

1. 3:00 P.M. Joint City Council & Planning Commission Meeting - Housing Needs

Documents:

[HNA Meeting Notice 7-25-22.Pdf](#)
[Zoom Information.pdf](#)
[Yachats HNP DRAFT.pdf](#)
[Yachats BLI Memo - July 2022.Pdf](#)
[Yachats_PMT_Meeting_3_Notes.pdf](#)

INFORMATIVE WEBINAR – HOUSING NEEDS ANALYSIS

MONDAY JULY 25 ± 3 PM TO 4:30 PM
See City Website for Zoom Link

WHAT IS THE PURPOSE OF THE MEETING:

No matter if you are a renter or looking to own, housing in Oregon is becoming less affordable, available, and attainable. The City of Yachats has been awarded funding through the State of Oregon to tackle this problem by (1) evaluating the city's housing needs and (2) identifying actions and solutions to address those housing needs. This process is called a Housing Needs Analysis (HNA).

This meeting is open to the public, with the purpose of introducing the HNA project and obtaining information, suggestions and comments pertaining to the draft Buildable Lands Inventory and draft Housing Needs Projection that have been prepared by project consultants. No decisions will be made or discussed during this meeting.

There may be a possible Planning Commission or City Council quorum at this meeting

Yachats - HNA Public Meeting

Monday, July 25

03:00 PM - 04:30 PM

Please click this URL to

join. <https://us02web.zoom.us/j/82897597834?pwd=RzdYNnNSWjNrcmNRZ3p3ZVI0dUlaQT09>

Passcode: 106446

Or One tap mobile:

+16694449171,,82897597834#,,, *106446# US

+16699006833,,82897597834#,,, *106446# US (San Jose)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248
7799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626
6799

Webinar ID: 828 9759 7834

Passcode: 106446

International numbers available: <https://us02web.zoom.us/j/kcgsJlDhCf>

To: Katherine Guenther City of Yachats
Date: June 22, 2022
From: Todd Chase & Tim Wood; FCS GROUP
CC: Jamin Kimmell & Rachel Cotton, Cascadia Partners
RE: Yachats UGB: **Draft Housing Needs Forecast**

INTRODUCTION

This Memorandum provides a housing needs forecast for long-range planning purposes. The housing forecast represents a 20-year projection from 2023 through year 2043. These technical findings are intended to be consistent with State of Oregon requirements for determining housing needs for the Yachats Urban Growth Boundary (UGB) per Oregon land use planning Goals 10 and 14, OAR Chapter 660, Division 8, and applicable provision of ORS 197.296 to 197.314 and 197.475 to 197.490

METHODOLOGY

The methodology for projecting housing needs includes consideration of demographic and socio-economic trends, housing market characteristics and long-range population growth projections.

Regional (Lincoln County) and local (City or Urban Growth Boundary) population, households, income, and market characteristics are based on most current data provided by the U.S. Census Bureau (Census and American Community Survey), the U.S. Department of Housing and Urban Development (HUD), the United Way, Oregon Department of Housing and Community Services (OHCS), Portland State University (PSU) and the City of Yachats.

Where trends or long-range projections are provided by an identified data source, FCS GROUP has included extrapolations or interpolations of the data to arrive at a base year (2023 estimate) and forecast year (2043 projection). The result of this forecast translates population growth into households and households into housing needs by dwelling type, tenancy (owner vs. renter) and affordability level.

DEMOGRAPHIC AND SOCIO-ECONOMICS

Population

The City of Yachats reached a record-high population of 1,010 people in 2021. Lincoln County also attained a new record population of 50,903. Over the past two decades, Yachats has grown much faster than the Lincoln County average (**Exhibit 1**).

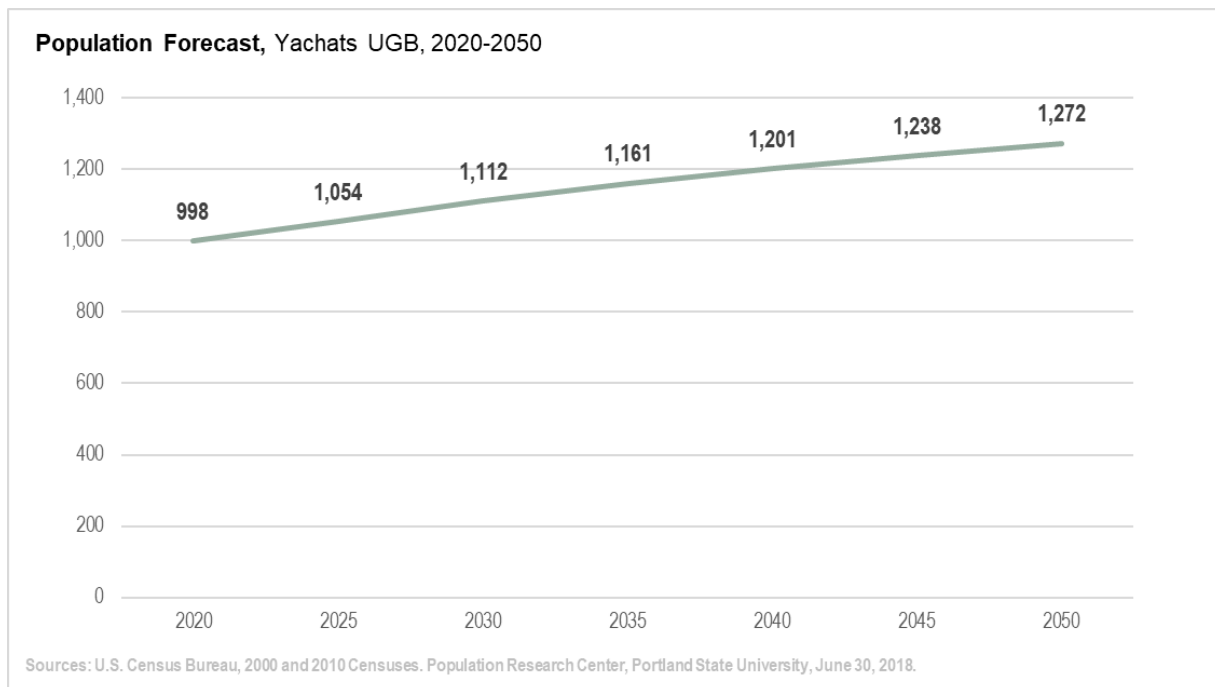
Exhibit 1: Population Trends (2000-2021)

	2000	2010	2021	2000-2021 AGR
Lincoln County	44,479	46,034	50,903	0.64%
Yachats	617	690	1,010	2.37%

Sources: Population Research Center, Portland State University, April 15, 2020

Long-range population forecasts prepared by PSU anticipate that 209 new residents will be added to the Yachats Urban Growth Boundary (UGB) over the next 20 years. This equates to a projected annual average growth rate (AGR) of 0.81% for the Yachats UGB (see **Exhibit 2**). Please note that the Yachats population growth forecast was adjusted upwards by 218 residents to account for a variance between most current population estimates and population forecasts. This adjustment was made in consultation with DLCD and the PSU Population Research Center.

Exhibit 2: Population Projections (2020-2050)



SOCIO-ECONOMIC CHARACTERISTICS

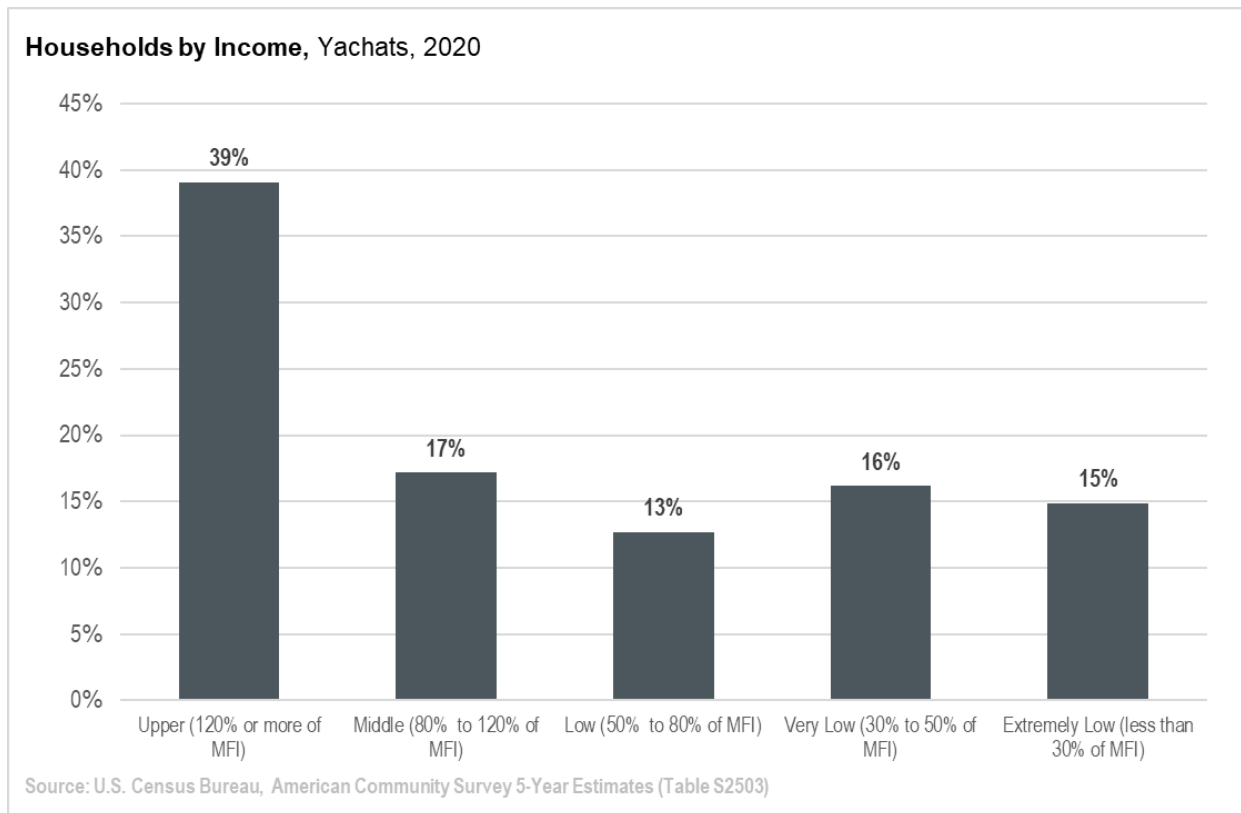
Income and Poverty

In 2020, the median family income (MFI) in Lincoln County was \$55,800, compared to \$51,000 in the City of Yachats. Yachats local income levels are much higher among owner households (\$64,792) than renter households (\$42,614).

Using the U.S. Housing and Urban Development area median income estimate (\$55,800) as a gauge, over 4 out of 10 households in Yachats could qualify as “low income” earning less than 80% of the area median income.

Exhibit 3 depicts the distribution of households by income level.

Exhibit 3: Households by Income Level, City of Yachats, 2020

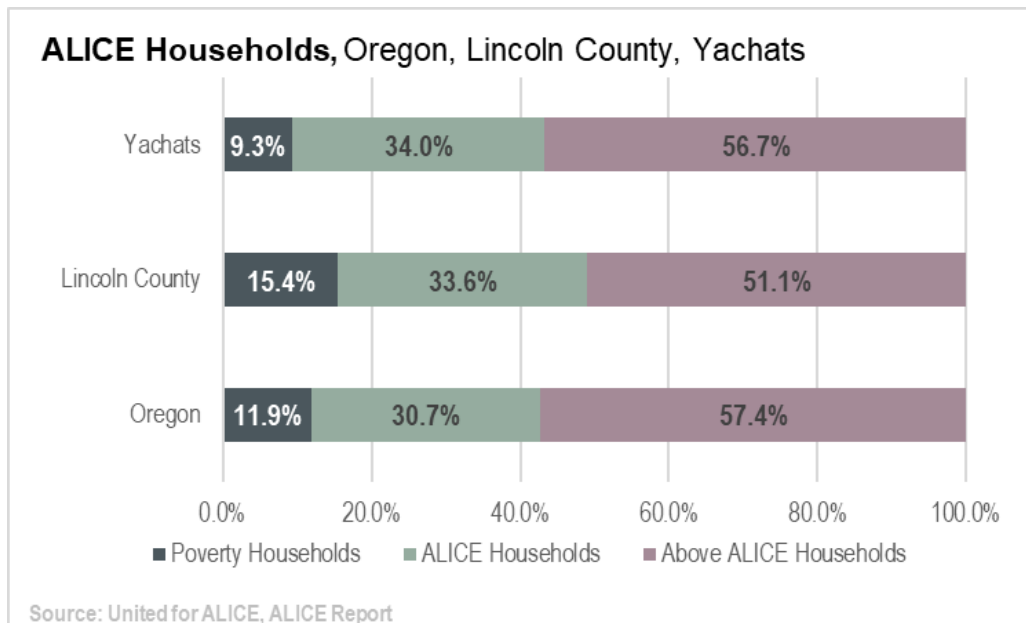


Like many rural communities across the U.S., an increasing share of Lincoln County and Yachats households are experiencing economic hardship as the cost of living rises faster than income levels.

In recognition of the shortcomings associated with federal poverty statistics, the United Way now provides a new measure of economically distressed households struggling in each county in a state. This effort provides a framework, to measure households that do not earn enough to afford basic necessities, with a population segment called ALICE (Asset Limited, Income Constrained, Employed). The ALICE methodology takes into account the total cost of household essentials – housing, child care, food, transportation, technology, and health care, plus taxes and a 10 percent contingency. ALICE data are calculated separately for each county, and for six different household types. For more information, please check out: <https://www.unitedforalice.org/methodology>

As of year 2018, 43.3% of the households in Yachats were either living in poverty or classified in the ALICE category, which is slightly above the state average of 42.6% (**Exhibit 4**). In light of the most recent recession that occurred during the first quarter of 2020 and the significant increase in housing costs that followed, the share of households living in poverty and in the ALICE category has likely increased.

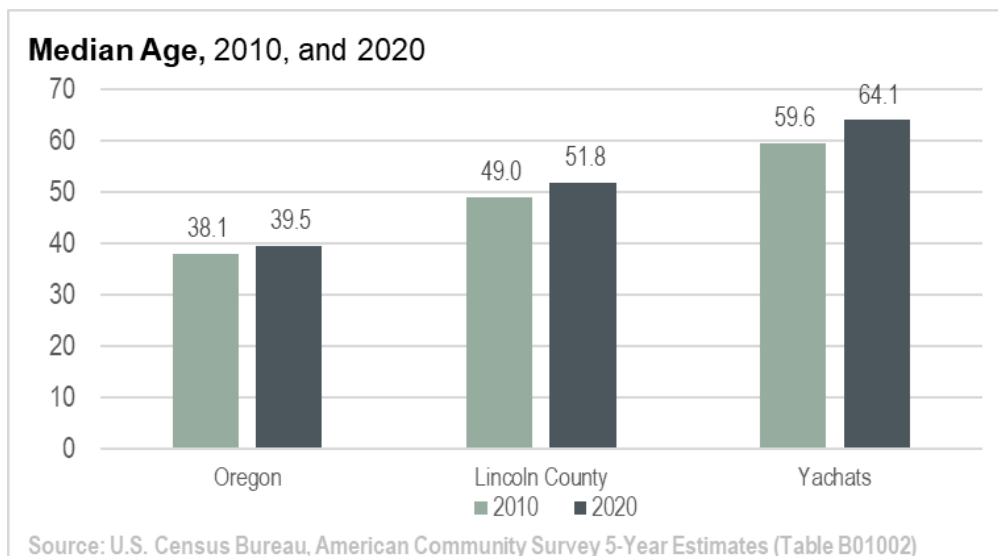
Exhibit 4: Poverty and ALICE Households, 2018



Household Age and Size

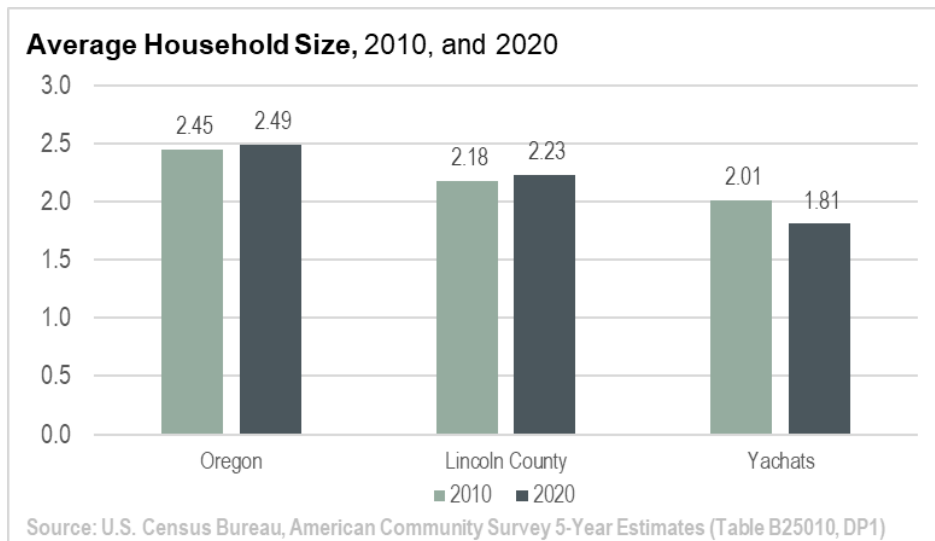
The median age of local residents in Yachats (64.1) is above the Lincoln County average (51.8) and the statewide average (39.5). As shown in **Exhibit 5**, the median age has been increasing over the past decade.

Exhibit 5: Median Age, 2010-2020



With an increasing number of “empty nesters” and younger families delaying marriages and having children, the average household size in Yachats has decreased significantly from 2.01 people per dwelling in 2010 to 1.81 in 2020 (**Exhibit 6**).

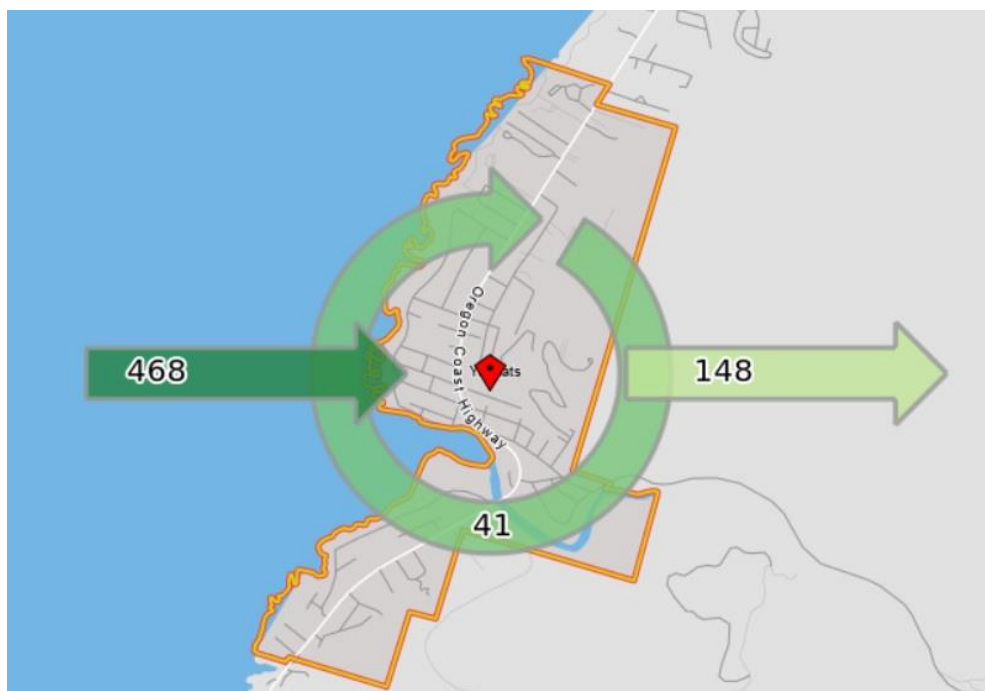
Exhibit 6: City of Yachats Average Household Size 2010-2020



Commute Patterns

Yachats is home to an estimated 1,010 people and 509 jobs. Over 9 in 10 jobs in Yachats are filled by workers living outside of the city. Just over half of the workers employed in Yachats commute less than 10 miles to their job. Another 30% of workers commute between 10 and 50 miles while the remaining 20% commute greater than 50 miles (**Exhibit 7**).

Exhibit 7: Work Commute Inflow/Outflow Characteristics, Yachats, 2019



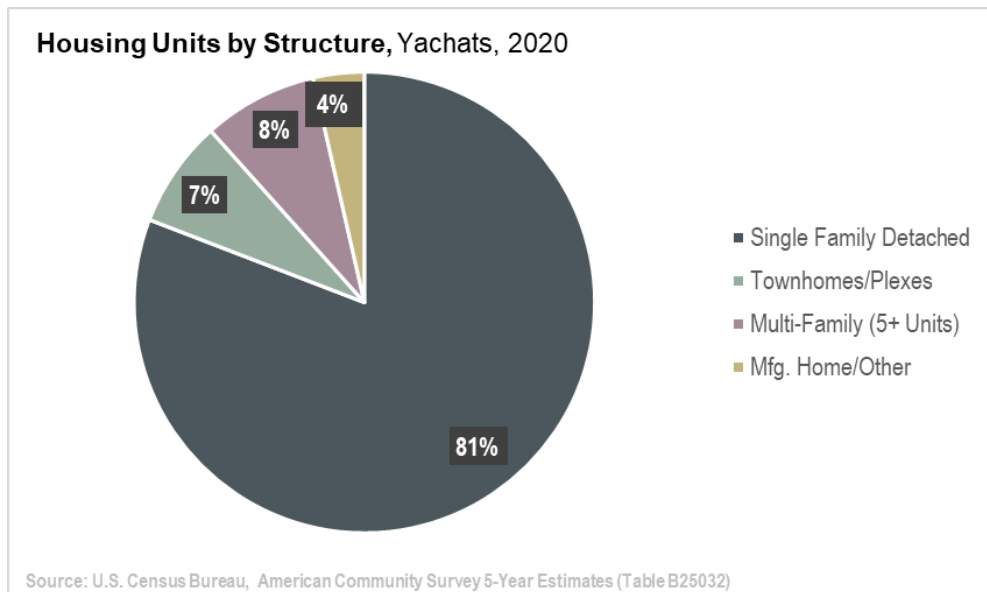
Source: U.S. Census On-the-Map data.

HOUSING INVENTORY AND TENANCY

Local housing inventory and tenancy patterns shed light on housing conditions and market demand preferences. In 2020, there were 783 housing units in the City of Yachats of which 330 units were classified as occupied and 453 units were considered as seasonal housing, vacant or for-sale.

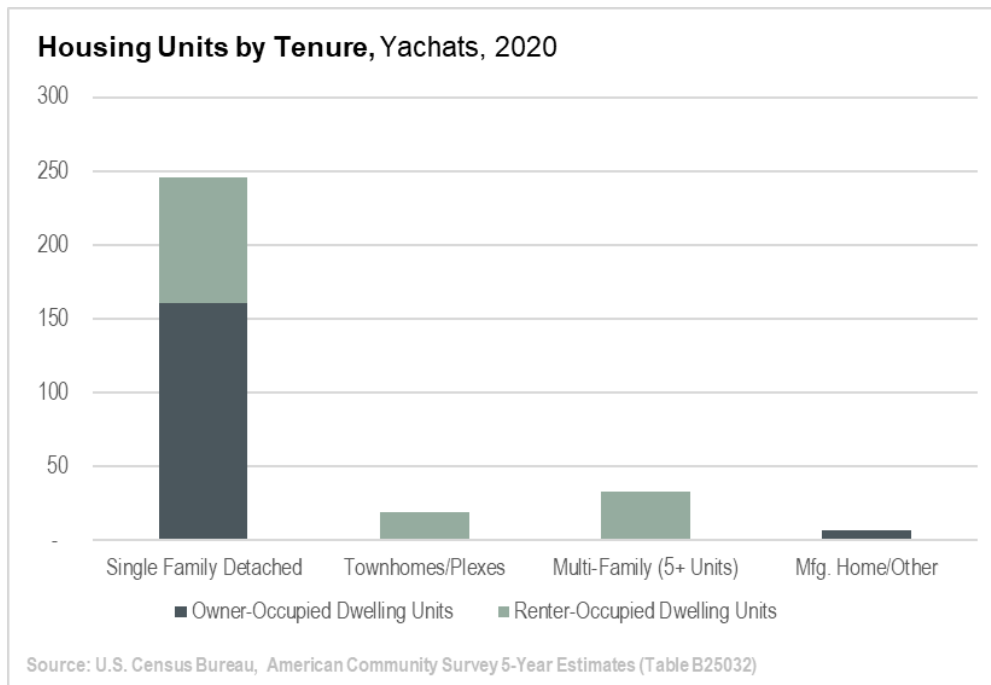
Like most cities in Oregon, single-family detached housing is the most prevalent housing type representing 81% of the local housing stock. The remaining housing inventory in Yachats includes multifamily (8%), townhomes and plexes (7%), and mobile homes (4%), as shown in **Exhibit 8**.

Exhibit 8: Existing Housing Inventory, 2020, City Yachats



Owner-occupied housing represents 55% of the local occupied housing inventory, while renter-occupied units account for the other 45% of the occupied housing inventory (**Exhibit 9**). Ownership is most prevalent among single-family detached and manufactured housing types, while renters are more likely to favor townhomes, plexes and multi-family units.

Exhibit 9: Existing Housing Tenancy, 2020, City of Yachats



HOUSING MARKET CHARACTERISTICS

To help understand housing attainability in Yachats, FCS GROUP examined current median family income (MFI) levels using U.S. Housing and Urban Development (HUD) guidelines that assume housing attainability is achieved when no more than 30% of income is expended for housing costs. For example, as shown below in **Exhibit 10**, an upper-middle household earning 80% of the area median income level (\$44,640) should be able to afford rents of up to \$1,116.

The rents shown in **Exhibit 10** are considered “attainable” if 30% of household income is allocated to housing and utilities.

Exhibit 10: Yachats Housing Affordable Analysis: Renters

Lincoln County Median Family Income Level (2020)*	\$55,800	
HUD Qualifying Income Level: Renters	Lower-end	Upper-End
Upper (120% or more of MFI)	\$66,960	or more
Middle (80% to 120% of MFI)	\$44,640	\$66,960
Low (50% to 80% of MFI)	\$27,900	\$44,640
Very Low (30% to 50% of MFI)	\$16,740	\$27,900
Extremely Low (less than 30% of MFI)	\$16,740	or less
Attainable Monthly Housing Cost: Renters (@30% of income)	Lower-end	Upper-End
Upper (120% or more of MFI)	\$1,674	or more
Middle (80% to 120% of MFI)	\$1,116	\$1,674
Low (50% to 80% of MFI)	\$698	\$1,116
Very Low (30% to 50% of MFI)	\$419	\$698
Extremely Low (less than 30% of MFI)	\$419	or less

*Note, this analysis is generally consistent with 4-person household size.

** See assumptions provided in supporting table.

Source: analysis by FCS Group using Housing and Urban Development data.

Currently, the HUD fair market rents within Lincoln County range from \$659 for an efficiency unit to \$1,767 for a four-bedroom unit, as shown below. This is what subsidized housing vouchers are based on and demonstrates the challenge of finding and developing housing at these price points.

Exhibit 11: Yachats Affordable Housing Analysis

HUD Fair Market Rent (FMR) by Unit Type, Lincoln County, 2020				
Source: U.S. Department of Housing and Urban Development				
\$659	\$812	\$1,012	\$1,460	\$1,767
Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom

Further analysis of the rental market indicates that there is a rental housing gap at the upper and lower end of the housing market in Yachats. **Exhibit 12** illustrates the relative extent of the rental housing gaps based on monthly rent levels in comparison to household incomes.

The current inventory of rental housing in Yachats primarily consists of units priced at \$500 to \$1,875 per month. This results in a gap in market supply for households that earn over \$75,000 who could likely afford newer or larger rental units priced above \$1,875/month (Exhibit 10 indicates a market gap of 10 units at this price point).

Market gaps are much higher for rentals priced below \$500 per month. In particular, the housing demand created by households earning less than \$20,000 has a market gap for an estimated 45 rental units. Rents in this income range would generally need government assistance to be considered affordable from HUD's perspective. The potential for Yachats to add additional income restricted housing units will depend on many factors, such as availability of government grants and loans that can be used for developing affordable housing, as well as local policies that can help enhance feasibility of mixed-income apartment buildings.

Exhibit 12: Yachats Rental Housing Inventory Gap Analysis

Median Household Income Range	Affordable Monthly Rent Costs *	Renter-Occupied Households	Estimated Available Rental Units	Pent Up Demand
\$75,000 or more:	\$1,875	33	23	(10) market rate gap
\$50,000 to \$74,999:	\$1,250-\$1,875	21	25	
\$35,000 to \$49,999:	\$875-\$1,250	21	27	
\$20,000 to \$34,999:	\$500-\$875	23	69	
Less than \$20,000:	Less than \$500	48	6	(45) subsidized housing
Zero or Negative Income	Requires subsidy	3	-	gap
Total		149	149	(55)

Source: U.S. Census Bureau,, American Community Survey 2016-2020; FCS GROUP.

A similar market gap analysis was performed for owner-occupied housing. However, the use of U.S. Census statistics for this type of analysis **may not provide an accurate portrayal of the demand generated by low-income households** since the U.S Census data compares the number of homeowners (by income level) with the number of attainably priced homes. For lower-income

households, if there were more for-sale housing products available at lower price levels (e.g., priced below \$150,000), there would be significant demand from current renters that wish to own a home.

Yachats home values have increased significantly in recent years. As indicated in **Exhibit 13**, median home values in Yachats increased to approximately \$492,000 in January 2022, up 21.4% annually over the past two years. Other cities in the region have experienced similar housing cost increases.

Exhibit 13: Zillow Home Value Price Index in Select Markets

	Jan-20	Jan-21	Jan-22	Annual Change %
Yachats	\$334,000	\$382,000	\$492,000	21.4%
Waldport	\$300,000	\$335,000	\$444,000	21.7%
Newport	\$327,000	\$355,000	\$458,000	18.3%
Lincoln City	\$319,000	\$353,000	\$474,000	21.9%
Florence	\$287,000	\$324,000	\$399,000	17.9%

Source: Zillow.com; analysis by FCS 4/09/22

HOUSING NEEDS FORECAST

Summary of Housing Needs

Based on the population projections described earlier, the total net new housing units required to accommodate an increase of residents equates to 294 housing units plus 2 people living in group quarters (see **Exhibit 14**). This *baseline housing need forecast* assumes that the current average household size, vacancy rate and group quarters population share (e.g., residents in congregate care facilities and housing shelters) remains constant.

Exhibit 14: Yachats Housing Need Forecast

	2023	2043	Change
Yachats UGB Population	1,022	1,231	209
Less Group Quarters (1%)	10	12	2
Pop in Households	1,012	1,219	207
Avg. Household Size	1.81	1.81	1.81
Households (year round)	559	673	114
Vacancy and Seasonal Housing Assumption	61%	61%	61%
Growth-related Housing Demand (dwelling units)	1,435	1,729	294

Housing Demand by Dwelling Type and Tenancy

This baseline housing forecast is generally consistent with the observed mix of housing types in Yachats. Additional housing forecast scenarios may be considered during the planning process to anticipate impacts of new policy objectives, such as:

- Local policies aimed at incentivizing development of any pent-up market demand, especially for moderately priced or affordable (subsidized) rental apartments.
- Ability to provide adequate infrastructure (water, sewer, and road capacity) to create new planned unit developments or single-family subdivisions.

- Changes in land use designations to create additional opportunities for middle housing types, such as duplexes, townhomes and apartments.

The baseline housing forecast predicts a range in the demand for housing types to address market preferences. The housing demand forecast includes: 237 single-family detached homes and 57+ middle housing units. If we apply the current mix of housing types to the middle housing forecast, the city would need to plan on the addition of approximately 22 townhomes/duplexes; 24 multifamily units (apartments); and 11 manufactured housing units or cottage homes (see **Exhibit 15**)

Exhibit 15: Yachats Baseline Housing Need by Tenure & Housing Type

	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Seasonal & Vacancy Allowance (Units)	Projected 20-Year Need (Units)
Housing Type Distribution				
Single Family Detached	60	32	145	237
Townhomes / Plexes	-	7	15	22
Multi-family (5+ units)	-	12	11	24
Mfg. homes	3	-	8	11
Total	63	51	179	294
Group quarters (pop)				2

In addition, it is anticipated that there will also be the need to accommodate another 2 people in some form of group quarters housing (such as congregate care, assisted living, etc.).

Exhibit 16 identifies that housing products that are consistent with the projected housing need for Yachats.

Exhibit 16: Projected Baseline Housing Demand by Income Level, Yachats

Housing Type	Total Dwelling Units	Attainable Housing Products
Upper (120% or more of MFI)	116	Standard Homes
Upper Middle (80% to 120% of MFI)	68	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MFI)	54	Townhomes, Mfgd. Homes, Plexes, Apts.
Low (less than 50% of MFI)	21	Govt. Assisted Apts. & ADUs
Very Low (less than 30% of MFI)	34	Govt. Assisted Apts. & ADUs
Total	294	

If the current UGB is deemed to be more than adequate to accommodate this level of baseline housing growth, it would be advisable for the city to also plan on addressing the additional housing market gaps described above. That would increase the overall rental housing demand and related land need by approximately 55 dwelling units as a mix of apartments, townhomes, accessory dwellings and/or manufactured homes.

This housing needs forecast for Yachats will be refined during the planning process with input from City staff, as well as the Housing Advisory Committee, Planning Commission, City Council and the public at large.



MEMORANDUM

TO: Katherine Guenther, City Planner, City of Yachats;
Heide Lambert, City Manager, City of Yachats;
Jacqueline Danos, Yachats Planning Commissioner

FROM: Rachel Cotton, Senior Associate at Cascadia
Partners, LLC

DATE: July 15, 2022

PROJECT: Yachats Housing Needs Analysis

SUBJECT: ***Buildable Lands Inventory***

This memorandum provides a summary of the 2022 residential Buildable Lands Inventory (BLI) results and methodology for the City of Yachats' Urban Growth Boundary (UGB).

The objective of the residential BLI is to estimate the number of unconstrained buildable acres for future residential housing development within Yachats' UGB. The BLI is a key component of the Residential Land Needs Analysis (RLNA) and will inform planning and policy recommendations that are proposed in the final Housing Needs Analysis (HNA) report.

This BLI analysis was completed in accordance with OAR 660-008-0005 (2) and with guidance provided by Yachats city staff and the Department of Land Conservation and Development (DLCD).

Summary of Buildable Lands Inventory Results

Approximately 79.7 acres of land zoned for residential use are available for residential development in the City of Yachats UGB, described in this memo as total net buildable acres (see **Table 1**). The Single Family Residential (R-1) zone makes up roughly 61% of the total net buildable acres, higher density residential zones (R-2, R-3, and R-4) make up approximately 1/3 of buildable acres, and the Commercial zone that is not zoned exclusively for residential uses makes up the remainder 3%.

A number of parcels that are occupied by a use (e.g., a home or building structure with an improvement value over \$10,000)

measure more than half an acre and qualify as partially vacant lands per the safe harbor method established in the [OAR 660-008-0005 \(2.b.B\) statute](#) for cities with populations below 25,000. As a result, land set aside for residential development opportunities in partially vacant parcels comprises just under 24% of the total net buildable acres. The remainder of net buildable acres are vacant parcels.

Table 1. Summary Residential Buildable Lands Inventory, City of Yachats, 2022

<i>Plan Designation or Zone District</i>	<i>Gross Acres</i>	<i>Constrained Acres</i>	<i>Vacant Acres</i>	<i>Partially Vacant Acres</i>	<i>Net Buildable Acres</i>
<i>Commercial</i>	20.7	2.5	2.2	0.2	2.4
<i>R-1 - Single Family Residential</i>	271.1	145.8	41.2	7.2	48.4
<i>R-2 - Single Family & Duplex</i>	33.3	9.1	1.8	1.4	4.8
<i>R-3 - Single, Duplex, Multi-Family</i>	60.8	28.7	9.6	2.9	12.5
<i>R-4 - Single, Duplex, Multi-Family & Motel</i>	55.2	14.6	2.9	7.2	11.5
TOTAL	441.0	200.7	57.7	18.8	79.7

Buildable lands in the City of Yachats UGB have an estimated capacity for 429 housing units (see **Table 2**). Housing capacity is estimated using projected housing unit densities established for each zone district that has land available for residential development. Approximately 99% of the total housing capacity is located in Yachats' residential zones. A little more than half of total housing capacity is located in Yachats' Single Family, Duplex, Multi-Family (R-3) and Yachats' Single Family, Duplex, Multi-Family & Motel (R-4) zones. These zones can expect higher projected densities than all other zones.

Table 2. Summary of Housing Unit Capacity, City of Yachats, 2022

<i>Plan Designation or Zone District</i>	<i>Net Buildable Acres</i>	<i>Maximum Density of Zone</i>	<i>Projected Density¹</i>	<i>Housing Unit Capacity</i>
<i>Commercial</i>	2.4	1 unit/2,500 sf	2.6	6
<i>R-1 - Single Family Residential</i>	48.4	1 unit/7,500 sf	3.5	170
<i>R-2 - Single Family & Duplex</i>	4.8	1 unit/6,000 sf	4.8	23
<i>R-3 - Single, Duplex, Multi-Family</i>	12.5	12.0	9.6	120

¹ Projected density calculation assumes buildout at 80% of maximum density. A 25 percent deduction is applied for ROW dedication and other easements in zones where maximum density is regulated through minimum lot sizes (R-1 and R-2). In the commercial zone, 25% of land area is assumed to develop with residential uses.

R-4 - Single, Duplex, Multi-Family & Motel	11.5	12.0	9.6	111
TOTAL	79.7	--	5.3	429

Buildable Lands Inventory Maps

The BLI results are presented in the following series of maps:

- Figure 1. Residential Land Base
- Figure 2. Land Classification by Development Status
- Figure 3. Environmental Constraints
- Figure 4. Draft Buildable Lands Inventory
- Figure 5. Potentially Difficult to Develop Taxlots

Figure 1. Residential Land Base

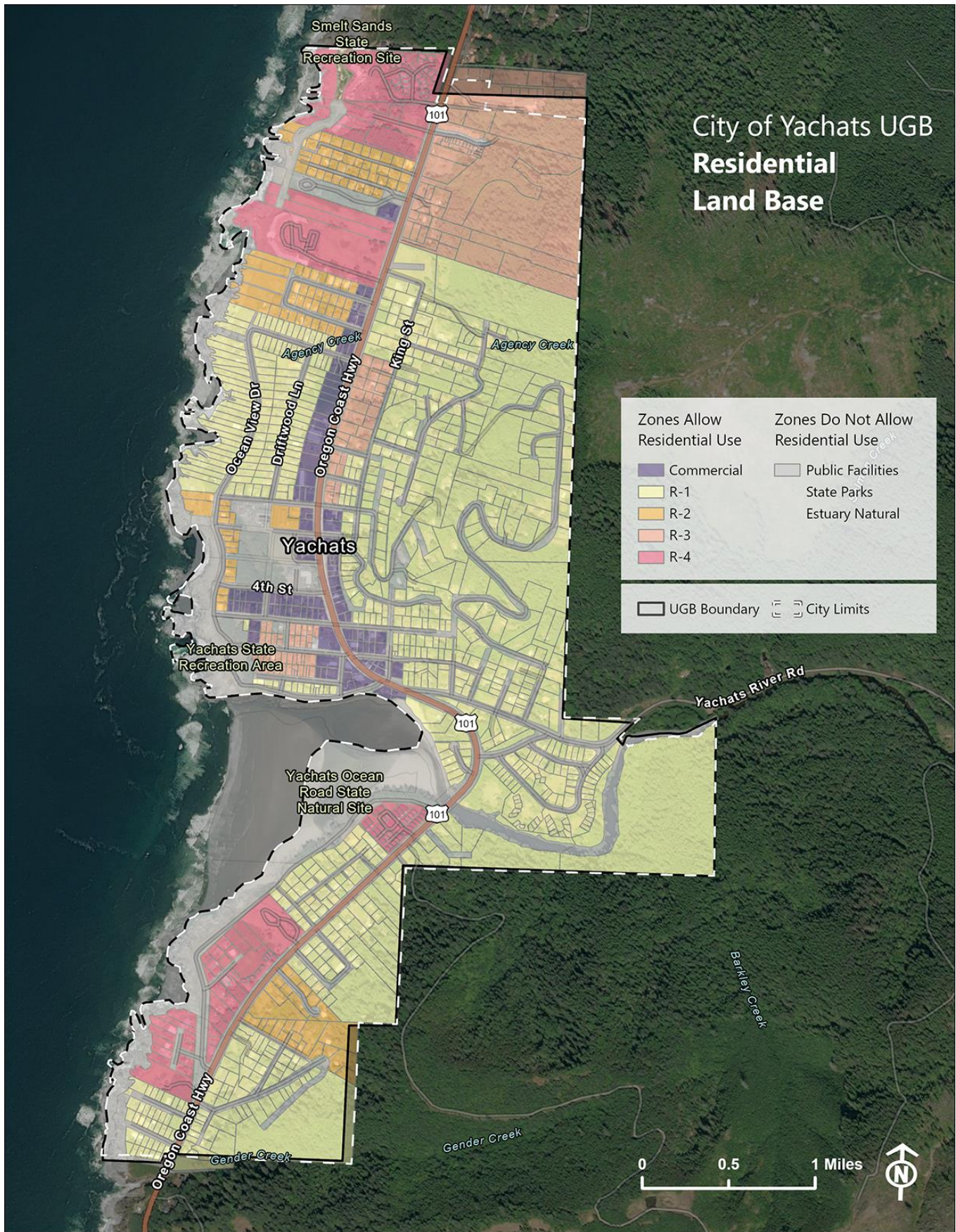


Figure 2. Land Classification by Development Status

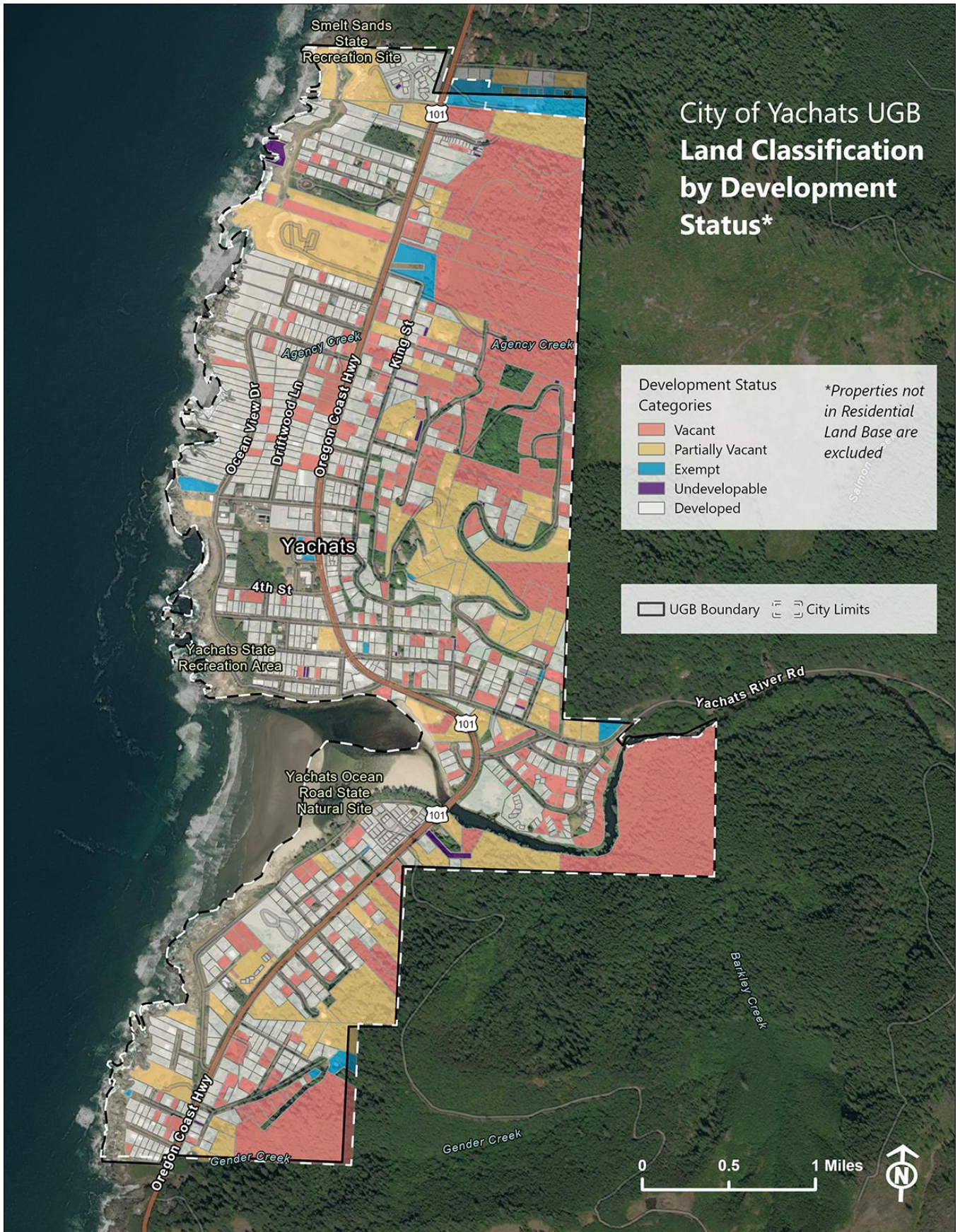


Figure 3. Environmental Constraints



Figure 4. Draft Buildable Lands Inventory

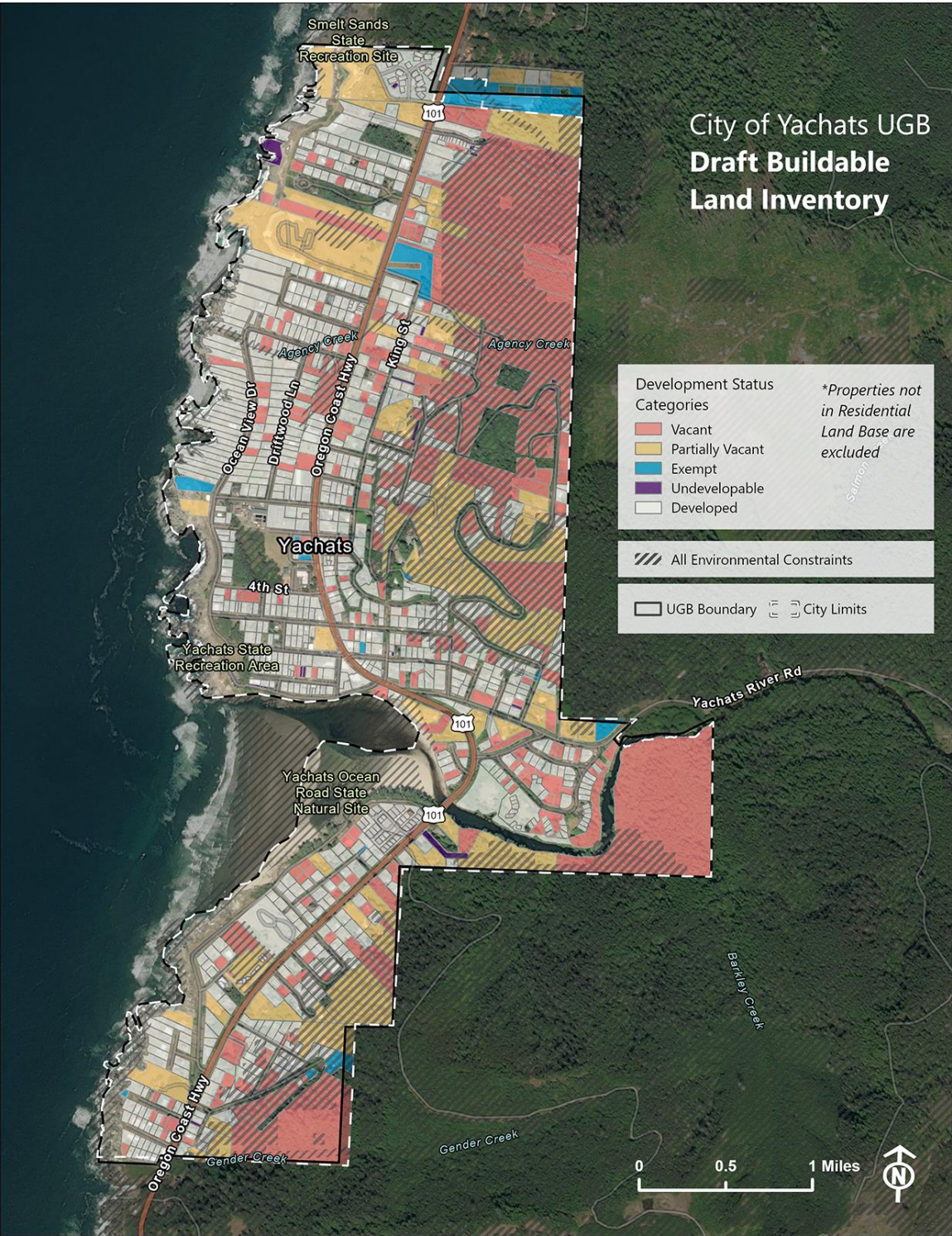
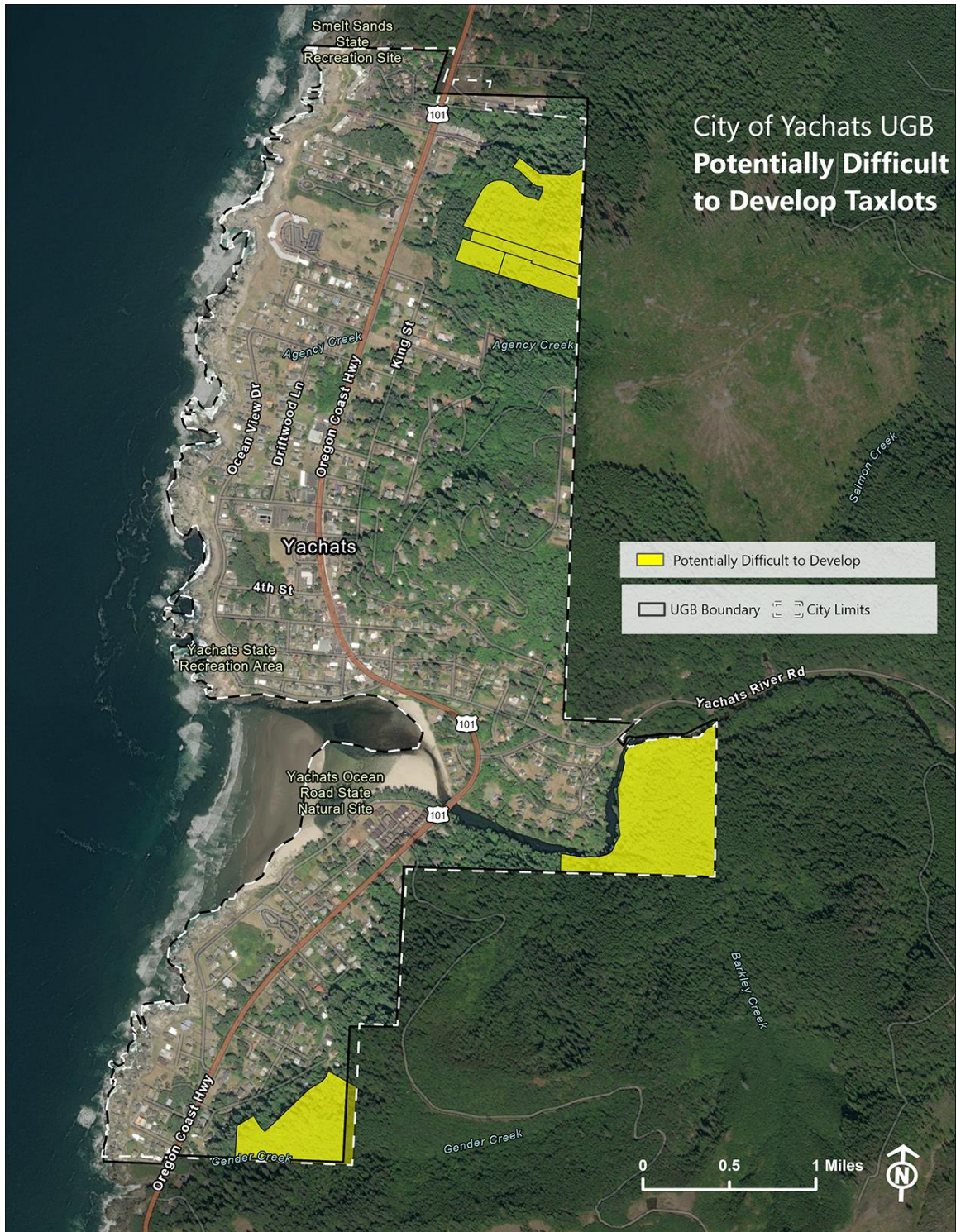


Figure 5. Potentially Difficult to Develop Taxlots



Methodology

The steps taken to perform this BLI analysis are as follows:

1. Generate the residential land base by identifying all taxlots (parcels) that are zoned to allow residential development (either permitted outright or as a conditional use).
2. Classify parcels from the residential land base into development status categories that determine parcels as available for development or unavailable for development.
3. Create a unified environmental constraints layer to subtract from the residential land base. The unified environmental constraints layer identifies land that is unsuitable for development due to environmental constraints or natural hazards.
4. Apply housing density projections to all buildable lands to estimate housing unit capacity.

1. Residential Land Base

Determining the residential land base is the first step in the BLI analysis. The residential land base is composed of lands that are zoned to allow residential uses by right or as conditional uses. The following zoning classifications are determined to allow residential uses within Yachats:

- **Single Family Residential (R-1):** Under the City of Yachats Municipal Code (YMC) Chapter 9 (Zoning and Land Use), parcels zoned R-1 allow one Single Family Dwelling (SFD) unit on a lot measuring at least 7,500 square feet when the lot is served by both a public water supply and public sewage system. When a lot is served by a public water supply system but cannot be practically served by a public sewage disposal system, the minimum lot area is 20,000 square feet. Permitted housing types include Single Family Dwellings.
- **Single Family & Duplex (R-2):** Under YMC Section 9.16, parcels zoned R-2 allow one SFD unit on a lot measuring at least 6,000 square feet and a Duplex on a lot measuring at least 7,500 square feet when the lot is served by both a public water supply and public sewage system. When a lot is served by a public water supply system but cannot be practically served by a public sewage disposal system, the minimum lot area for a SFD is 7,500 square feet and 15,000 square feet for a duplex. Permitted housing types include Single Family Dwellings and Duplexes.
- **Single, Duplex, Multi-Family (R-3):** Under YMC Section 9.20, parcels zoned R-3 allow one SFD unit on a lot measuring at least 6,000 square feet and a Duplex on a lot measuring at least 7,500 square feet when the lot is served by both a public water

supply and public sewage system. Multifamily dwellings, containing three (3) or more dwelling units, have a minimum lot size of 6,000 square feet for the first dwelling unit and 2,500 square feet for each additional unit when a lot is served by both a public water supply and public sewage disposal system. When a lot is served by a public water supply system but cannot be practically served by a public sewage disposal system, the minimum lot area for a SFD is 7,500 square feet, 15,000 square feet for a Duplex, and 7,500 square feet for each unit in a Multifamily dwelling. The maximum density in the R-3 zone is 12 dwelling units per acre. Permitted housing types include Single Family Dwellings, Duplexes and Multifamily dwellings containing three or more units.

- **Single, Duplex, Multi-Family & Motel (R-4):** Under YMC Section 9.24, parcels zoned R-4 allow one SFD unit on a lot measuring at least 6,000 square feet and a Duplex on a lot measuring at least 7,500 square feet when the lot is served by both a public water supply and public sewage system. Multifamily dwellings, containing three (3) or more dwelling units, have a minimum lot size of 5,000 square feet for the first dwelling unit and 2,500 square feet for each additional unit when a lot is served by both a public water supply and public sewage disposal system. When a lot is served by a public water supply system but cannot be practically served by a public sewage disposal system, the minimum lot area is 20,000 square feet. The maximum density in the R-4 zone is 12 dwelling units per acre. Permitted housing types include Single Family Dwellings, Duplexes and Multifamily dwellings containing three or more units.
- **Commercial:** Under YMC Section 9.24, parcels zoned Commercial allow one SFD unit on a lot measuring at least 6,000 square feet and a minimum lot area of 2,500 square feet per multifamily unit when the lot is served by both a public water supply and public sewage system. Permitted housing types include all uses permitted outright in residential zones, including Single Family Dwellings, Duplexes and Multifamily dwellings containing three or more units.

All land that is located within the Yachats UGB is included in the land base. Parcels that were partly within the UGB were clipped so that only the portion within the UGB is included in the land base. **Table 3** provides a summary of the land base by zone district.

Table 3. Gross Acres in Residential Land Base, City of Yachats UGB, 2022

<i>Plan Designation or Zone District</i>	<i>Gross Acres</i>	<i>Percent</i>
<i>Commercial</i>	20.7	4.6%
<i>R-1 - Single Family Residential</i>	271.1	61.5%
<i>R-2 - Single Family & Duplex</i>	33.3	7.5%

<i>R-3 - Single, Duplex, Multi-Family</i>	60.8	13.8%
<i>R-4 - Single, Duplex, Multi-Family & Motel</i>	55.2	12.5%
<i>TOTAL</i>	441.0	100%

2. Land Classification

The second step in the BLI analysis involves identifying which parcels from the residential land base are available or unavailable for residential development. This involves classifying each parcel into their respective development status categories using criteria available through assessor data and undergoing a visual quality control process using aerial imagery. Once classified, all lands unavailable for development are removed from the residential land base.

Parcel classifications were validated using aerial photos, building permit data, and assessor records. Definitions of development status categories and criteria used to classify lands are listed below:

Lands available for development:

- **Vacant land.** Parcels with no structures or with very low improvement values (less than \$10,000) are considered vacant. This determination is made using tax assessor records and reviewed using aerial photography.
- **Partially vacant land.** Parcels larger than a 1/2 acre that are occupied by a use (e.g., a home or building structure with an improvement value over \$10,000) but have enough land to be subdivided without the need for rezoning. These criteria to identify partially vacant land are defined under the safe harbor method established in the OAR 660-008-0005 (2) state statute for cities with populations below 25,000. This determination is made using tax assessor records and aerial photography.

Lands unavailable for development:

- **Undevelopable land.** Parcels that are not developable because they measure less than 3,000 square feet and therefore are likely too small for residential development.
- **Public or exempt land.** Parcels unlikely to be developed because they are restricted by existing public uses or they are considered exempt from residential development. These types of land typically include public parks, schools, ballfields, conservation easements, roads and public right-of-way (ROW), common areas held by Home Owners Associations, cemeteries, and power substations as well as land held by Cities, Counties, State Agencies, public utilities, and service districts.

- **Developed land.** Parcels unlikely to yield additional residential development because they possess existing building structures at densities that are unlikely to redevelop over the planning period. Parcels are considered developed if they do not fall within any of the above development status categories.

3. Environmental and Other Constraints

The third step in the BLI analysis involves removing environmental constraints from residential land available for development determined in the previous land classification step. Land is considered “suitable and available” unless it is severely constrained by natural hazards listed below:

- Land within floodways and flood zones. This includes all lands within the 100-year floodplain area
- Land with slopes greater than 25%
- Land within wetlands. This includes areas identified as significant wetlands by the State.

Figure 3 provides a map illustrating the above environmental constraints in Yachats’ UGB. **Table 4** below provides a summary of constrained land by zone district in the residential land base, showing that 46% of the gross acres in the residential land base are constrained and removed from the buildable lands inventory.

Table 4. Constrained Acres in Residential Land Base, City of Yachats UGB, 2022

<i>Plan Designation or Zone District</i>	<i>Gross Acres</i>	<i>Constrained Acres</i>	<i>Percent Constrained</i>
<i>Commercial</i>	20.7	2.5	1%
<i>R-1 - Single Family Residential</i>	271.1	145.8	33%
<i>R-2 - Single Family & Duplex</i>	33.3	9.1	2%
<i>R-3 - Single, Duplex, Multi-Family</i>	60.8	28.7	7%
<i>R-4 - Single, Duplex, Multi-Family & Motel</i>	55.2	14.6	3%
TOTAL	441.0	200.7	46%

There are a number of vacant taxlots in the R-1 and R-3 zones that are encumbered not only by environmental constraints but also by other constraints such as access or infrastructure issues that have been indicated by City staff as potentially difficult to develop. A summary of these taxlots is provided in **Table 5** below. They have been mapped and included as **Figure 5** in the Buildable Lands Inventory Maps section.

These taxlots account for about 25% of the buildable residential land in the Yachats UGB. This is a significant portion of the city’s residential land supply. It will be important for the City to better understand the unique constraints of these sites and take steps to assist in their development as housing is needed on these sites to meet long-term needs.

Table 5. Taxlots that are Potentially Difficult to Develop, City of Yachats UGB, 2022

<i>Plan Designation or Zone District</i>	<i>Number of Taxlots</i>	<i>Buildable Acres</i>	<i>Housing Unit Capacity</i>
<i>R-1 - Single Family Residential</i>	2	16.7	58
<i>R-2 - Single Family & Duplex</i>	4	4.0	22
<i>TOTAL</i>	6	20.7	80

4. Housing Density Assumptions

The final step to the BLI analysis is applying projected housing densities to Yachats’ buildable lands to estimate Yachats’ total housing capacity. Maximum densities were calculated based on the Yachats Zoning and Land Use Code minimum lot size and maximum density requirements provided in sections 9.12-9.28 for Residential and Commercial zones.

Projected densities assume buildout at 80% of maximum density of the zone district. A 25 percent deduction is applied for ROW dedication and other easements in zones where maximum density is regulated through minimum lot sizes (R-1 and R-2).

In the commercial zone, 25% of land area is assumed to develop with residential uses. Further refinement of projected densities is expected as housing needs projections are completed and through discussion with staff and local stakeholders.



MEETING NOTES

MEETING: **Yachats PMT Meeting 3**

PROJECT: Yachats HNA

DATE: July 13th

ATTENDEES: Rachel Cotton, Jamin Kimmell, Tim Wood,
Katherine Guenther, Mary Ellen
O'Shaughnessey, Hui Rodomsky, Jacqueline
Danos, John Theilacker

Discussion & Agreements	Action Item(s)
Buildable Lands Inventory (BLI) and Housing Need Projection (HNP) Updates • Cascadia Partners (CP) presented updates to the BLI and HNP memo. • Katherine asked where changes in R-4 zone came from. Rachel responded that it was the result of reclassifying several parcels from vacant or partially vacant to developed. • John T. asked about the accuracy of the ACS data given margin-of-error.	- o CP to send final BLI and HNP memos to PMT - o PMT to review final memos and provide any additional comments/edits.
Residential Land Needs Analysis (RLNA) • Cascadia Partners (CP) presented the RLNA. • Katherine asked about why the number of manufactured houses was so low because it seems that a large portion of newer houses are manufactured houses. Rachel responded that this data is based on the ACS and some manufactured houses may be misclassified as SFD. • Jacqueline asked why manufactured housing was separate from SFD and is it related to the lower cost of those types. Rachel responded that they are lower cost and that it may be appropriate for the city to target strategies to encourage their development. • Jacqueline about how CC&Rs affect new housing development. Katherine responded that there are not many restrictive CC&Rs. Jamin responded that the city does not control CC&Rs. Rachel responded that those rules could be changed by HOA s. • Katherine asked CP to explain the total unit capacity calculation.	o PMT to review final memos and provide any additional comments/edits.
Joint PC/CC Meeting • Cascadia presented the proposal for the Joint PC/CC Meeting • Katherine suggested that the meeting not include the RLNA memo to keep it digestible. John questioned whether that would result in the next meeting being too lengthy. Rachel and Jamin responded that it would not and it is necessary to present the RLNA before discussing strategies. • Jacqueline asked if she could use presentation materials to present to other groups. Rachel responded yes.	- o CP to confirm Zoom link was distributed. - o Staff to compile the packet and work with CP if any additional items are needed. - o Katherine to assist with publicizing the meeting and sharing info with other groups.