 - b. If following the 20-day appeal period the applicant still has corrections to make, staff places the file on hold. The applicant has one year from the date staff mailed the Notice of Decision to complete all corrections and obtain a license; otherwise, the land use approval expires.

In the **R-1-5** Single-Family zone, staff may approve a maximum of 194 licenses with unrestricted rental nights. After reaching that cap, staff can approve VRDs in the R-1-5 zone for up to 30 rental nights per year. Staff will maintain a waiting list for those who want an unrestricted license in the R-1-5 zone.

R-1-RE ZONE (ROADS END NEIGHBORHOOD)

1. Homes that already have a VRD license (issued or in process) as of November 22, 2017 have a 7-year period of non-conforming status. During this time, a property owner can sell, transfer or amend the property ownership, and the new (or added) owners may continue to rent the VRD under the same terms and conditions that existed prior to the re-zoning. This means:
 - No restriction on the number of rental nights per year
 - No requirement for on-site parking (but staff encourages it, if possible!)
 - No requirement for residential landscape standards (staff also encourages landscaping)
2. For these non-conforming VRDs, a new owner will submit a license application to the Finance Department, along with the \$200 fee. Finance will route the application to Planning. The new owner will need to identify a local representative and show proof of trash service.
3. The planning staff will schedule an inspection to verify the VRD meets all health and safety standards. If staff inspected the VRD within the last year or so, staff will ask the owner to confirm that nothing has changed.
4. Following the re-inspection for health and safety, staff will mail a Notice of License Approval to neighbors within 250 feet of the VRD with the local representative's name and phone numbers.

For a home in Roads End not previously licensed as VRDs, the owner may apply for a license limited to a maximum of 30 rental nights per year. The application procedure is the same as for other Lincoln City neighborhoods (parking, landscaping, health and safety).

OTHER RESIDENTIAL ZONES, MIXED USE AND COMMERCIAL ZONES

Residential zones other than R-1-5 allow accessory VRD use with licenses for up to 30 rental nights per year. Licenses for VRDs in mixed use and commercial zones have no restriction on the number of rental nights. The application process for VRDs in any of these zones is the same as described above under R-1-5.

Vacation Rental Dwelling License Application

TO: Finance Department
801 SW Hwy. 101, 3rd Floor
PO Box 50
Lincoln City, OR 97367

Stamp Date Received: _____

Zoning District: _____ File No: _____

Account No: _____

License Fee: \$100
OTP for Rental Property Fee: \$100

VRD Street Address: _____

Name Using to Advertise VRD: _____

#Bedrooms _____ #of Parking Spaces _____

Duplex/Townhouse: Yes No

Applicant/Owner Name*: _____

Mailing Address: _____

City, State, Zip: _____

Telephone #: Cell (_____) _____ Work (_____) _____

Email Address: _____

***Must include name, mailing address and telephone number of all persons holding or contracted to hold an ownership interest in the property, or holding an ownership interest in the entity that owns the property, shall be provided. Please attach additional sheets as necessary to provide a full and accurate ownership list.**

Local Representative: _____ Phone#: Day (____) _____
Night (____) _____

Address: _____

City, State and Zip: _____

Email Address: _____

Please carefully read the whole application and Operational Requirements on page 4.

=====

I (We) certify the following:

1. I (We) have read and understand the *Operational Requirements*, a copy of which is attached to this application, as my (our) responsibilities as owner(s) of a Vacation Rental Dwelling. I (We) agree to comply with the standards and requirements in Municipal Code §17.80.050 & §5.14.
2. I (We) understand that the dwelling is subject to inspection or independent investigation for the purpose of verifying that the property is in conformance with any or all standards and requirements of the Vacation Rental Dwelling ordinance (Municipal Code §17.80.050) and Vacation Rental Dwelling License ordinance (Municipal Code §5.14) and that I (we) must cooperate fully with city staff in their inspections and investigations.
3. I (We) understand that unresolved complaints regarding the operation of the Vacation Rental Dwelling, or failure to comply with the Vacation Rental Dwelling license or land-use standards and requirements, may result in revocation of an issued license, as provided in Municipal Code §5.14.100 (D).
4. If the VRD property is in a residential zone, except for noted exceptions to the ownership limitation authorized by law, no person identified as an owner on this application, owns other property in a residential zone in the city that is used as a vacation rental dwelling or that the city has approved for vacation rental dwelling use. (Exceptions include VRDs in Roads End lawfully established prior to July 1, 2013 and those in all other Lincoln City neighborhoods lawfully established prior to November 22, 2007.)
5. I (we) have liability insurance which expressly covers the vacation rental operations on the subject property in the amount of at least \$500,000, combined single-limit.
6. I (we) agree to maintain the property in continuous compliance with all applicable VRD land-use standards and all operational requirements, including all health and safety standards as listed in Section 5.14.060 B.4.
7. I (we) have subscribed to solid waste collection service for the subject property.
8. All improvements on the subject property are in compliance with applicable building codes in effect at the time the improvements were constructed or that such non-compliances are subject to a corrective order approved by the Building Official.

9. The City of Lincoln City has no pending enforcement actions concerning the subject property, or such violations are subject to a court approved resolution.
10. I (we) understand that I (we) are solely responsible for obtaining and renewing as required all approvals, permits, licenses or authorizations from responsible Federal, State, County, City or other local authorities necessary to use the property and facilities thereon in the manner contemplated and that I (we) have obtained all such required approvals or authorizations; further I (we) acknowledge that any license or permit granted by the City is not a waiver or modification of any other federal, state, or local requirements or authorize any violation of federal, state or local law.

I (We) hereby declare under penalty of perjury and false swearing under the laws of the State of Oregon that the foregoing information is true, complete, and correct. I (We) understand that providing false information in this application is a violation of Section 5.14 of the Municipal Code, enforceable as a Class A civil infraction and is grounds to revoke a vacation rental dwelling license issued for the property.

Property Owner Signature

Date

Property Owner Signature

Date

Providing false information under oath or affirmation may constitute the crime of False Swearing [ORS 162.075] or Perjury [ORS 162.065]; providing unsworn false information in the application to the City may constitute the crime of unsworn falsification [ORS 162.085].

Operational Requirements The owner must meet the following requirements to maintain or renew a vacation rental dwelling license (LCMC §5.14.060 B.7).

A. Maintenance of Guest Register.

The owner is responsible for maintaining a guest register for the vacation rental with a record of all vacation rental dwelling occupancy days. The register must include the name, address, and telephone number of the tenants and the dates of the rental period. The register must be available for city inspection upon request. If the city requires copies of a register, the city will treat the register information as confidential to the extent allowed or required by law.

B. Response to Complaints.

1. In addition to the owner, the local representative shall have authority to respond to tenant and neighborhood questions, concerns, or complaints. The owner or local representative is the contact person for questions or complaints regarding the occupancy of the vacation rental dwelling. The owner or local representative must be available to respond to complaints in a timely manner that is reasonable depending on the circumstances, to ensure use of the vacation rental dwelling complies with the standards for vacation rental dwelling occupancy, city ordinances, and state law.

2. Log of complaints. The owner or local representative must maintain a contemporaneous written record of the date, time, and nature of any complaint received and the action taken in response to the complaint. This record shall be made available for city inspection upon request.

C. Change in Contact Information.

The owner may revise the license information for the owner or local representative at any time provided the owner submits the revised information no later than 14 days prior to the date the change takes effect and pays any applicable fee. The purpose of such requirement is to maintain current information and to provide the revised information to surrounding property owners, as required in Section 5.14.060 D.6.

D. Notice of Contact Information.

The city will send notice to owners of property within 250 feet of the property, including the name and telephone number of the local representative as provided in a license, license renewal, or change in contact information, so that property owners may contact the local representative to report problems associated with the occupancy or use of the vacation rental dwelling. The owner shall be responsible for paying any fee for the costs of mailing such notice, as established by resolution of the city council.

E. Minimum Income Generation

To be eligible for license renewal, the property must have generated at least \$500.00 from rental occupancy during the previous year, as demonstrated by transient room tax reports filed pursuant to LCMC [3.04.070](#). The person responsible for receiving the transient room tax reports and verifying the amount of tax due will determine whether the VRD has met this standard and provide a summary determination to the department responsible for processing the renewal application. In zones that have imposed caps on the number of VRDs with unlimited rental nights, the city cannot issue a new or renewal VRD license, unless the VRD has received and maintain a VRD license in the preceding six-month period and the VRD has been rented at least 30 days in that license year. A VRD that does not meet the 30 days or more standard is eligible to apply for an accessory license. The city will keep information the owner provides under Chapter [3.04](#) LCMC confidential to the extent allowed or required by law.

Health & Safety Standards for Vacation Rental Dwellings

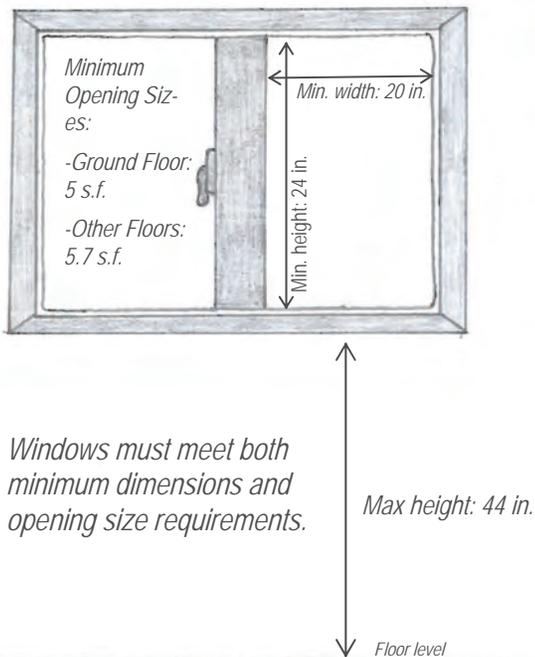
Effective January 1, 2015

On May 12, 2014, the City Council of Lincoln City adopted an ordinance amending the vacation rental dwelling (VRD) license standards to include health and safety standards as approval criteria. This pamphlet lists those standards. The standards will go into effect on January 1, 2015. The approval of your 2015 VRD license renewal application will be subject to compliance with the standards.

The intent of this pamphlet is to provide you with ample time prior to the January 1, 2015 effective date to assess your property for compliance with the standards and correct any issues you may find so that the renewal of your VRD license will not be delayed or denied due to compliance issues.

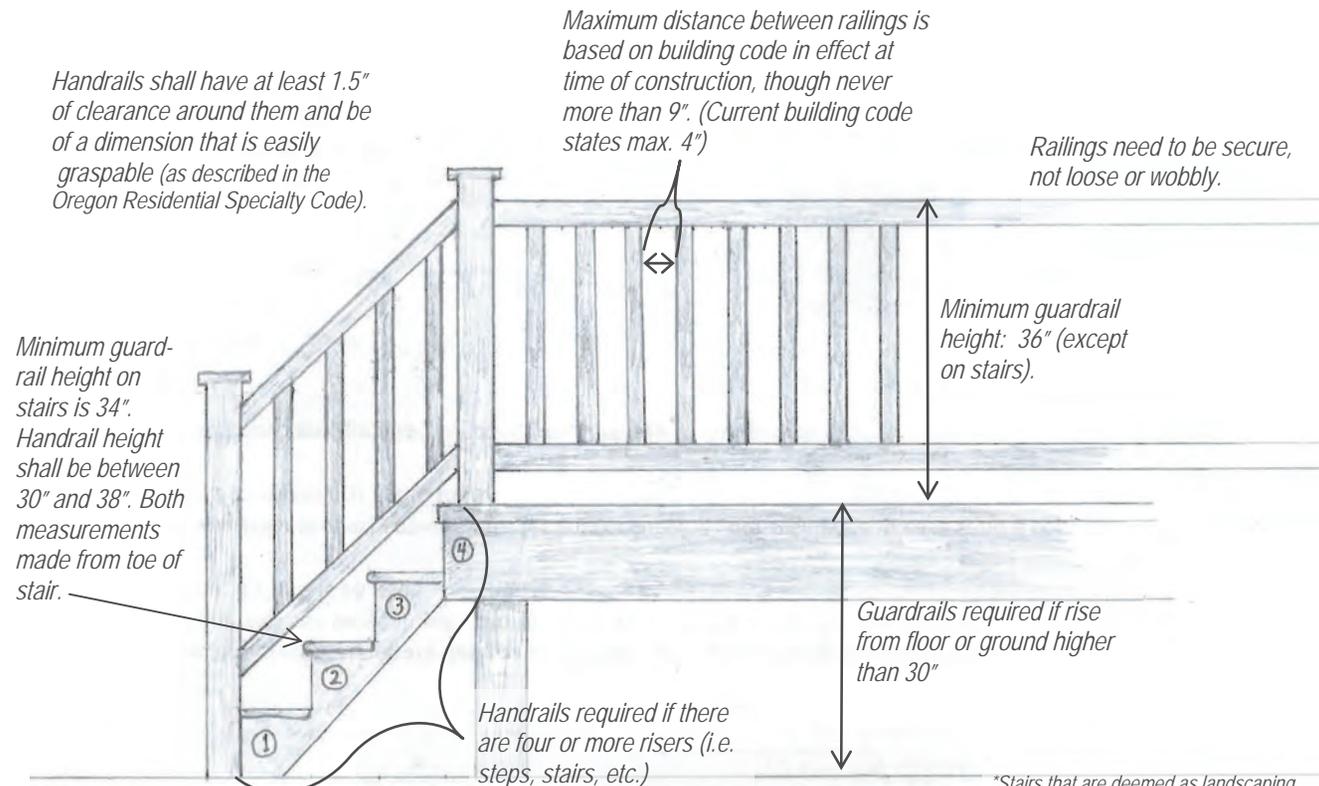
Information on where you can access the complete text of the ordinance on the web is located in the bottom right-hand corner on the other side of this pamphlet.

1. Bedroom Egress - Bedrooms must have either a door or window accessing the outside so that occupants can escape in case of fire in the house. If existing conditions lack sufficient egress, owners must reduce the occupancy of the VRD or bring the egress into compliance*.
*Enlarging windows requires a building permit.



Opening size or height may be reduced in limited circumstances.

2. Hand & Guard Rails - These rules apply to staircases, lofts, platforms, decks, and porches both in the house and outside on the property*.



*Stairs that are deemed as landscaping or other means of egress are exempt from these requirements.

3. Circuit Breaker/ Fuse Box - Access to the box must be unobstructed and safe. All circuits must be labeled and all empty breaker spaces plugged.



5. Carbon Monoxide (CO) Detectors - CO alarms are often similar in appearance to a smoke detector. They must be installed in all houses that have a CO source inside. Sources include woodstoves, natural gas stoves and heaters, and attached garages (exhaust fumes from vehicles contain CO). According to the State Fire Marshal, they should be installed:

- On each level of your house with sleeping areas.
- In each bedroom or within 15 feet outside of each sleeping area.
- As directed by manufacturer's instructions.

For more information, visit the State Fire Marshal's website:
www.oregon.gov/OSP/sfm/Pages/commed_co_program.aspx

8. Tripping Hazards - There can't be any obvious tripping hazards in the house. Examples would be extension cords across floors, loose stairs, broken flooring, etc.

9. House Numbers - House numbers need to be clearly visible from the street and either reflective or illuminated to facilitate police or ambulance response.

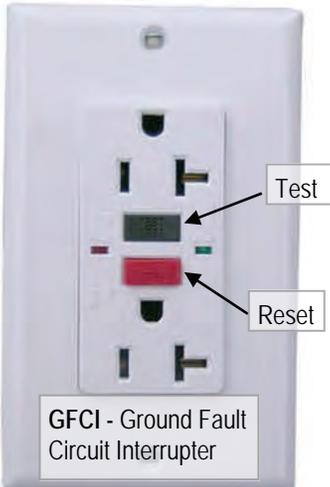
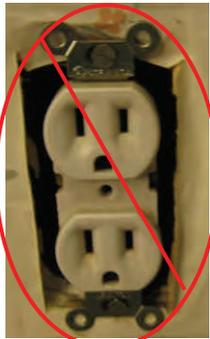


Example of back-lit, solar-powered house numbers.

4. Electrical Outlets & Switches -

b. All outlets & switches must have faceplates.

a. Outlets located outdoors, in kitchens, or bathrooms must be tied to or installed with an outlet with a built-in breaker called a GFCI to protect against shock in wet or humid conditions.

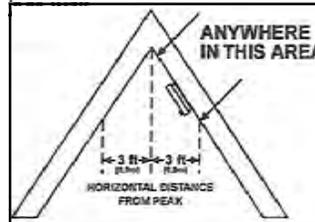


GFCI - Ground Fault Circuit Interrupter

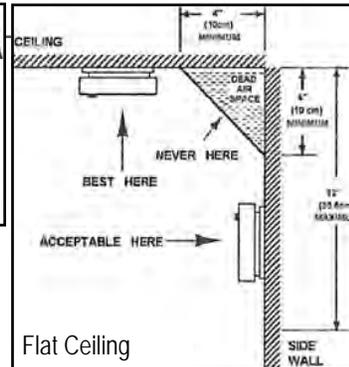


YES!

6. Smoke Detectors (SDs) - SDs must be located on each floor (even if there isn't a bedroom on the floor, it still needs a SD), in each bedroom, and directly outside each bedroom. In hallways connecting multiple bedrooms, one smoke detector can serve multiple bedrooms within a clear line of site and less than 20 feet from the bedroom door. Below are diagrams from a SD manufacturer showing proper placement of common models on walls and ceilings. Refer to the manufacturer specifications for your particular model to confirm.



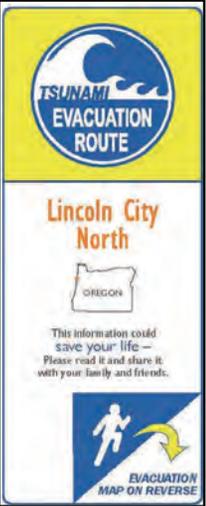
Vaulted Ceiling



Flat Ceiling

10. Tsunami Evacuation Maps

VRDs must post the official Oregon State Dept. of Geology and Mineral Industries Tsunami Evacuation Map appropriate for its location, either north Lincoln City or south Lincoln City.



For a copy of the complete text and ordinance, visit:

- www.lincolncity.org >
- "City Charter and Laws" >
- "Recently Adopted Ordinances" >
- "2014-07 Health and Safety Standards".

For more information on vacation rental dwelling regulations, contact Timothy Novak at (541) 996-1226 or timothy@lincolncity.org

For more information on building codes, contact Brandon Zipser, Building Inspector, at (541) 996-2153 or Brandon@thebldgdept.com

QUICK VACATION RENTAL STATS

- 27 registered vacation rental units
- 11 are privately managed, 16 are managed by companies
- 17 are in Commercial zones and do not require CUPs
 - Most of the Commercial ones are in Sebastian Shores
- 10 are in Residential zones with CUPs
 - Located on the following streets: Harbor View, Turner, Crook, 10th, Johnson, Nautical Way, Mateer
- In 2018 and 2019 to date, 9 total vacation rental permits have been processed. As of this date: 3 are currently operating; 5 have not started yet, 1 is currently a long-term rental.
- Staff trolls the VRBO and other sites quarterly for unlicensed units

MISC. ITEMS (including policy discussions and determinations)

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. 10. d.
Council Meeting Date: August 12, 2019

TITLE: Status Update on Dangerous Buildings

SUMMARY AND BACKGROUND:

McCann - Mateer Road: Staff conducted a site visit as directed to check the structural status of the chimney. The chimney appears to be relatively sturdy, but there are other issues with the site. To the property owners credit they have made real progress on the fire cleanup and most of the site is not visible from the road—you have to be on the property to see the debris. The subject property is located at the end of the county road.



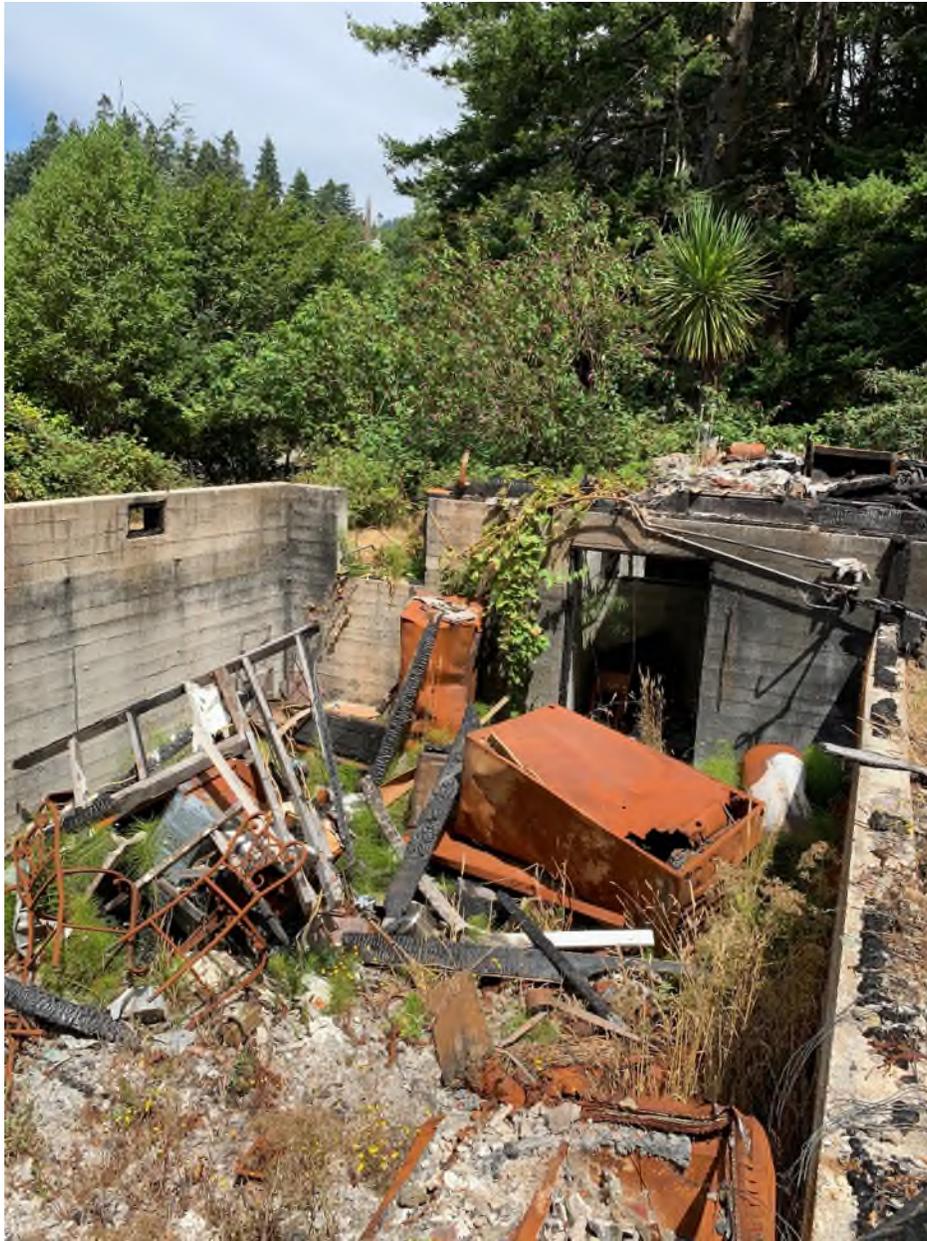
MISC. ITEMS (including policy discussions and determinations)



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Crook – Mateer Road: Staff has conducted a few site visits since the June meeting. The property owner has applied for a demo permit for the structure, but not much has changed at the site.



MISC. ITEMS (including policy discussions and determinations)



MISC. ITEMS (including policy discussions and determinations)

Calvin – 6th Street: Staff contacted the owner recently. They had stated in April that they intended to hire a contractor to remove the structure. They responded last week saying they have had a delay on the demo due to the presence of asbestos. They were waiting for the analysis to come back from the testing lab. They do plan on the demo and hoped to have it done some time ago, but the lab findings will dictate what type of removal will be required. I told them the City would like it if the building could be gone by the start of school.

They have been keeping the brush and grass regularly mowed and cleared.





SECTION 10.

MISC. ITEMS (including policy discussions and determinations)

GOLD BEACH CITY COUNCIL AGENDA REPORT

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

Council Meeting Date: August 12, 2019

TITLE: Charter/Spectrum Customer Billing Inquiries

SUMMARY AND BACKGROUND:

We have received several phone calls in the past week from local Charter/Spectrum customers regarding a new “City” charge on their bills. Staff would like to discuss the billing with the Council and request guidance on how to proceed. Legal Counsel has been notified as well.