1. 2:00 P.M. Agenda

   Documents:

   2024-12-16 Planning Commission Regular Meeting Agenda.pdf

2. Meeting Material

   Documents:

   Yachats Housing Needs Analysis - Final Report.pdf
   Yachats Housing Implementation Plan - Final Report.pdf
   QUESTIONS-Comp Plan Consultant.pdf
   Building Activity 12-15-24.Pdf
   2024-11-19 PC Minute Summary.pdf
   Planning Commission Issues List.pdf

CITY OF YACHATS
PLANNING COMMISSION MEETING
Tuesday, December 17, 2024, at 2:00 pm
To Be Held Via Zoom & In Person Located at:
Commons Bldg., Civic Meeting Room 1
441 Hwy 101 N., Yachats OR 97498

Join Zoom Meeting
https://us02web.zoom.us/j/82730920856
Meeting ID: 827 3092 0856

Regular Meeting

I. Meeting Called to Order

II. Announcements and Correspondence

III. Citizens' Concerns (limited to items not on the agenda, 5-minute limitation per person)

IV. Public Hearings

V. Ongoing Business
   a. Discussion of Housing Needs Analysis and Housing Implementation Plan

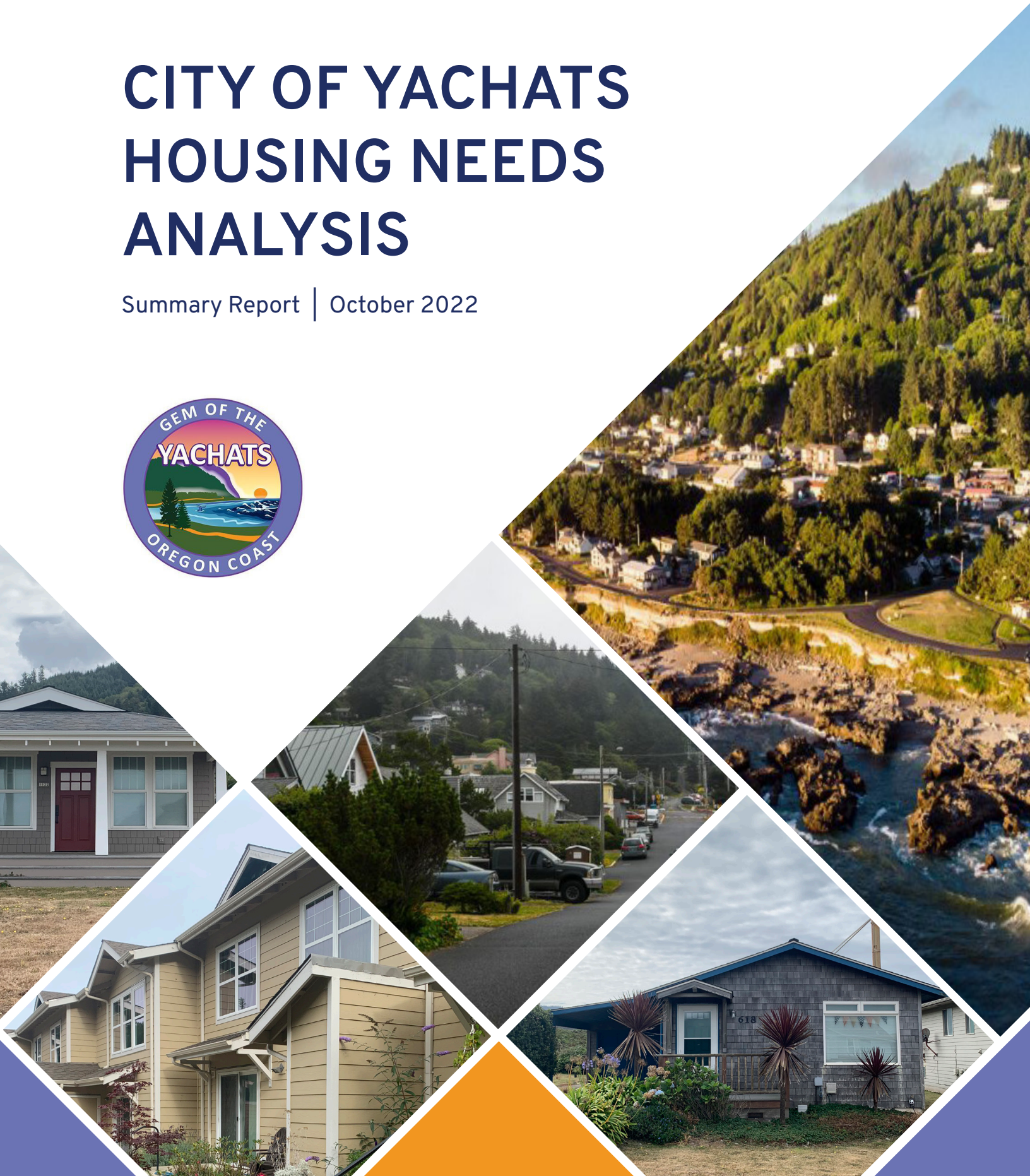
VI. Reports
   a. Commission Chairs' Meeting
   b. Planner's Report
   c. Meeting Summary
   d. Issues List

VII. Other Business
   a. From Commission
   b. From Staff

This meeting is open to the public and all interested persons are invited to attend the ZOOM Meetings. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. The minutes of this meeting is the Audio Tape which will added to the packet after the meeting within 24 hours. In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541- 547-3565 or Oregon Relay 1- 800-735-2900 (TDD) two days in advance. POSTED 12/16/2024 By: Katherine Guenther, Planner

CITY OF YACHATS HOUSING NEEDS ANALYSIS

Summary Report | October 2022



ACKNOWLEDGMENTS

STAFF

Katherine Guenther, City Planner, City of Yachats

CITY COUNCIL MEMBERS

Mary Ellen O'Shaughnessey, City Councilor, City of Yachats

PLANNING COMMISSION MEMBERS

Jacqueline Danos, Planning Commissioner, City of Yachats

John Theilacker, Planning Commissioner, City of Yachats

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INTRODUCTION

Whether you rent or look to purchase a home, housing is becoming increasingly expensive for many Oregonians. As housing demand outpaces supply and home prices and rents continue to increase, housing options become limited, especially for low-income households that are most vulnerable to rising costs.

The City of Yachats is no exception to these trends. Yachats is the southernmost city in Lincoln County, bounded by the Central Oregon Coast Range to the east and the Pacific Ocean to the west. Currently, there are limited housing options to meet the needs for both existing and future residents of Yachats, and there is no established roadmap for understanding and determining the types of housing that are most needed, and to what degree.

Median home values in Yachats are increasing rapidly and are higher than state and county averages. In 2021, 58 percent of housing (453 units) in the city was seasonal, vacant or for-sale. The city's existing housing stock is largely not affordable to local renters and workers, and competing pressures of seasonal housing and short-term rentals are a concern for many residents.

This report will help Yachats understand its housing demand and state of housing supply, determine the types of housing that are most needed and provide recommendations for how the city can adopt strategies that will help produce needed housing.

HOUSING NEEDS PROJECTION

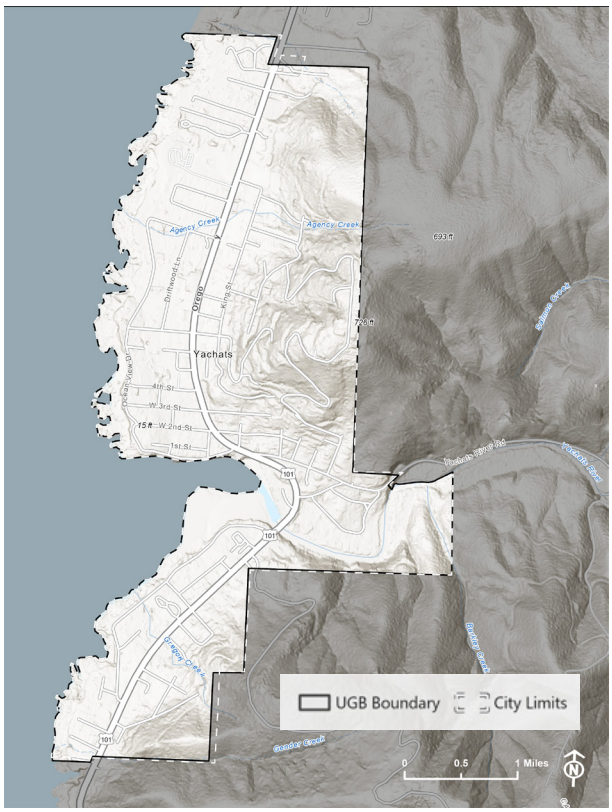
How much housing does Yachats need?

Yachats needs 271 housing units to accommodate the city's growth of 209 new residents in the next 20 years.

Population growth is a primary factor that influences a city's housing need and demand. For this reason, population projections are helpful in estimating how much housing Yachats will need in the next 20 years.

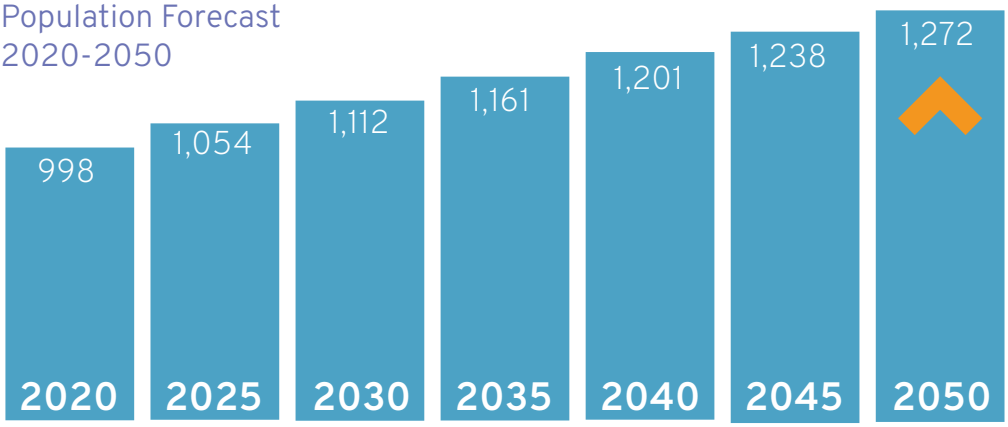
The City of Yachats reached a record-high population of 1,010 people in 2021. Lincoln County also attained a new record population of 50,903. Over the past two decades Yachats has grown much faster than the Lincoln County average. Long-range population forecasts prepared by Portland State University 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.

*An Urban Growth Boundary (UGB) is a planning line surrounding the perimeter of Yachats, created under Oregon law for the purpose of controlling urban expansion onto farm and forest lands.



Map 1. City of Yachats Jurisdictional Boundaries

Population Forecast 2020-2050



U.S. Census Bureau, 2000 and 2010 Censuses, Population Research Center, Portland State University

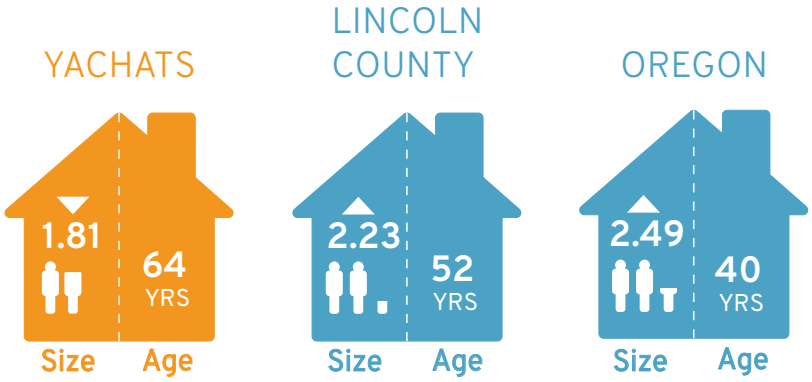
What type of housing does Yachats need?

Yachats needs an increased share of apartments, plexes, townhomes, and accessory dwellings in addition to single family housing.

While population growth can help determine how much housing is needed, it's the people who live in Yachats that determine the type of housing needed. Housing choice and needs can differ from household to household. For example, a family of four may want to live in a single family home with a yard while a seasonal worker may just need a summer rental. The following demographic and housing trends help shed some light on the housing choices faced by households in Yachats and highlight gaps in Yachats' existing housing stock. These conditions and trends help to inform what housing types will be needed over the next 20 years.

Residents are older and household sizes are smaller than state and county averages.

With an increasing number of singles living alone and seniors looking to "age in place," there may be a desire for smaller dwelling units.

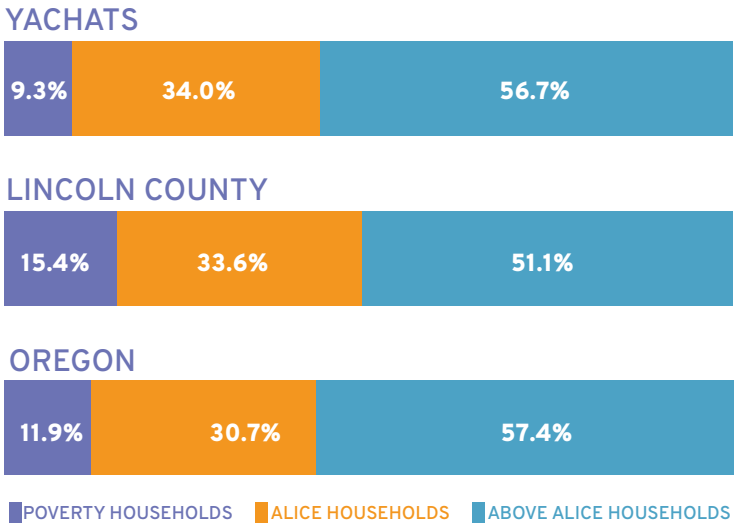


2020 ACS 5-Year Estimates

Yachats' median family income is slightly lower than county averages.

Median Family Income, 2020
2020 ACS 5-Year Estimates

43% of Yachats households are either living in poverty or classified as "Asset Limited, Income Constrained and Employed" (ALICE). The share of Yachats households living in poverty and in the ALICE category has likely increased since 2018. During this same period home prices have continued to rise.



Poverty and ALICE Households, 2018
United for ALICE, ALICE Report

ALICE (Asset Limited, Income Constrained, Employed) is a measure of economically distressed households provided by the United Way. It provides a framework to measure households that do not earn enough to afford basic necessities.

Yachats has a rental housing gap at the upper and lower ends of the housing market.

Median Household Income Range	Affordable Monthly Rent	Renter-Occupied Households	Estimated Available Rental Units	Pent Up Demand
$75,000+	$1,875	33	23	(10) market rate gap
less than $20,000	less than $500	48	6	(45) subsidized housing gap
$0 or negative	requires subsidy	3	-	
Total		**84**	**29**	**(55)**

Rental Housing Inventory Gap
U.S. Census Bureau, ACS 2016-2020; FCS GROUP

A gap in market supply for households earning over $75,000 and for households earning less than $20,000 indicates demand for both new market-rate rental units as well as subsidized affordable units needed to meet the needs of lower income households.

Yachats has slightly higher home values than surrounding markets.

As home values in Yachats and surrounding areas continue to increase, housing will remain out of reach for many residents unless the supply of housing targeting gaps in the market is increased.

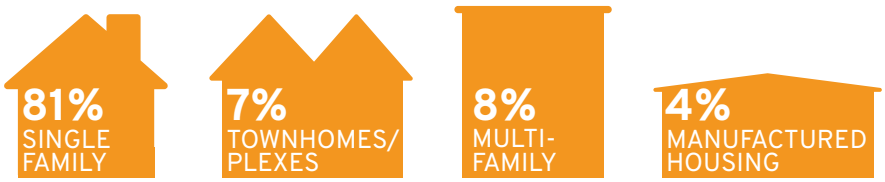
	HOME VALUE	% CHANGE 2020 - 2022
YACHATS	$492,000	▲ 21%
WALDPORT	$444,000	▲ 22%
NEWPORT	$458,000	▲ 18%
LINCOLN CITY	$474,000	▲ 22%
FLORENCE	$399,000	▲ 18%
LINC. COUNTY	$460,000	▲ 20%
OREGON	$487,000	▲ 14%

Zillow Home Value Price Index, 2020-2022
Zillow.com; analysis by FCS 4/09/22

Current rents and sales prices are out of reach for many lower income households in Yachats, where the median family income is $55,800.

VERY LOW INCOME	LOW INCOME	LOWER MIDDLE INCOME	UPPER MIDDLE INCOME	UPPER INCOME
$16,700	$27,900	$44,600	$55,800	$67,000
30% MFI	50% MFI	80% MFI	100% MFI	120% MFI
MAXIMUM ATTAINABLE RENT AND SALE PRICES				
$420	$700	$1,100	$1,275	$1,700
	$110,000	$179,000	$226,000	$273,000
ATTAINABLE HOUSING TYPES				
	Apartment, Multi-unit, and Manufactured Housing		Apartment, Multi-unit, Manufactured Housing, and Single-Family Detached	

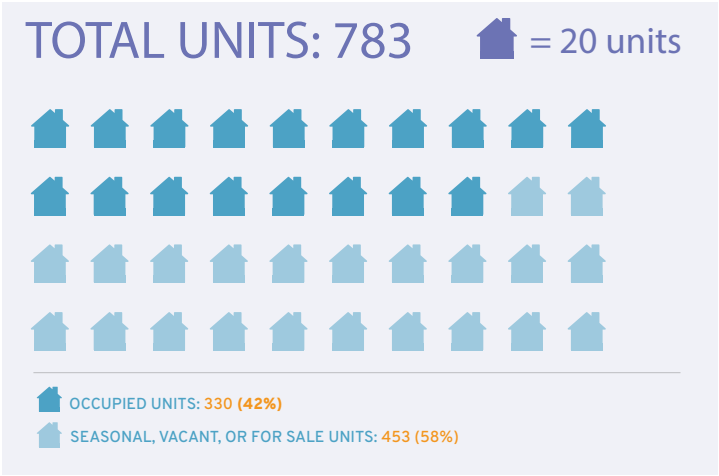
Yachats' housing inventory consists primarily of single family detached dwellings.



Existing mix of housing types.
Share of Unit Type by Housing Tenure 2019 ACS 5-Year Estimates

With 81% of the housing stock consisting of single family homes, there is a lack of housing options in Yachats, particularly smaller units and rentals.

The majority (58%) of housing in Yachats is not occupied by full-time residents.



Existing Housing Occupancy, 2020
U.S. Census Bureau, ACS 5-Yr Estimates (Table B25032)

In 2020, there were 783 housing units in the City of Yachats. Of these, roughly 40 percent were classified as occupied and 60 percent were classified as seasonal, vacant or for-sale.

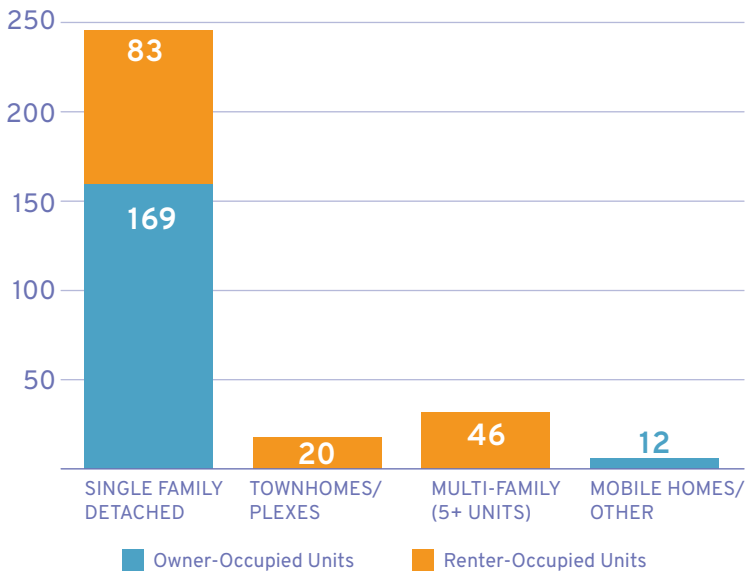
Over 9 in 10 jobs in Yachats are filled by workers living outside of the city. The inability of local workers to find housing that is affordable in Yachats is an economic development challenge.

Ownership is most prevalent among single-family detached and manufactured housing types, while renters are more likely to live in townhomes, plexes, and multi-family units.

Because Yachats consists primarily of single family dwellings, renters and owners seeking other housing types have few options. More than 1 in 4 renter households in Yachats are severely cost burdened, spending more than half of their income on rent.

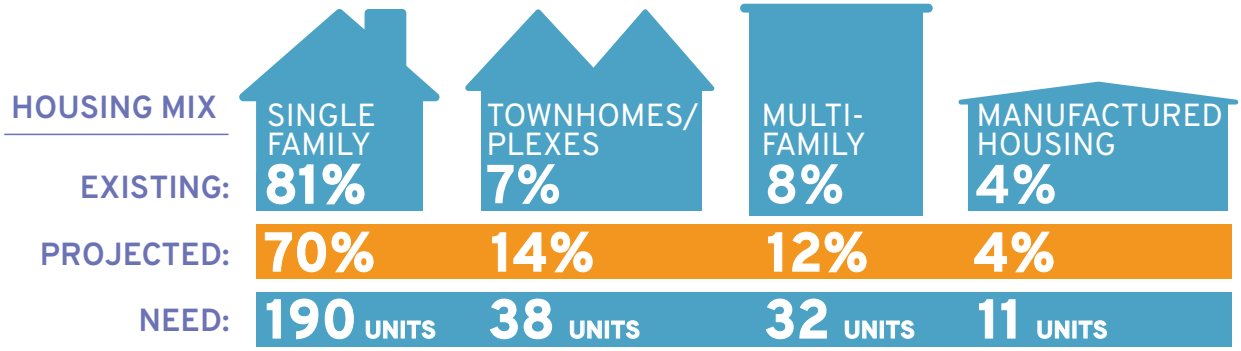
Existing Housing Tenancy, 2020

U.S. Census Bureau, ACS 5-Yr Estimates (Table B25032)



Yachats will need 271 new housing units over the next 20 years. To ensure new housing is attainable at all income levels, a higher share of townhomes/plexes and multifamily homes are needed.

The 271 projected units include a mix of 190 single family homes, 38 townhomes/plexes, 32 multi-unit homes, and 11 manufactured homes to meet the city's 20-year housing need.



For more information, please see Appendix B for the Housing Needs Projection memo.

BUILDABLE LAND INVENTORY

How much land in Yachats is available to build new housing?

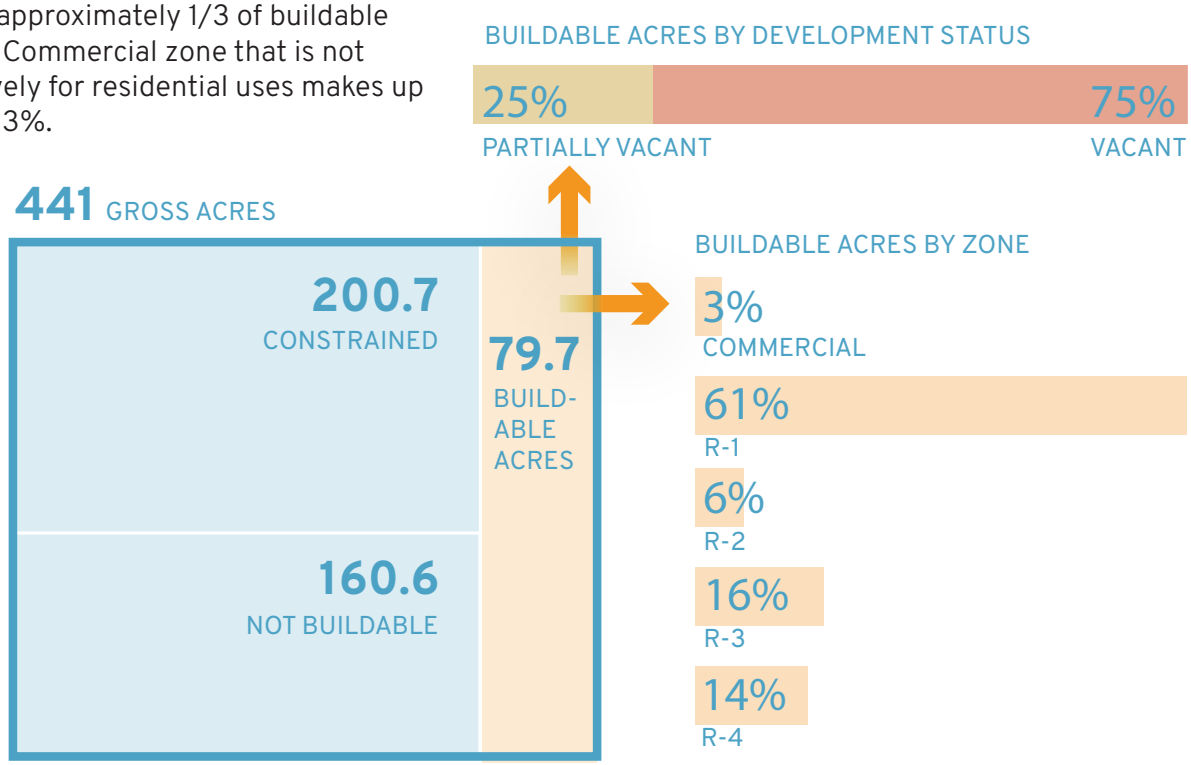
Yachats has 79.7 acres of land available to build new housing.

Having land available to build new housing is not a given in some cities, to the point that some cities are unable to build the total amount of housing they desperately need. For that reason, it's important to understand how much land in Yachats is available for new housing to make sure that there is enough land to build Yachats' total housing need.

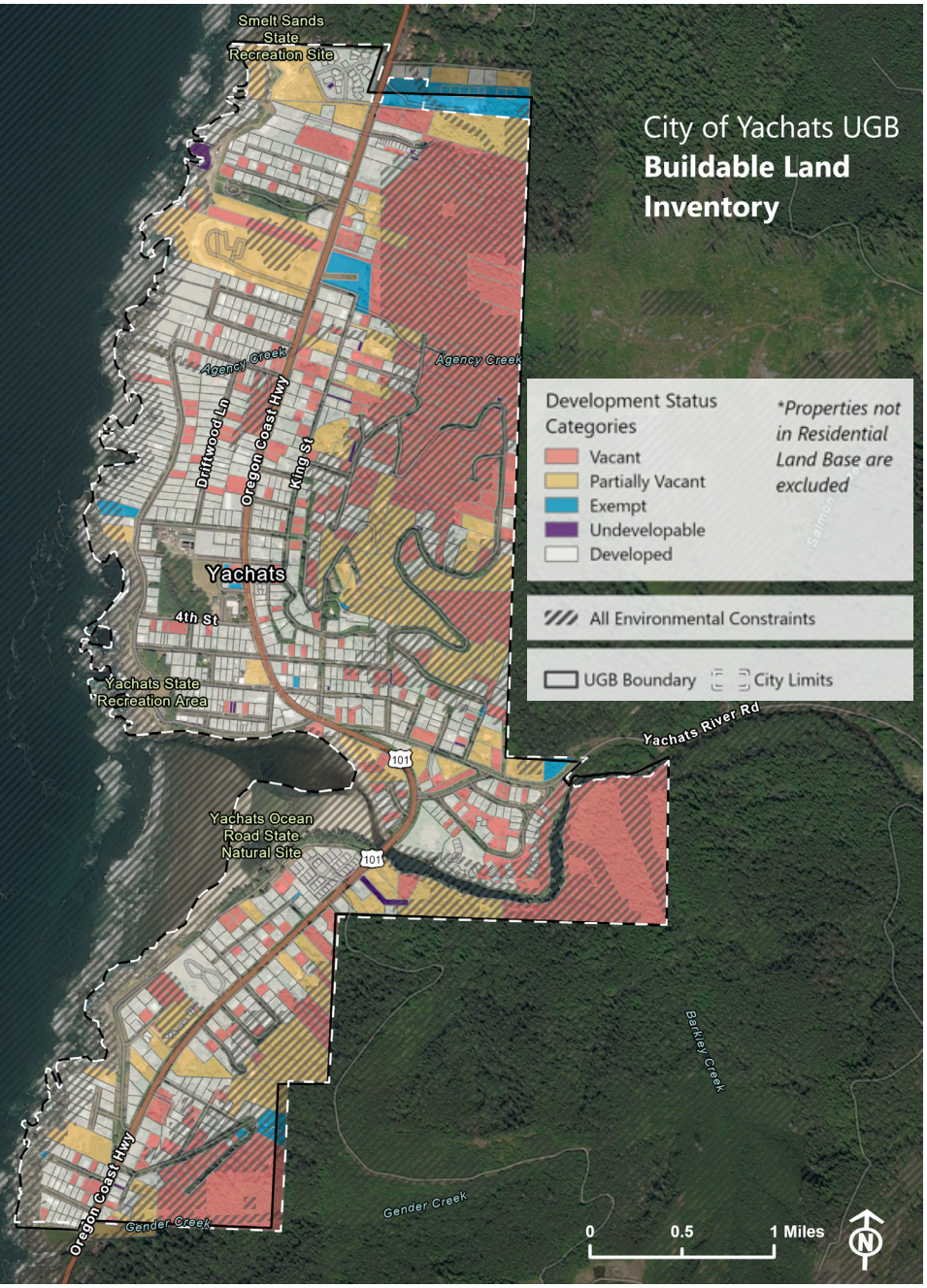
Based on the conditions that qualify land as available for housing, Yachats has 79.7 buildable acres available within the Urban Growth Boundary to build new housing. Roughly 61% of the total buildable acres are zoned Single Family Residential (R-1), allowing for only single family residential uses. Higher 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 remaining 3%.

What qualifies land as available for housing?

- Land that is zoned to allow residential development.
- Land that is vacant and large enough to legally build a residential structure.
- Land that is not constrained by environmental features and hazards such as steep slopes or flood zones.



Lincoln County Assessor Data



Map 2. Buildable Land Inventory

Classifying Land

To identify land that is vacant and large enough to legally build a residential structure, properties that allow residential uses in Yachats were classified into different development status categories defined below. Properties that were identified as Vacant and Partially Vacant in this map qualify as available for housing, unless they have environmental constraints preventing development.

Definitions

Vacant. Parcels with no structure or with very low improvement values.

Partially Vacant. Parcels larger than a 1/2 acre that are occupied by an existing structure with an improvement value over $10,000 but have enough land for new housing.

Undevelopable. Parcels that are not developable because they are too small to build new housing.

Public or exempt. Parcels unlikely to be developed because they are restricted by existing public uses or they are considered exempt from new housing.

Developed. Parcels unlikely to develop additional housing because they possess existing building structures that are unlikely to redevelop in the next 20 years.

For more information, please see Appendix A for the Buildable Lands Inventory memo.

RESIDENTIAL LAND NEEDS ANALYSIS

Does Yachats have enough available land to build needed housing?

There is a deficit of land available for townhomes/plexes and multi-family housing, and a surplus of land available for single family homes.

Yachats has enough land to accommodate population growth over the next 20 years with enough capacity to develop an adequate number of housing units based on current demographic trends and maximum zone densities.

According to the 20-year housing needs projection, Yachats will need an additional 271 units to accommodate the city's growth in the next 20 years. The buildable land inventory identified 79.7 acres of buildable vacant and partially vacant land in Yachats. It is estimated that 326 housing units could be developed on these buildable lands, exceeding the projected need for 271 units.

However, there is a deficit of land for townhomes/plexes and multi-family housing. There is a projected deficit of 23 townhome/plex units and a deficit of 4 multi-family units. Although townhomes/plexes and multi-family housing types are allowed in most zones, very few have been built in Yachats since 2000.

If these development trends continue it is likely that the residential land supply will be used predominantly for single family detached housing and result in a shortage of land available for townhomes/plexes, and multi-family housing.

SINGLE FAMILY

251	190	61
Capacity	Need	Surplus

TOWNHOMES/PLEXES

15	38	(-23)
Capacity	Need	Deficit

MULTI-FAMILY (5+ UNITS)

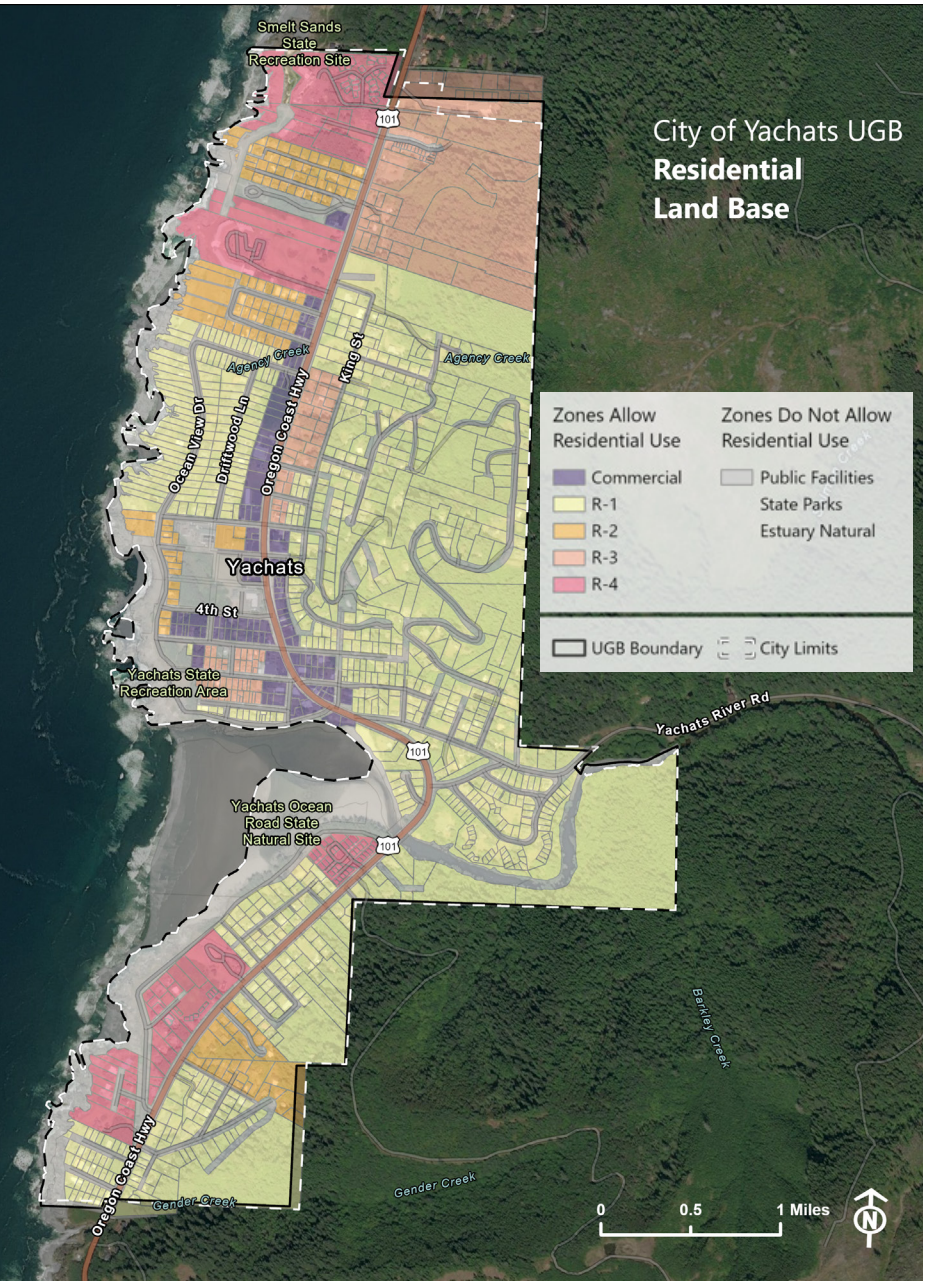
28	32	(-4)
Capacity	Need	Deficit

MANUFACTURED HOUSING

32	11	21
Capacity	Need	Surplus

20-year Estimated Capacity vs. Housing Need
Yachats Housing Needs Projection, 2022

There are several strategies and measures available to the City to address this deficit that are detailed in the Housing Strategies and Tools section starting on Page 16.

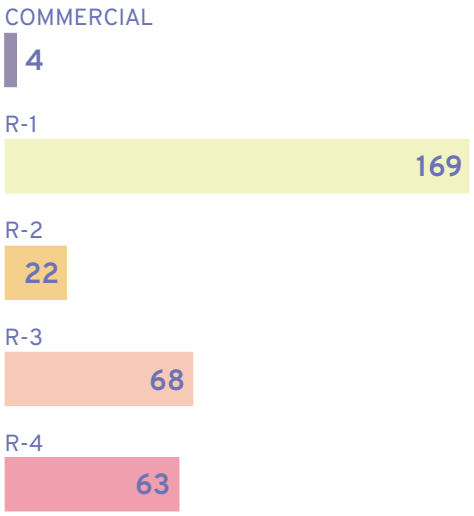


Map 3. Residential Land Base Map

Unit Capacity by Zone

A projected mix of housing types to be built in each zone was estimated using development trends in Yachats since the year 2000 as well as the overall mix of housing in the city. A baseline estimate of at least 60% single family detached housing was projected for each zone. A higher percentage of other housing types was projected in zones that allow higher density housing (R-2, R-3, R-4 and C).

Given the projections for unit capacity by zone detailed on the graph below, there is a potential deficit of land for townhomes/plexes and multi-family housing in Yachats.

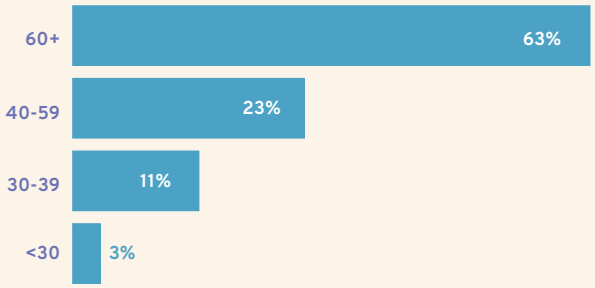


For more information, please see Appendix C for the Residential Land Needs Analysis memo.

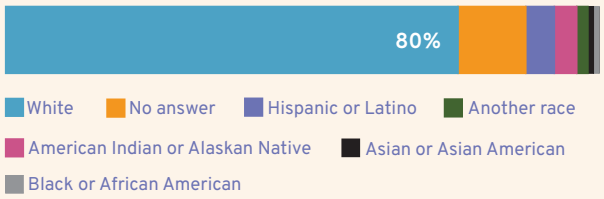
HOUSING NEED SURVEY RESULTS

Who did we hear from? 142 people total

Age



Race and Ethnicity



Gender Identity

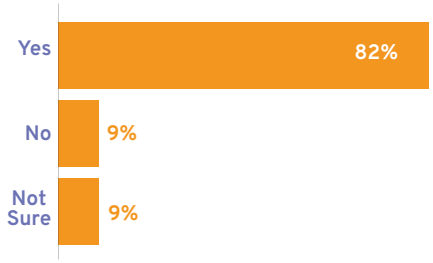
67% Female
23% Male
8% No Answer
2% Non-binary

Housing Tenure

82% Homeowners
16% Renters
2% Other

What did we hear?

Do you believe there is a housing shortage in Yachats?



The top four most important housing-related issues for current residents in Yachats:

1. Affordability of housing
2. Competing pressures of second homes and short-term rentals
3. Lack of choices of housing types
4. Lack of options for first time homebuyers

What are some things the City can do to help meet housing needs?

Encourage smaller and more affordable housing options such as duplexes, cottage homes and townhouses

Increase supply of land where medium density housing types (townhomes, plexes and cottage clusters) are allowed

Dedicate resources to help subsidize the development of income-restricted affordable housing

Fund the construction of infrastructure (water, sewer, and roads) to help offset the costs of new housing developments

Increase supply of land where multi-family housing (5+ units) is allowed

None of the above

Other

HOUSING STRATEGIES AND TOOLS

What housing strategies can Yachats implement to build needed housing?

This Housing Needs Analysis found that Yachats has more than enough land to build needed housing. However, despite the City's surplus of land, past development trends indicate that Yachats has fallen short in producing the diversity of housing types it needs, particularly smaller and more affordable housing types.

This section presents a summary of the housing strategy recommendations that the City could consider and potentially implement to help Yachats produce the housing its residents needs.

The following recommended housing strategies primarily address regulatory barriers that often stifle housing production. The City may also consider additional tools and strategies that look to fund and invest in programs and projects that support housing development, prioritize land for needed housing and build strategic partnerships that create resources for affordable housing. These strategies and tools will be refined further in the form of a Housing Implementation Plan.

Regulatory Strategies

1. Reduce Minimum Lot Size Standards for Multi-Unit Housing

Strategy: Reduce minimum lot size standards for multi-unit housing to enhance feasibility and affordability of this housing type.

Rationale: Minimum lot sizes currently required to develop multiple unit housing in Yachats often make these projects infeasible to build on existing lots, and they encourage larger, more expensive units.

Implementation Considerations:

- Reduce minimum lot size standards in R-2, R-3, R-4 and C zones.
- Consider typical sizes of existing lots to promote development options on all lots.
- Consider allowing for smaller lots for projects that provide deed-restricted affordable housing.

Yachats Minimum Lot Size Standards (sq. ft.)

Zone	Single Family	Duplex	Multifamily (3+ Units
R-1	7,500	Not allowed	Not allowed
R-2	6,000	7,500	Not allowed
R-3	6,000	7,500	6,000+ 2,500/unit
R-4	6,000	7,500	6,000+ 2,500/unit
C	6,000	2,500/unit	2,500/unit

2. Rezone Land in the R-1 Zone to Higher Density Zone

Strategy: Rezone an area of the R-1 zone to one of the city's higher density residential zones that allow townhomes/plexes and multi-family housing, such as R-3 or R-4.

Rationale: Strategically rezoning an area(s) of the R-1 zone would increase capacity for development of townhomes/plexes and multi-family housing.

Implementation Considerations:

- For the greatest benefit, the area(s) should be rezoned to the R-3 or R-4 zones because they allow for multi-family development.
- A city-led rezoning effort is more likely to succeed, as it does not require property owner or developers to request rezonings on a case-by-case basis.
- Covenants, conditions, and restrictions (CC&Rs) may limit higher density development in subdivisions regulated by HOAs. These should be reviewed to determine areas best suited for possible rezoning.

3. Establish a Minimum Density in R-3, R-4, and C Zones

Strategy: Establish a minimum density standard in the R-3, R-4, and C zones to encourage higher density housing types.

Rationale: A minimum density standard in higher density zones would preserve buildable land in these zones for needed townhomes/plexes and multi-family housing.

Implementation Considerations:

- The City could also prohibit single-family detached houses in one or more of these zones.
- The standard should be set to balance allowing for a range of development options while ensuring an efficient use of land to meet housing needs.

4. Define and Allow a Wider Range of Housing Types

Strategy: Define and allow a wider range of housing types in zones where additional housing types are appropriate.

Rationale: Some zones exclude housing types which may otherwise be appropriate. These unnecessary restrictions limit development options and feasibility.

Implementation Considerations:

- Allow duplexes in the R-1 zone.
- Allow up to quadplex in the R-2 zone.
- Define and allow accessory dwelling units (ADU) and cottage cluster housing in all zones.
- Ensure development standards allow for market-feasible unit sizes.

5. Reduce Minimum Parking Requirements

Strategy: Reduce minimum parking requirements to increase efficiency of land use.

Rationale: Parking standards commonly require more parking than the market demands, which increases the cost of housing and results in an inefficient use of land.

Implementation Considerations:

- Reduce parking standards where minimum requirements exceed 1.5 spaces per dwelling unit (duplex).
- If a general reduction is not supported, target areas where higher density development is most desired.
- Additional reductions for projects with affordable units can serve as a strong development incentive.

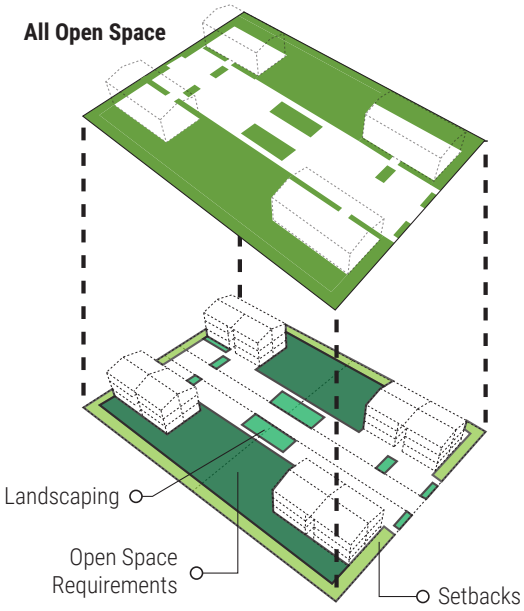
6. Identify and Remove Unnecessary Regulatory Barriers

Strategy: Identify and remove unnecessary regulatory barriers beyond housing types, minimum lot sizes, and minimum parking.

Rationale: Maximum building height, setbacks, landscaping, open space, and review requirements can also present substantial barriers to housing development.

Implementation Considerations:

- Align code standards such as height, setbacks and open space requirements with existing development patterns.
- Replace subjective design or conditional use criteria with objective standards.
- Removing barriers creates opportunities for more modest and affordable projects that are compatible with existing development patterns.



7. Maintain Limits on Short Term Rentals

Strategy: Yachats has a cap in place limiting short-term rentals (STRs) to a total of 125 citywide and prohibiting single-owners and interests from obtaining licenses on multiple properties. Limits on STRs should be maintained.

Rationale: Limiting the overall share of STRs helps achieve a balance between tourist, occasional and long-term residential uses of the city's housing supply.

Implementation Considerations:

- Periodically assess appropriate parameters for the STR cap as population and housing inventory grow.
- Explore other means of offsetting vacant housing such as vacant housing tax.

Additional Strategies and Tools

Calibrate and Reform System Development Charges
Consider scaling development fees so they are proportionate to the impact of a housing unit on public services, therefore reducing fee costs for development of smaller units, which are usually more affordable than larger units. The City may also provide reduced SDC fees or complete exemptions for targeted housing types, such as income-restricted units.

Offer a Property Tax Exemption for Key Housing Needs
Property tax exemptions can be structured to incentivize development of specific needed housing types, such as affordable housing, mixed use housing, and homes targeting first-time homebuyers.

Target Infrastructure Improvements to Support Housing
When planning for improvements, jurisdictions should consider how the improvements will affect housing development opportunities in the area and, where feasible, modify project designs or prioritization to better improve conditions for housing development.

Target Urban Renewal Investments to Support Housing
Urban renewal is a tool for economically revitalizing targeted areas through public investments that stimulate private development. Urban renewal funding, known as Tax Increment Financing (TIF), comes from property tax revenue on new value created in an urban renewal district over the course of its lifetime. Urban renewal funding can be directed toward financial incentives, land acquistion, public infrastructure, or public-private partnerships to build housing.

Establish a Construction Excise Tax (CET)
A Construction Excise Tax is a tax assessed on construction permits issued by a city in order to fund affordable housing programs. The primary benefit of a CET is that it is a dedicated source of revenue. It also provides the option to create a linkage between new development and investment in housing.

Increase Capacity to Implement Housing Strategies
Cities can increase capacity by adding staff, forming task forces, and taking other steps to share resources. Sufficient staff capacity is critical to unlocking the ability for the City to implement housing strategies effectively.

Utilize Excess Public Land for Housing
Adopt a land disposition policy that states the City will prioritize selling or dedicating any surplus publicly owned land to meet housing needs. Public entities can directly support a reduction of development costs in the form of land and/or low cost land lease.

Assist with Land Acquisition and Banking
Land banks are public authorities or non-profit organizations created to acquire, hold, manage, and sometimes redevelop property to return properties to productive use and/or meet community goals, such as increasing supply of affordable housing or stabilizing property values.

Partner with Land Trusts
Community land trusts are nonprofit, community-based organizations designed to ensure ensure long-term housing affordability. The City could sell or donate excess public land to a land trust, provide funding to assist with administration of a trust, or convene local organizations interested in founding or partnering with an existing trust.

Partner with Institutional Land Owners
Non-profits and faith-based organizations (FBO) may have surplus land that could be sold or donated to be developed for high priority housing needs, including affordable housing.

APPENDICES

APPENDIX A: **BUILDABLE LAND INVENTORY MEMO**

APPENDIX B: **HOUSING NEEDS PROJECTION MEMO**

APPENDIX C: **RESIDENTIAL LAND NEEDS ANALYSIS MEMO**

APPENDIX A:
BUILDABLE LAND INVENTORY MEMO

CASCADIA
PARTNERS

1022 NW Marshall St. Suite 380
Portland, OR 97209

www.cascadia-partners.com

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

Plan Designation or Zone District	*Gross Acres*	*Constrained Acres*	*Vacant Acres*	*Partially Vacant Acres*	*Net Buildable Acres*
Commercial	20.7	2.5	2.2	0.2	2.4
R-1 - Single Family Residential	271.1	145.8	41.2	7.2	48.4
R-2 - Single Family & Duplex	33.3	9.1	1.8	1.4	4.8
R-3 - Single, Duplex, Multi-Family	60.8	28.7	9.6	2.9	12.5
R-4 - Single, Duplex, Multi-Family & Motel	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

Plan Designation or Zone District	*Net Buildable Acres*	*Maximum Density of Zone*	*Projected Density*[1]	*Housing Unit Capacity*
Commercial	2.4	1 unit/2,500 sf	2.6	6
R-1 - Single Family Residential	48.4	1 unit/7,500 sf	3.5	170
R-2 - Single Family & Duplex	4.8	1 unit/6,000 sf	4.8	23
R-3 - Single, Duplex, Multi-Family	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

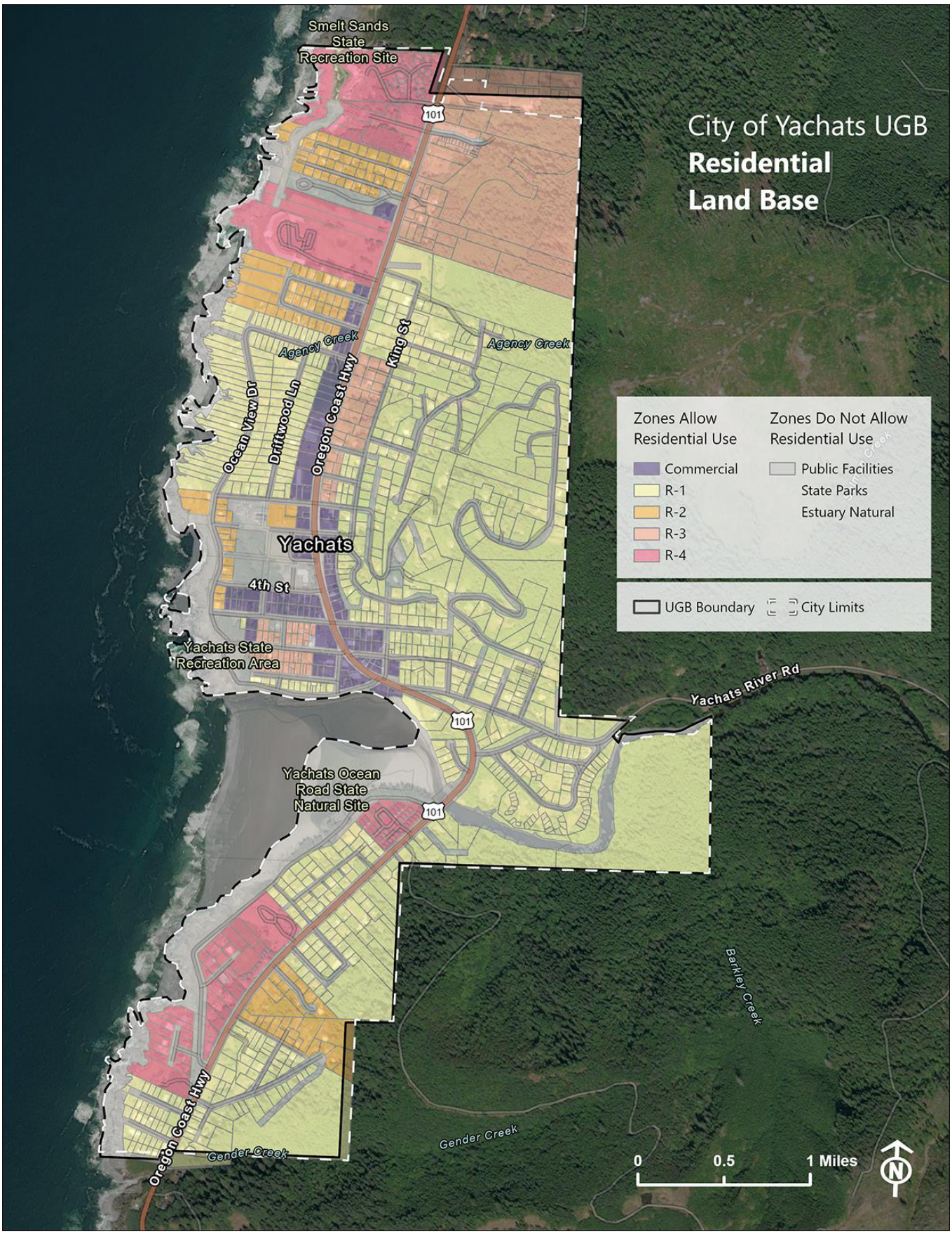


Figure 2. Land Classification by Development Status

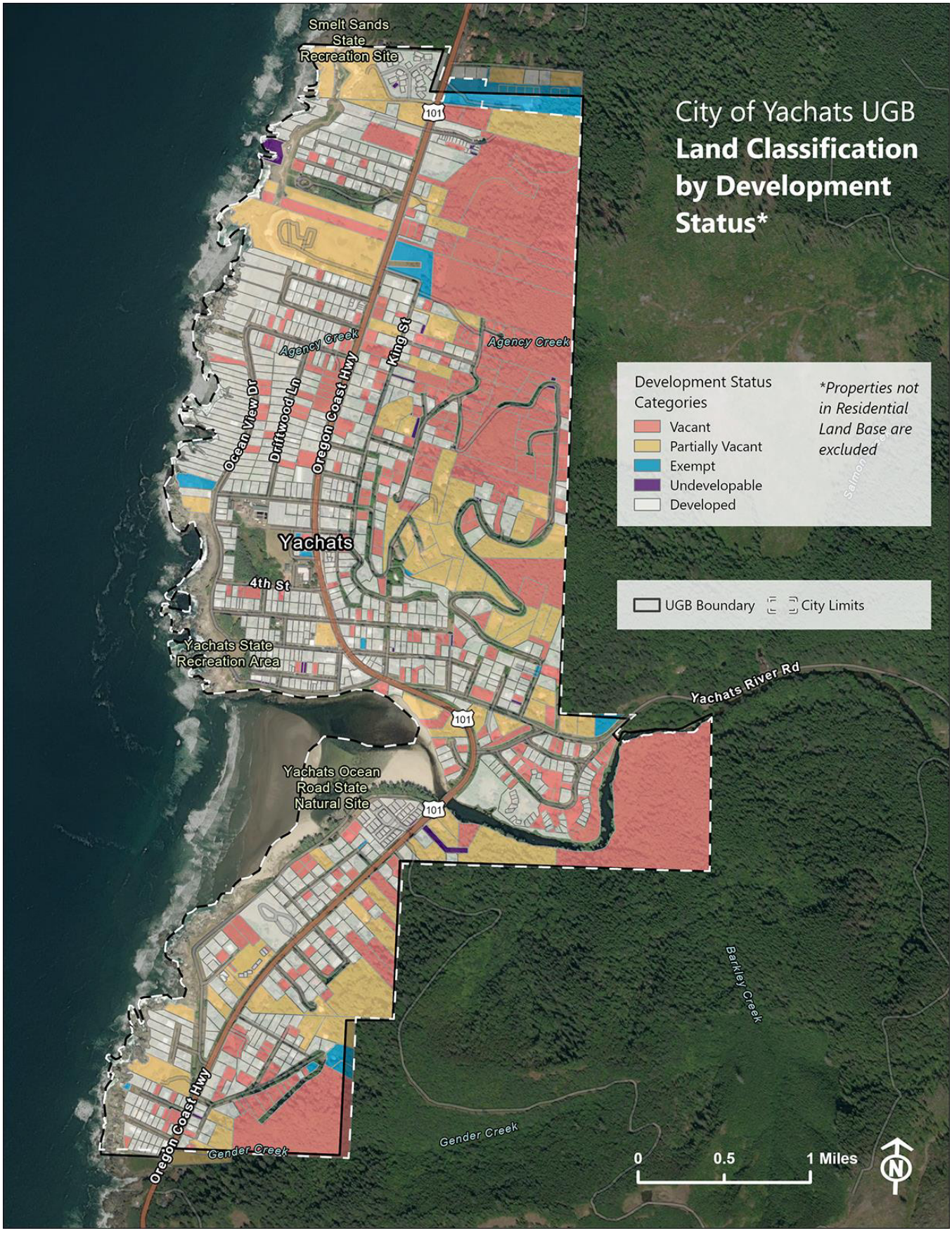


Figure 3. Environmental Constraints

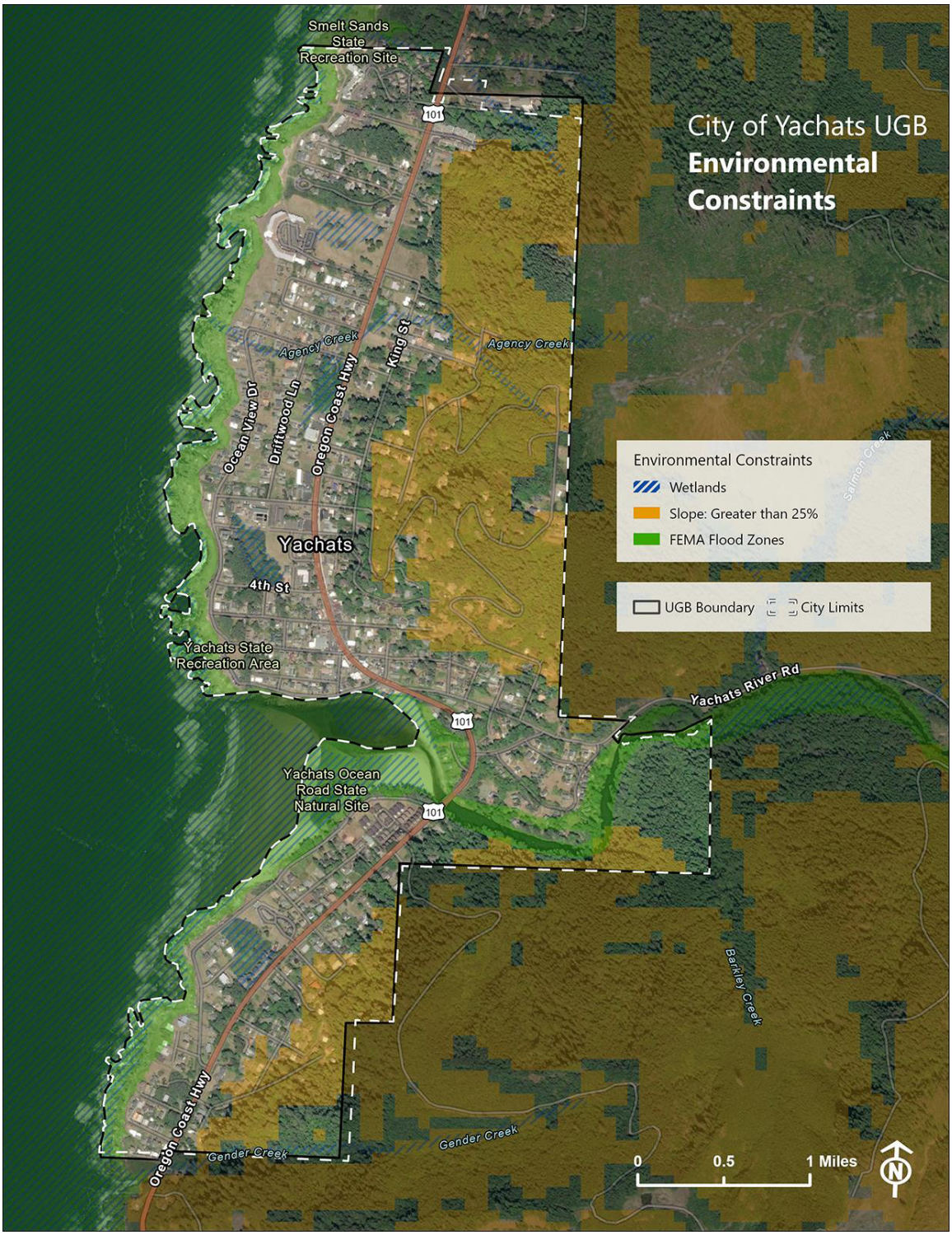


Figure 4. Buildable Lands Inventory

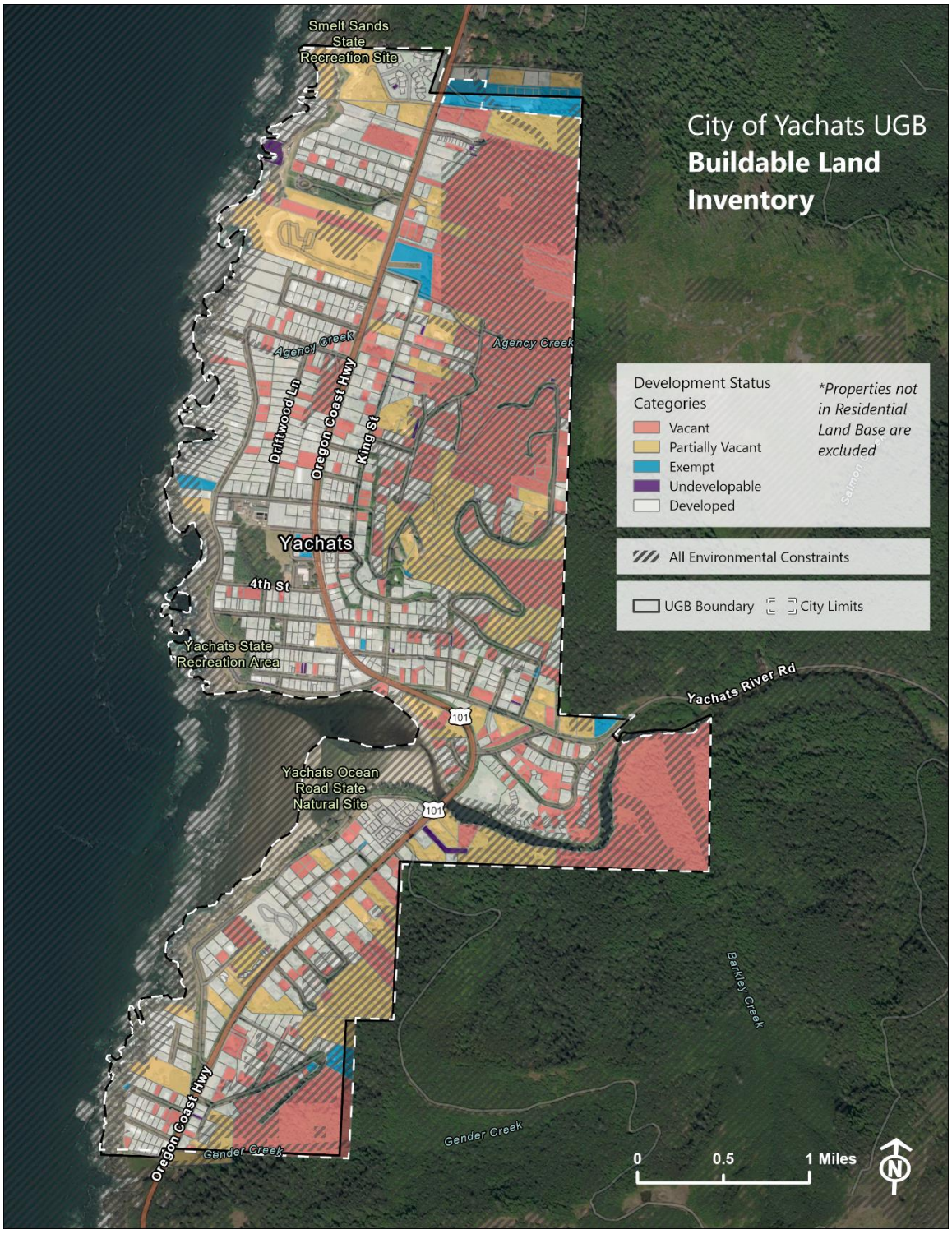
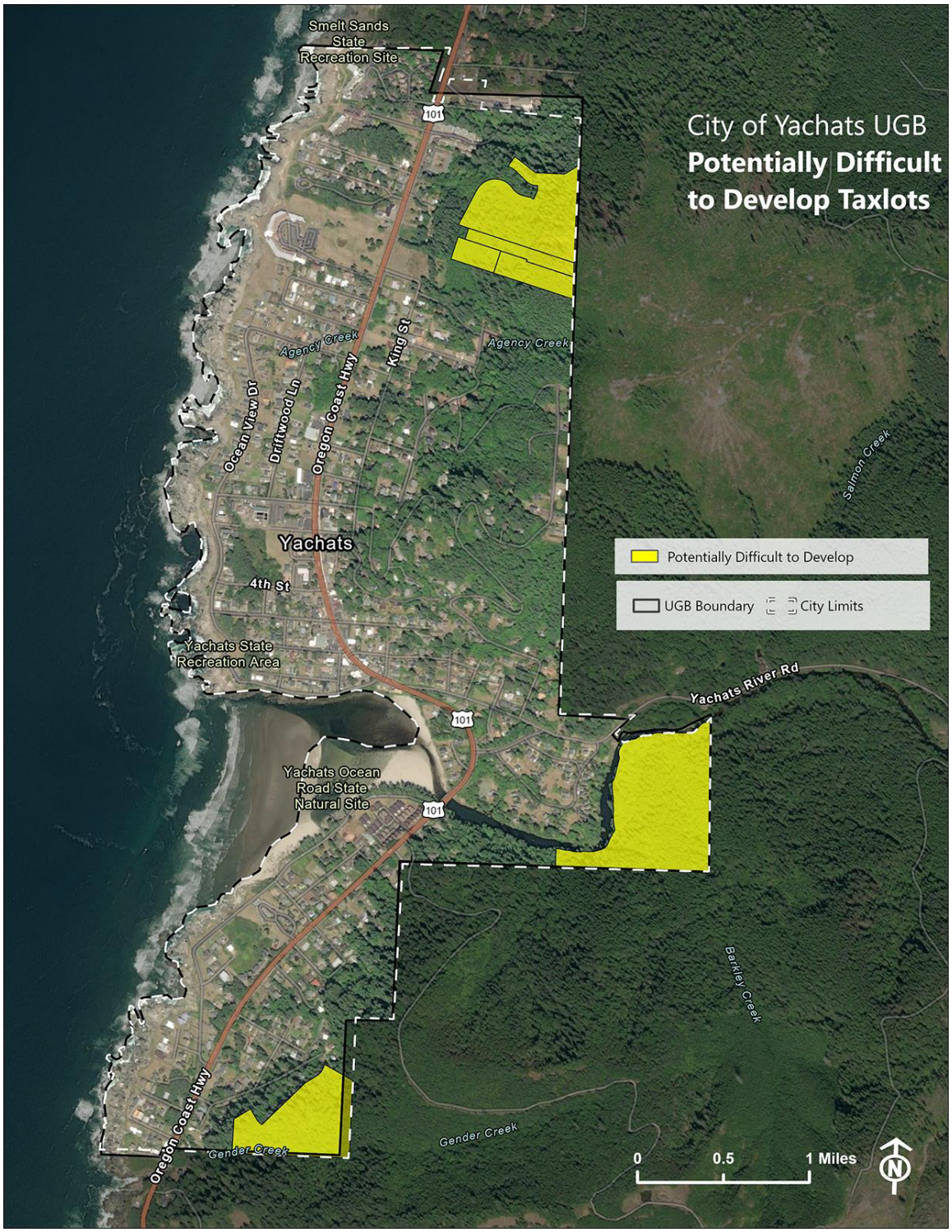


Figure 5. Potentially Difficult to Develop Taxlots



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.

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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

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

R-3 - Single, Duplex, Multi-Family	60.8	13.8%
R-4 - Single, Duplex, Multi-Family & Motel	55.2	12.5%
TOTAL	**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

Plan Designation or Zone District	*Gross Acres*	*Constrained Acres*	*Percent Constrained*
Commercial	20.7	2.5	1%
R-1 - Single Family Residential	271.1	145.8	33%
R-2 - Single Family & Duplex	33.3	9.1	2%
R-3 - Single, Duplex, Multi-Family	60.8	28.7	7%
R-4 - Single, Duplex, Multi-Family & Motel	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

Plan Designation or Zone District	*Number of Taxlots*	*Buildable Acres*	*Housing Unit Capacity*
R-1 - Single Family Residential	2	16.7	58
R-2 - Single Family & Duplex	4	4.0	22
TOTAL	**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.

APPENDIX B:
HOUSING NEEDS PROJECTION MEMO

FCS GROUP
Solutions-Oriented Consulting

| Memorandum

To: Katherine Guenther City of Yachats

Date: August 9, 2022

From: Todd Chase & Tim Wood; FCS GROUP

CC: Jamin Kimmell & Rachel Cotton, Cascadia Partners

RE: Yachats UGB: **Final 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.

DEMOGRAHIC 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**).

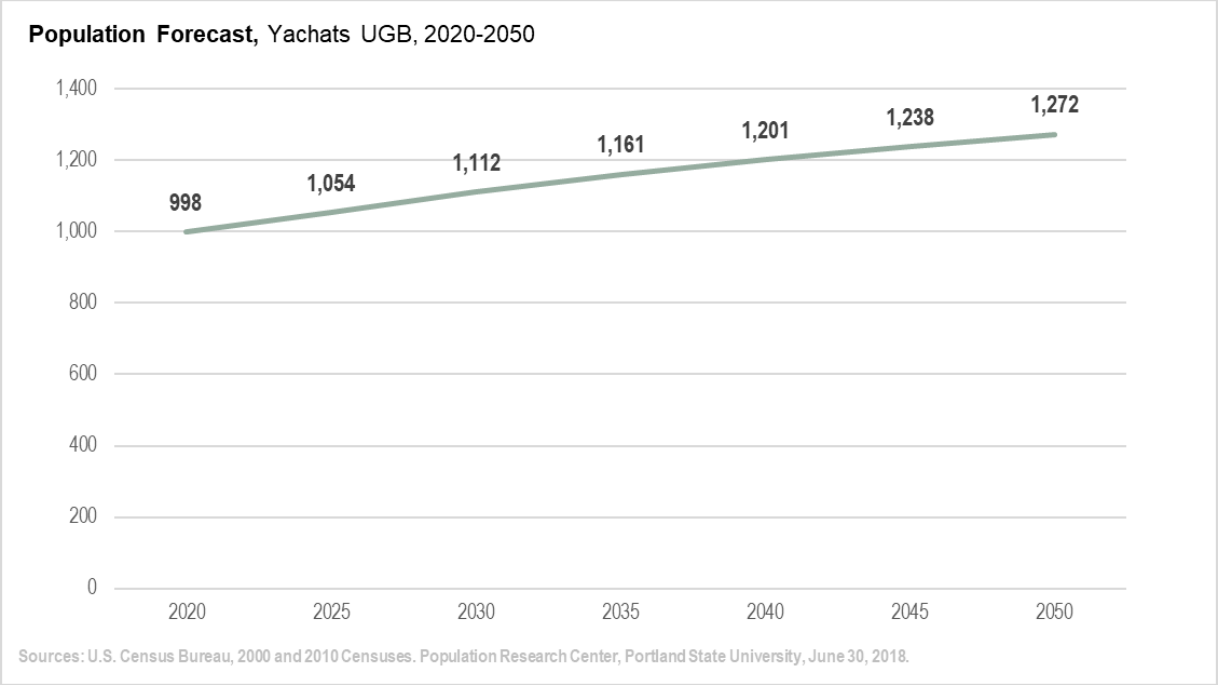
Exhibit 1: Population Trends (2000-2021)

	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

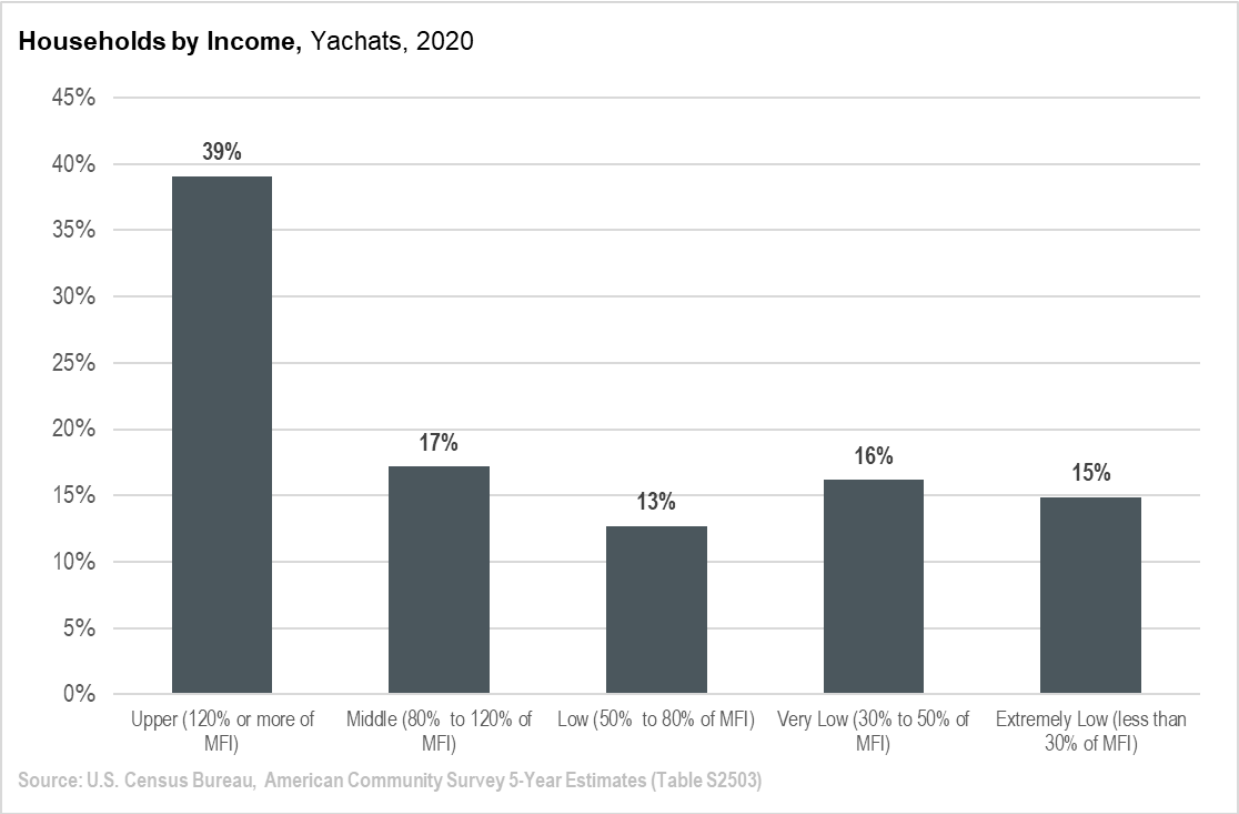
Income and Poverty

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

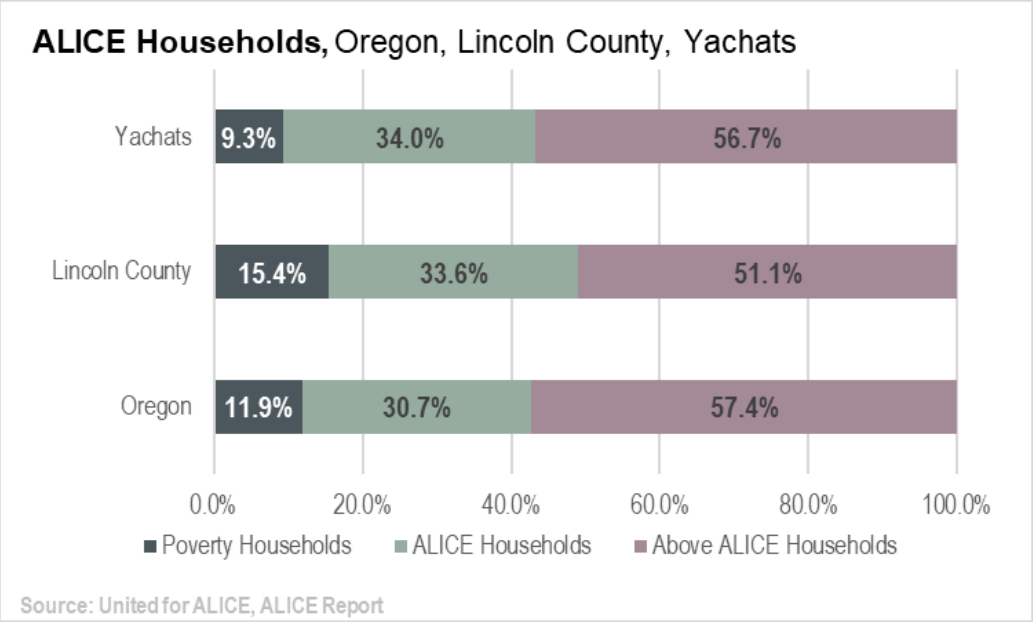


Like many rural communities across the U.S., an increasing share of Lincoln County and Yachats households are experiencing economic hardship as the cost of living rises faster than income levels.

In recognition if the short comings 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 methodlogy 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.

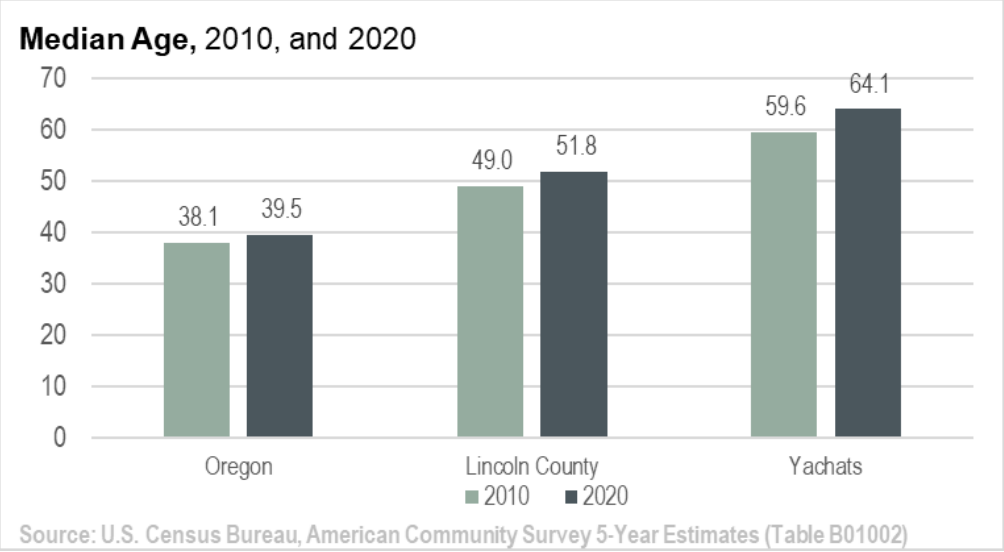
Exhibit 4: Poverty and ALICE Households, 2018



Household Age and Size

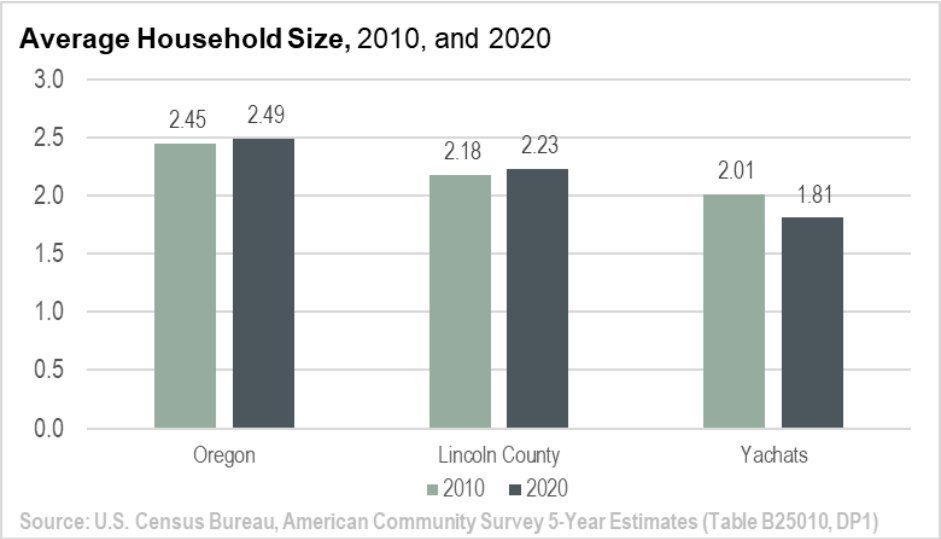
The median age of local residents in Yachats (64.1) is above the Lincoln County average (51.8) and the statewide average (39.5). As shown in **Exhibit 5,** the median age has been increasing over the past decade.

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

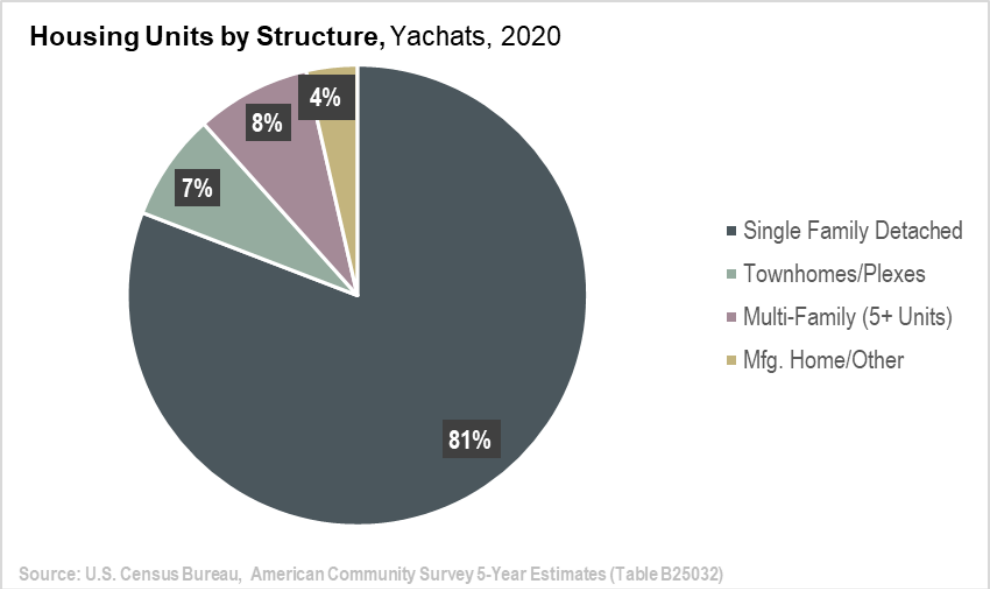
Source: U.S. Census On-the-Map data.

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.

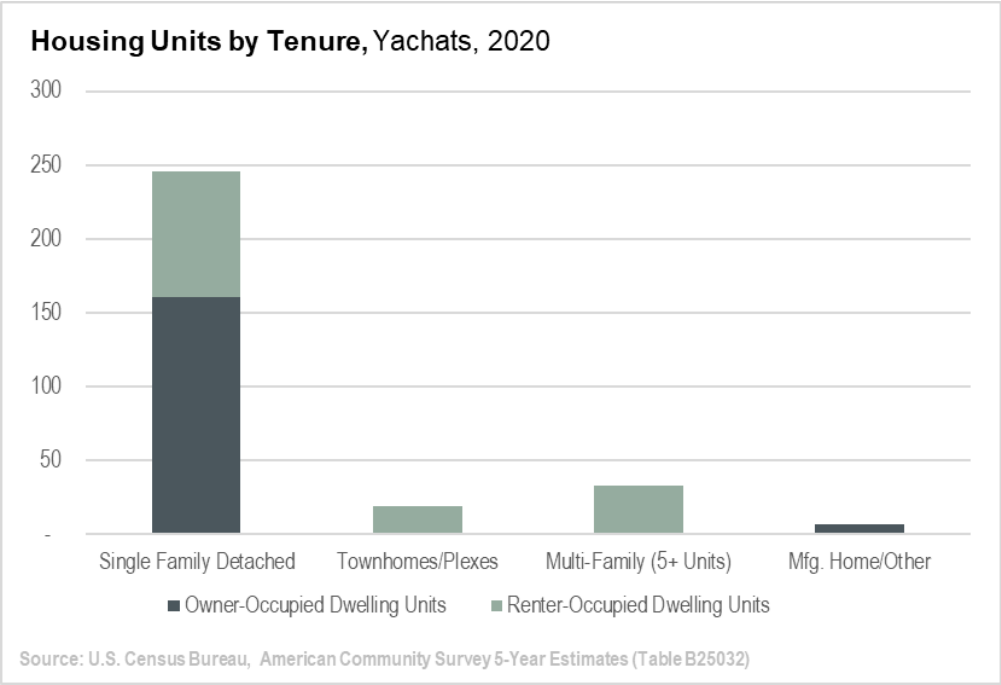
Like most cities in Oregon, single-family detached housing is the most prevalent housing type representing 81% of the local housing stock. The remaining housing inventory in Yachats includes multifamily (8%), townhomes and plexes (7%), and mobile homes (4%), as shown in **Exhibit 8**.

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

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 gap
Zero or Negative Income	Requires subsidy	3	-	
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 271 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	58%	58%	58%
Growth-related Housing Demand (dwelling units)	**1,326**	**1,598**	**271**

Source: Previous Tables

Housing Demand by Dwelling Type and Tenancy

This housing forecast is generally consistent with the observed mix of housing types in Yachats. Additional housing forecast scenarios have been 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.

Based on direction received from the Yachats City Council and Planning Commission, the housing needs projection expects an increased share of middle housing types in the city over the next 20 years. The housing demand forecast includes: 190 single-family detached homes, 38 middle housing units, and 32 multi-family units (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)	Total Dwelling Units
Housing Type Distribution				
Single Family Detached	50	18	122	190
Townhomes / Plexes	9	13	16	38
Multi-family (5+ units)	-	18	14	32
Mfg. homes	3	3	5	11
Total	**63**	**52**	**157**	**271**
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)	107	Standard Homes
Upper Middle (80% to 120% of MFI)	63	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MFI)	50	Townhomes, Mfgd. Homes, Plexes, Apts.
Low (less than 50% of MFI)	20	Govt. Assisted Apts. & ADUs
Very Low (less than 30% of MFI)	32	Govt. Assisted Apts. & ADUs
Total	**271**	

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.

APPENDIX C:
RESIDENTIAL LAND NEEDS ANALYSIS MEMO

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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:	September 21, 2022
PROJECT:	Yachats' Housing Needs Analysis
SUBJECT:	***Residential Land Needs Analysis***

This memorandum summarizes the 2022 Residential Land Needs Analysis (RLNA) results and methodology for the City of Yachats' Urban Growth Boundary (UGB). This analysis uses findings from Yachats' buildable land inventory (land supply analysis) and Yachats' 20-year housing needs projection (housing demand analysis) to conclude whether Yachats has enough buildable land to accommodate its housing needs for the 20-year period between 2022 and 2042.

The results of the RLNA will inform recommended measures and strategies for the City to address its housing needs. These measures and strategies will be identified in the final Housing Needs Analysis (HNA) report.

Summary of Residential Land Needs Analysis

Yachats has enough land to accommodate population growth over the next 20 years and satisfy the need to develop various housing types according to current demographic trends and maximum zone densities.

According to the 20-year housing needs projection, Yachats will need an additional 271 units to accommodate the city's growth in the next 20 years. The buildable land inventory identified 79.7 acres of buildable vacant and partially vacant land in Yachats. It is estimated that 326 housing units could be developed on these buildable lands, exceeding the projected need for 271 units.

Evaluating housing capacity by housing type, however, highlights a potential deficit of land for townhomes/plexes and multi-family housing. As indicated in Table 1, there is a projected deficit of 23 townhome/plex units and a deficit of 4 multi-family units. Although townhomes/plexes and multi-family housing types are allowed in most zones, very few have been built in Yachats since 2000. If these development trends continue it is likely that the residential land supply will be used predominantly for single-family detached housing and result in a shortage of land available for townhomes/plexes, and multi-family housing.

Table 1. 20-year Housing Need vs Estimated Unit Capacity by Housing Type, City of Yachats UGB, 2022

Housing Type	*20-Year Need*	*Estimated Capacity*	*Surplus/(Deficit)* (Capacity – Need)
Single Family Detached	190	251	61
Townhomes/Plexes	38	15	(-23)
Multi-Family (5+ units)	32	28	(-4)
Manufactured Homes	11	32	21
Total	**294**	**326**	**55**

There are several strategies and measures available to the City to address this deficit. Some of these strategies include:

- **Rezone an area of the R-1 zone** to one of the city's higher density residential zones that allow townhomes/plexes and multi-family housing, such as R-3 or R-4
- **Prohibit single-family detached housing** in one or more of the city's higher density residential and commercial zones, such as R-3, R-4, and C. This would preserve buildable land in these zones for townhomes/plexes and multi-family housing.
- **Establish a minimum density** standard in higher density residential and commercial zones which would encourage townhomes/plexes and multi-family units and discourage lower density single-family housing.
- **Reduce minimum lot size** standards in one or more of the city's higher density residential and commercial zones in order to use land more efficiently and increase the capacity for townhomes/plexes and multi-family housing in those zones.

These strategies and other approaches will be evaluated in more detail in the draft HNA report.

Methodology

To assess Yachats' supply of residential land, this analysis pulls findings from both the previously completed buildable land inventory and the housing needs projection. The analysis also uses data on historical residential development patterns and zoning standards to make projections about the mix of housing types that are projected to be developed in each zone.

Buildable Land Inventory Findings

The buildable land inventory indicates that Yachats has 79 acres of unconstrained vacant and partially vacant residential land across all zones that allow residential uses. Table 2 summarizes the buildable land inventory by zone district.

Table 2. Buildable Land Inventory, City of Yachats UGB, 2022

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

Housing Needs Projection Findings

The housing needs projection concludes that Yachats will need 271 additional housing units in the next 20 years to accommodate its population growth. The housing type distribution of these units was based on Yachats' existing housing type distribution, demographic and housing factors detailed in the housing needs projection memorandum, and direction received from the Yachats City Council and Planning Commission stating that the city anticipates that housing need will include an increased share of multiple-unit housing over the next 20 years.

The housing needs projection includes an allowance for seasonal, vacant, and for-sale housing based on the city’s current vacancy rate of 58 percent. Table 3 is based on data included in the housing needs projection memorandum and depicts the breakdown of projected housing need by housing type.

Table 3. Housing Need Projection by Housing Type,
City of Yachats UGB, 2022 – 2042

Housing Type	*Existing Distribution*	*Projected Distribution*	*Projected 20-Year Need (Units)*
Single Family Detached	81%	70%	190
Townhomes/Plexes	7%	14%	38
Multi-Family (5+ Units)	8%	12%	32
Manufactured Homes	4%	4%	11
Total	*100%*	*100%*	*271*

Residential Land Needs Analysis Methodology

Findings from the buildable land inventory and housing needs projection alone can conclude that Yachats has more than enough land to accommodate future housing need. The RLNA is seeking to further confirm that Yachats' sufficient buildable land and estimated unit capacity can satisfy future housing need by housing type. To do so, this analysis assumes a projected housing mix of estimated capacity by zone based on historical development trends and existing code allowances.

HISTORICAL DEVELOPMENT PATTERNS

According to county assessor data, depicted in Table 4 and reflecting development trends since 2000, 310 new dwelling units have been constructed and/or installed since 2000.

- Slightly less than half of these units (144 total) were built in the R-1 zone, 21 percent (64 total) were built in the R-4 zone, and 18 percent (55 total) were built in the R-3 zone.
- 75% of housing built in Yachats since 2000 has been single family detached housing, 2% has been townhouse or plex housing, 15% has been multi-family housing, and 8% has been manufactured housing.

These development patterns indicate that property owners and developers primarily pursued the construction or installation of single-family homes and manufactured homes on individual lots, with a few townhouses and plexes developed in the Commercial zone. The Fisterra Gardens project in the R-3 zone is the only multi-family project that has been developed in Yachats since 2000.

Table 4. Housing Built by Housing Type and Zone, 2000 - 2022, City of Yachats UGB

	C	*R-1*	*R-2*	*R-3*	*R-4*
Number of Units					
Single Family Detached	12	131	20	5	64
Townhouses/Plex	7	0	0	7	0
Multi-Family (5+ Units)	0	0	0	46	0
Manufactured Homes	2	13	6	4	0
Total	**21**	**144**	**26**	**55**	**64**
Percent of Total Units					
Single Family Detached	57%	91%	77%	9%	100%
Townhouses/Plex	33%	0%	0%	0%	0%
Multi-Family (5+ Units)	0%	0%	0%	84%	0%
Manufactured Homes	10%	9%	23%	7%	0%
Total	**7%**	**46%**	**8%**	**18%**	**21%**

Source: Lincoln County Assessor Data

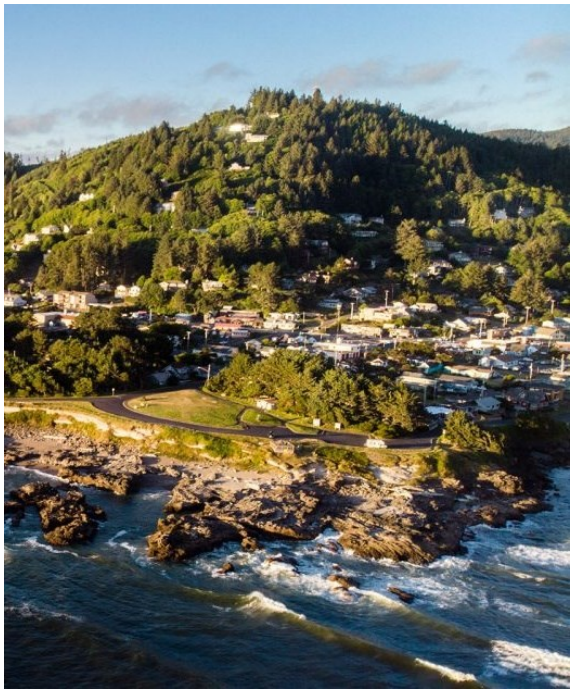
PROJECTED HOUSING MIX AND DENSITY

A projected mix of housing types in each zone was estimated using development trends in Yachats since the year 2000 detailed in Table 4 as well as the overall mix of housing in the city. A baseline estimate of at least 60% single family detached housing was projected for each zone, with a higher percentage of other housing types projected in zones that allow higher density housing. The share of multi-family development in the R-3 zone detailed in Table 4 was treated as an outlier case rather than a trend.

Given the projections included as Table 5, there is a potential deficit of land for townhomes/plexes and multi-family housing in Yachats. There are several strategies and measures available to the City to address this deficit. These strategies and measures will be evaluated in more detail in the draft HNA report.

Table 5. Projected Housing Mix and Capacity by Zone, City of Yachats UGB

	C	*R-1*	*R-2*	*R-3*	*R-4*
Projected Mix (% of Units)					
Single-Family Detached	60%	90%	80%	60%	60%
Townhouses/Plex	10%	0%	10%	10%	10%
Multi-Family (5+ Units)	20%	0%	0%	20%	20%
Manufactured Homes	10%	10%	10%	10%	10%
Projected Density (u/ac)					
Single-Family Detached	4.4	3.5	4.4	4.4	4.4
Townhouses/Plex	8.7	--	7.0	7.0	7.0
Multi-Family (5+ Units)	10.5	--	--	8.5	8.9
Manufactured Homes	4.4	3.5	4.4	4.4	4.4
Overall Average Density	6.0	3.5	4.6	5.5	5.5
Buildable Acres	2.4	48.4	4.8	12.5	11.5
Total Unit Capacity	**4**	**169**	**22**	**68**	**63**
Total Unit Capacity by Type					
Single-Family Detached	2	152	18	41	38
Townhouses/Plex	0	0	2	7	6
Multi-Family (5+ Units)	1	0	0	14	13
Manufactured Homes	0	17	2	7	6



Housing Implementation Plan

June 2023

City of Yachats

ACKNOWLEDGMENTS

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Appendix A: Areas for Potential Upzoning

Appendix B: Model Code for Cottage Clusters and ADUs

Appendix C: Recommended Comprehensive Plan Amendments

Executive Summary

This document serves as the Housing Implementation Plan (HIP) for the City of Yachats. The HIP was developed in partnership with the community and local stakeholders in 2022-2023. The purpose of the HIP is to provide a framework for city staff, planning commissioners, elected officials and other regional partners to advance solutions to housing challenges in the city. The HIP lays out a set of strategies and actions that will be implemented over the next six-eight years (2023-2030).

The document concludes with a **Strategies and Actions Summary Table** that lists all the strategies and actions included in the HIP along with their level of priority and affordability, housing type, and tenure targets. The remainder of the HIP is organized in three sections:

- **Section 1: Yachats' Housing Needs** provides a summary of Yachats's current and future housing needs and of factors affecting housing production.
- **Section 2: Engagement** includes a summary of stakeholder and community input that was used to develop the strategies and actions included in the HIP as well as some recommendations for future engagement.
- **Section 3: Strategies to Meet Future Housing Needs** contains a list of seventeen (17) specific actions it is recommended that the City undertake to fulfill its commitment to meeting its housing needs.

Housing Needs

The Housing Needs Analysis report created in 2022 informed selection of the strategies and actions included in the HIP.

Current Housing Needs

- Yachats needs an increased share of plexes, townhomes, apartments, and accessory dwellings in addition to single-family housing.
- Housing costs are high relative to income levels in Yachats.
- The majority of housing in Yachats is not occupied by full-time residents.

Future Housing Needs

- Yachats is expected to add around 209 new residents over the next 20 years. To accommodate these new residents, the city will require the addition of 271 new dwelling units:
    - 70% single-family (190 units)
    - 14% townhomes/plexes (38 units)
    - 12% multi-family (32 units)
    - 4% manufactured housing (11 units)
- Demographic changes are driving a shift in housing demand and needs. About one quarter of the future housing need will be a mix of plexes (2-4 units), townhomes and apartments.
- New single-family detached houses will remain an important need, but with more variety demanded in the form of small-lot single-family and cottage units.
- New housing is needed for all income levels in order to create a healthy, well-functioning housing market.

Factors Affecting Housing Production

- There is enough buildable land zoned for housing overall, but that does not mean that land is available and practical to develop.
- There is a tighter supply of land for high density housing, such as apartments and townhomes, than low or medium density housing.
- Market factors outside the City's control—such as job and population growth, construction costs, the developer pool, availability of financing, and market pressures related to seasonal housing and short-term rentals—will continue to impact how much and what type of housing is produced.

Engagement

Input from housing stakeholders, the Project Management Team, and public shaped the HIP. The general themes of this input included:

- There is broad support for encouraging smaller and more affordable housing options such as duplexes, cottage homes and townhomes.
- There is broad support for increasing the supply of land where higher density housing types (townhomes, plexes and cottage clusters) are allowed.
- There is broad support for more flexible zoning requirements and allowance for a wider range of housing types.
- There is support for financial incentives such as tax abatements or fee waivers or reductions to help facilitate housing development.
- There is a widely supported desire for more action to support low-income households and local workers, particularly those experiencing homelessness or in otherwise unstable housing situations.
- Many community members have concerns about the impacts of short-term rentals and seasonal housing on the availability and affordability of housing.

Strategies and Actions

The strategies and actions included in this document were initially identified by the project consulting team based on experience with similar policies in similar jurisdictions, an audit of the City's existing zoning and land use code and housing policies, best practices research, and a list of potential strategies published by Department of Land Conservation and Development (DLCD). Working collaboratively with staff and based on input from stakeholders and the community, the consulting team refined the strategies and actions to best fit Yachats's housing needs and the City's capacity for implementation over time.

The actions in this document fall into four strategic categories:

(1) Land Use and Zoning Changes
(2) Financial Incentives
(3) Land-Based Strategies
(4) Public Projects and Partnerships

Recommended land use and zoning changes have been detailed for each zone. Within the other three categories there is a one-page summary devoted to each action, which includes a description of the action, steps to implement it, implementation considerations, an implementation timeline, prioritization of the action, an implementation lead, and potential partners.

Once the plan is adopted, it is assumed that these actions will continue to impact the production of needed housing over time. A full list of the actions and targets can be viewed in the table found on page 2.

Appendices

- **Appendix A** areas for potential upzoning.
- **Appendix B** model code for Cottage Clusters, ADUs and Tiny Homes on Wheels.
- **Appendix C** recommended amendments to Comprehensive Plan Policies

2. Yachats' Housing Needs

Yachats completed a Housing Needs Analysis (HNA) in 2022. The HNA provides a basis for the City to anticipate future land and housing needs and to develop strategies to meet those needs using data and projections related to buildable lands, population growth, and employment trends. Key information about Yachats' current and future housing needs is summarized in this section.

Current Housing Needs

Yachats needs an increased share of plexes, townhomes, and apartments in addition to single-family housing.

Most current residents in Yachats live in detached, single-family houses or manufactured homes (Figure 3). While existing homeowners are less likely to be cost-burdened than renters, there are few options on the market for first-time homebuyers and local workers.

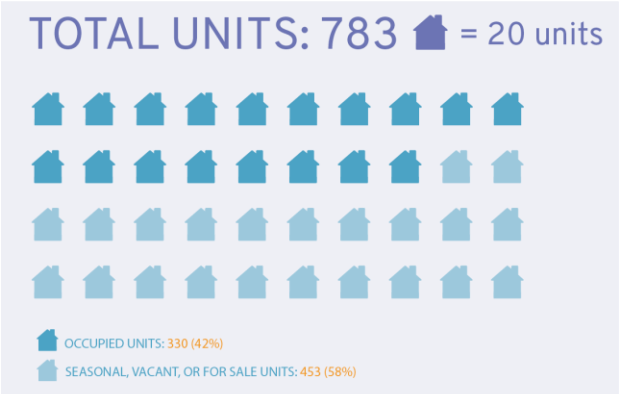
In addition, residents are older and household sizes in Yachats are smaller than state and county averages. With 81 percent of the housing stock consisting of single-family homes the city lacks housing options, particularly smaller units and long-term rentals.

Housing costs are high relative to income levels.

Median home values in Yachats are increasing rapidly and are higher than state and county averages (Figure 2). Current rents and sales prices are out of reach for many lower income households in Yachats, where the median family income is $55,800. Moreover, more than 1 in 4 renter households in Yachats is severely cost burdened, spending more than half of their income on rent.

As home values in Yachats and surrounding areas continue to increase, housing will remain out of reach for many residents unless the supply of housing targeting gaps in the market is increased.

Figure 1. Existing Housing Occupancy, Yachats, 2020



Source: U.S. Census ACS 5-Year 2016-2020 (Table B25032)

The majority of housing in Yachats is not occupied by full-time residents.

In 2020, there were 783 housing units in the City of Yachats. Of these, roughly 42 percent were classified as occupied and 58 percent were classified as seasonal, vacant or for-sale and not occupied by full-time residents (Figure 1). Given that the city's existing housing stock is largely not affordable to local renters and workers, competing pressures of seasonal housing and short-term rentals are a concern for many residents. Over 9 in 10 jobs in Yachats are filled by workers living outside of the city. The inability of local workers to find housing that is affordable in Yachats is an economic development and housing challenge.

Figure 2. Lincoln County Home Values, 2022

	HOME VALUE	% CHANGE 2020 - 2022
YACHATS	$492,000	▲ 21%
WALDPORT	$444,000	▲ 22%
NEWPORT	$458,000	▲ 18%
LINCOLN CITY	$474,000	▲ 22%
FLORENCE	$399,000	▲ 18%
LINC. COUNTY	$460,000	▲ 20%
OREGON	$487,000	▲ 14%

Source: Zillow Home Value Price Index, 2020-2022

Future Housing Needs

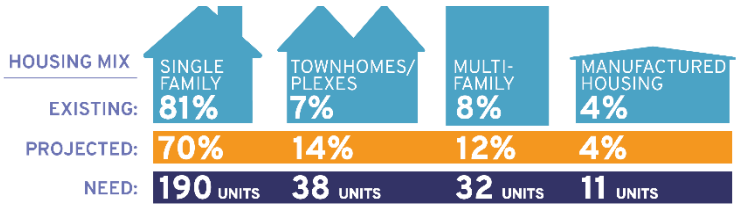
Yachats will continue to grow at a steady rate and a significant amount of new housing is needed to accommodate that growth.

Yachats is expected to add around 209 new residents over the next 20 years. To accommodate these new residents, the city will require the addition of 271 new dwelling units:

- 70% single-family (190 units)
- 14% townhomes/plexes (38 units)
- 12% multi-family (32 units)
- 4% manufactured housing (11 units)

Of these new dwellings, roughly 55 percent of the need is for owner-occupied housing and the remainder is for rental housing. Based on direction received from the Yachats City Council and Planning Commission, the housing needs projection includes an increased share of townhomes, plexes and multi-family units in the city over the next 20 years to meet these needs. This projection assumes that the current average household size and vacancy rate of 58 percent remain constant (Figure 4).

Figure 3. Current and Projected Housing Mix and Need, Yachats, 2022-2042



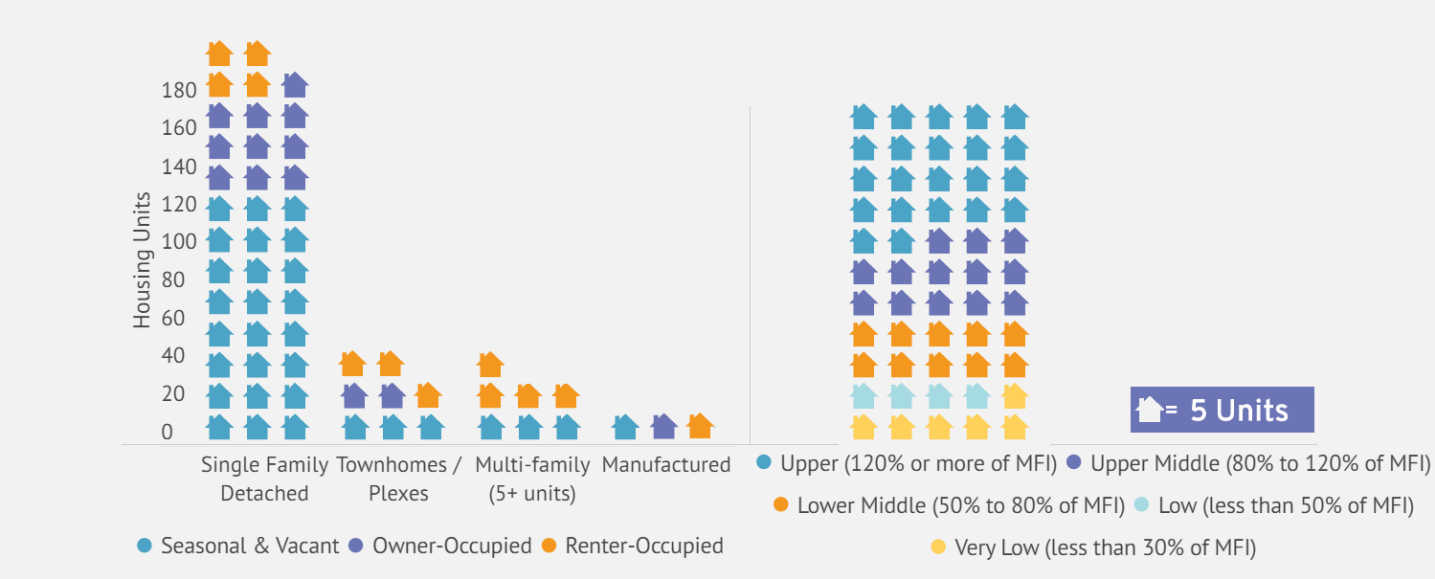
Source: Yachats Housing Needs Analysis, 2022

Demographic changes are driving a shift in housing needs.

The City's current housing is predominantly single-family detached houses. However, young households are starting families later and renting for longer than previous generations. Older households are downsizing from single-family homes.

Due to these demographic and generational changes, only 70 percent of the future housing stock will consist of single-family detached houses. About 26 percent of the future housing stock will be a mix of plexes, townhomes and apartments, and 4 percent will consist of manufactured housing and other housing types (Figure 3).

Figure 4. Yachats 20-Year Housing Forecast: Units Needed by Type, Tenure and Income Level



Source: Yachats Housing Needs Analysis, 2022

The City will need to shift the types of housing produced to respond to evolving needs.

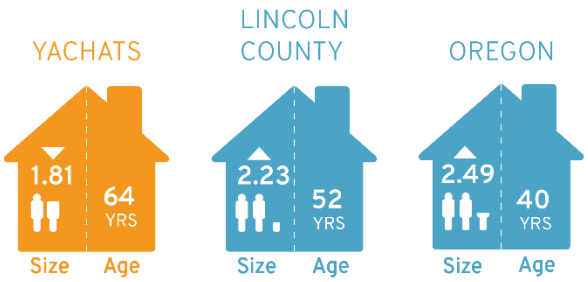
If the City's historical average housing production rate of about 14 units per year continues, then it will likely satisfy the overall forecasted housing need for about 209 units over the next 20 years.

However, multi-family units, townhomes and plexes need to account for around one quarter of the net new housing production over the next 20 years, yet these housing types have only made up 14 percent of housing production in Yachats since 2000.

New single-family detached houses will remain an important need, but with more variety demanded.

It is important to note that this shift does not diminish the need to continue to produce single-family detached houses. The city will need to continue to produce a significant number of single-family detached houses (about 10 per year), which is roughly equivalent to the amount that has been produced historically. With an increasing number of singles living alone and seniors looking to "age in place," though, there may be a desire for more variety in the form of small-lot single-family and cottage units that typically have lower purchase prices than traditional single-family dwellings.

Figure 5. Median Age and Household Size



Source: Yachats Housing Needs Analysis, 2022

New housing is needed for all income levels in order to create a healthy, well-functioning housing market.

Slightly under 40 percent of the net new housing need is for affordable housing (housing affordable to people earning 80% of the median household income and below), and around 63 percent new housing need is for workforce and market-rate units. Due to the costs of development, new, privately developed housing units are unlikely to be affordable to lower-income households.

While market forces drive market-rate housing production, subsidies and other targeted incentives are often required to close funding gaps and spur the development of affordable housing.

Still, if higher income households occupy newer units, this opens up older, less expensive units for middle to lower income households. For this reason, it is important for the City to facilitate development of new housing that is affordable to lower, middle-, and upper-income households and to continue limiting the overall share of housing that is available as short-term rentals.

Factors Affecting Housing Production

In addition to being informed by current and future housing needs, the strategies and actions of the HIP are informed by an understanding of some of the key factors that are affecting housing production in Yachats. These include the following factors:

There is enough buildable land zoned for housing overall, but that does not mean that land is available and practical to develop.

An inventory of the city's buildable residential land found a sufficient supply of land to meet expected housing needs overall. An expansion of the Urban Growth Boundary (UGB) is not necessary. Physical constraints, such as wetlands, floodplains, and steep slopes, and other factors, such as CC&Rs limiting allowed dwelling types, infrastructure costs, and landowner preferences, will also affect future residential use of these lands.

There is a tighter supply of land for high density housing, such as apartments and townhomes, than low or medium density housing.

There is a surplus of land available for low density housing in Yachats over the next 20 years. However, there is a projected deficit of land for townhomes, plexes and multi-family housing. And although townhomes, plexes and multi-family housing types are allowed in most zones, very few have been built in Yachats since 2000.

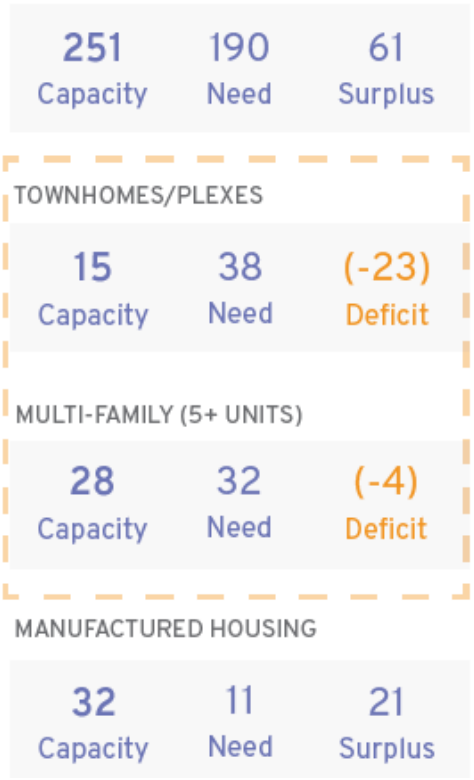
If these development trends continue it is likely that the residential land supply will be used predominantly for single-family detached housing and result in a shortage of land available for townhomes, plexes, and multi-family housing. There are several strategies and measures available to the City to address this deficit that are detailed in the Housing Strategies included in this report starting on Page 15.

Market factors outside the City's control will continue to impact how much and what type of housing is produced.

Most of the city's housing stock is supplied by the private market. The rate of housing production and the mix of housing types that are produced is primarily driven by economic conditions and the dynamics of the real estate market. These factors include:

- *Population and Job Growth.* Yachats has seen slower population and job growth than some other regions of the state and the northwest. Developers are more likely to invest in high growth areas and may overlook places with more modest growth rates.
- *Construction Costs.* Local incomes are not keeping up with the costs of development. Construction costs are at an all-time high across the country, and they may be even higher in small towns such as Yachats due to a lack of construction laborers and higher costs to transport materials.

Figure 6. Yachats 20-Year Housing Need and Capacity



- *Developer Pool.* Due to the factors noted above, there may be relatively few developers or home builders who are interested in building in Yachats. This is likely to change over time if local market conditions improve and developers perceive there is a strong demand in Yachats for new housing.
- *Financing Options.* Even if a developer is interested in building in Yachats, they likely still need to obtain financing from a bank or other lender. Lenders may be unwilling to fund a project unless there are comparable projects in the same area that have shown to be successful.
- *Seasonal Housing and Short-Term Rental Market.* Given the appeal of Yachats as a vacation and retirement community, there are strong forces in place that continue to produce housing for this market, which is typically more profitable and higher-priced than housing options targeted at year-round residents and the local workforce.

3. Community Engagement

Implementation of the HIP will impact many existing and future residents of Yachats. The HIP was developed with input from a variety of community members and stakeholders. This engagement process included three meetings with a Project Management Team (PMT), a virtual public meeting with community members and three work sessions with the Planning Commission and City Council.

Project Management Team

The HIP Project Management Team consisted of city staff, elected officials, planning commissioners, a local employer, and local housing developers. The Team represented the following roles:

1. Katherine Guenther, Yachats City Planner
2. Jacqueline Danos and John Theilacker, Yachats Planning Commission
3. Mary Ellen O'Shaughnessey, Yachats City Council
4. Drew Roslund, Local Employer
5. Bob Barrett, Faith Based Community
6. Layne Morrill, Local Housing Developer

Three meetings were held with the PMT. They were focused on providing an overview of the Housing Implementation Plan, discussing and receiving feedback on the draft strategies and actions proposed for inclusion in the plan, and providing feedback on the draft and final plan contents.

The Project Management Team's input was important in shaping the strategies that were included in the HIP.

Community Meeting

One virtual community meeting was held during the project to receive feedback from the community on the draft housing implementation strategies.

Twenty-eight (28) community members attended the community meeting. A recording of the meeting has been shared with the City. A summary of polling results from the meeting is included below:

- Of the four sets of strategies included in the HIP (Regulatory Strategies, Financial Incentives, Land Based Strategies, Public Project & Resources), meeting attendees showed the strongest support for prioritizing Regulatory Strategies for implementation.
- Of the Regulatory Strategies included in the HIP, meeting attendees voted to prioritize the following strategies:
    - Define and allow a wider range of housing types.
    - Establish a minimum density standard in R-3, R-4, and C-1 zones.
    - Reduce minimum lot size per unit.
    - Maintain limits on short-term rentals.
- Strategic parking reductions and rezoning land in the R-1 zone received no votes for prioritization from meeting attendees.

Responding to Community Feedback

Input from housing stakeholders, the Project Management Team, and public shaped the HIP in a number of ways. At the outset of the project, feedback from the Housing Needs Analysis work helped the consultant team to focus on the types of strategies that might be most effective in meeting Yachats's housing needs and would be supported by the community. The general themes of this initial input included:

- Broad support for encouraging smaller and more affordable housing options such as duplexes, cottage homes and townhomes.
- Broad support for increasing the supply of land where higher density housing types

(townhomes, plexes and cottage clusters) are allowed.

- Broad support for more flexible zoning requirements and allowance for a wider range of housing types. The consultant team conducted a more in-depth audit of the City's zoning and land use to identify a range of potential barriers to housing, some more minor or others more significant.
- Support for financial incentives such as tax abatements or fee waivers or reductions to help facilitate housing development. These types of incentives do not always require a new source of funding for their support and so were seen as more feasible to implement for a smaller community such as Yachats.
- A widely supported desire for more action to support low-income households and local workers, particularly those experiencing homelessness or in otherwise unstable housing situations. This input led the consulting team to continue to focus on strategies that could benefit both low-income affordable housing and new market rate housing.
- Concerns about the impacts of short-term rentals and seasonal housing on the availability and affordability of housing in Yachats.

Once the draft set of strategies was prepared, input from engagement efforts also shaped the final set of strategies that is included in the HIP. Feedback from the community and stakeholders on the draft strategies was summarized and presented at a joint meeting of the Planning Commission and City Council. Based on this input, as well as direction from the Planning Commission, City Council, some strategies were modified, including:

- Reordering the strategies in the Regulatory section so that that those designated as "Immediate Focus" priorities are listed first.

Recommendations for Future Engagement

The following recommendations are provided for consideration in future updates to the HIP and during implementation of any of the actions in the HIP.

- Consider forming a housing committee made up of different interest groups/stakeholders, including both consumers and producers of housing—such as people experiencing homelessness, people living in low-income housing, local homebuilders, real estate professionals, local employers and non-profit affordable housing providers—in order to provide more opportunities for review and input on strategies included in the HIP as they are implemented over time.
- Provide for more rounds of feedback from stakeholders, the public, and City staff on proposed regulatory strategies. Time permitting, a more iterative process of developing strategies, starting from the recommendations and prioritization included in the HIP, may result in more refined approaches that are better tailored to unique conditions in Yachats.
- Use a variety of approaches to build awareness of the project among the general public and to encourage participation. This may include communicating through trusted leaders in the community, additional media outreach, and offering incentives for participation.
- Provide multiple formats and times for public engagement meetings. The COVID-19 pandemic introduced new possibilities for meetings, including virtual, in-person and hybrid options as well as the ability to record meetings for community members to watch and/or listen to at their convenience.

4. Strategies to Meet Future Housing Needs

The strategies included in this document were identified by the project consulting team based on experience with policies in similar jurisdictions, an audit of the city's land use and zoning code and policies, best practices research, and a list of potential strategies published by Oregon Department of Land Conservation and Development (DLCD). Working collaboratively with staff and based on input from stakeholders and the community, the consulting team refined the strategies to best fit Yachats' housing needs and the city's capacity for implementation over time.

Format

The strategies in this document to meet permanent housing need fall into four categories:

1. Land Use and Zoning Changes
2. Financial Incentives
3. Land Based Strategies
4. Public Projects and Resources

Recommended land use and zoning changes have been detailed for each zone. Within the other three categories there is a one-page summary devoted to each action, which includes a description of the action, steps to implement it, implementation considerations, an adoption timeline, an implementation timeline, prioritization of the action, an implementation lead, and potential partners.

Housing Need Targets

The HIP considers the impact of each action on targeted housing needs in three areas:

- **Affordability Targets:** This section evaluates the degree to which an action will help to produce housing affordable to various income levels. This is based on the housing types that are most likely to be produced and the extent to which a jurisdiction can target the action to meet housing for certain income levels. The following table summarizes the affordability targets used for this report.

Affordability Target	Percent of Median Family Income (MFI)	Monthly Housing Cost Range
Subsidized	Less than 30%	$404 or less
Affordable	30% to 80%	$405 to $1,078
Workforce	80% to 120%	$1,079 to $1,617
Market Rate	Over 120%	$1,618 or more

Source: Oregon Housing and Community Services 2022, 1 Bdrm Income & Rent Limits

- **Housing Type Targets:** This section evaluates the degree to which an action will help to produce single-family, middle housing and multi-family housing. Middle housing includes Accessory Dwelling Units, duplexes, triplexes, quadplexes, townhomes, and cottage clusters.
- **Tenure Targets:** This section evaluates the degree to which an action will help to produce housing that is either for-sale or for-rent.

The impact of each action on a housing need has been assessed as follows:

◯ **Low or no impact**: This indicates that the action is very unlikely to help meet the relevant housing need either because the action would not lead to production of a housing type that would benefit that need or population or because there are limitations in how that housing type can be targeted to specifically meet that need.

◒ **Moderate or potential impact**: This indicates that the action either (1) may have a moderate impact on meeting the relevant housing need or (2) the implementation of the action could potentially be designed to target that need.

● **High impact**: This indicates that the action may directly benefit a certain housing need and is likely to be most effective at meeting that need relative to other needs.

Prioritization

Some strategies are more impactful than others, yet some strategies are more complex to implement or require new funding streams that are unavailable today. Each strategy has been evaluated in terms of its overall impact on addressing housing needs and the feasibility of implementation.

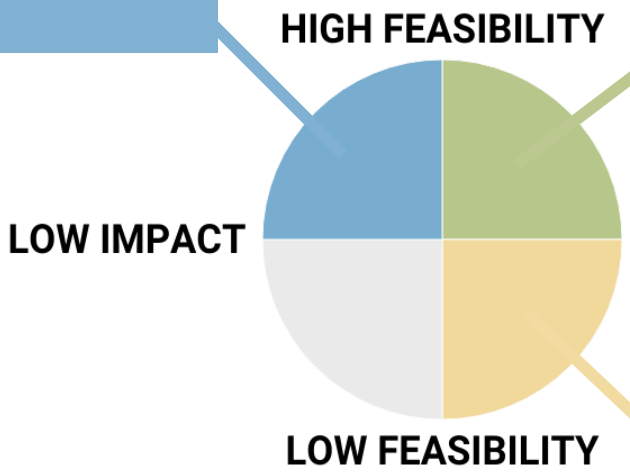
The HIP then classifies the strategies into three categories. These categories can be used to prioritize implementation efforts. The three categories are summarized below.

Opportunistic Projects

These strategies are less complex to implement than other strategies, but also are less impactful. They should be implemented opportunistically as resources become available.

Immediate Focus

These strategies are less complex to implement and can be highly impactful. These strategies should be prioritized for implementation over the Opportunistic Projects and should be implemented while the Major Projects are in development.



Major Projects

These strategies are relatively complex to implement but can be highly impactful. They may require new resources, additional study, and coordination with many stakeholders. Steps should be taken in the short term to initiate these projects, but implementation will occur over a longer period of time.

Strategies to Meet Future Housing Needs

Regulatory Strategies

Overview of Recommended Zoning Changes

A zoning code audit was conducted to understand potential barriers to development of needed housing. This audit is intended to lay out a set of recommended zoning changes to facilitate development of needed housing. The recommended zoning changes should be refined after further input from local officials and residents and additional study of local context.

Seven recommendations have been identified related to zoning changes. They are described in more detail in the following section.

Strategy 1.1: Housing Types

Update allowed uses to allow for broader housing types.

Priority Category: Immediate Focus

Nearly every residential zone in Yachats excludes some housing types which may otherwise be appropriate and compatible in the district. Unnecessary restrictions on housing types can worsen housing shortages and affordability challenges. Increasing the supply of land where higher density housing types are allowed removes a major barrier to developing lower cost housing. Further, some housing types, such as cottage cluster housing and accessory dwelling units, are not defined in code and it is unclear if they would be permitted.

Specific recommendations for additional housing types to be permitted in each residential zone district are provided in Figure 10.

Update allowances for manufactured housing to comply with state law.

Under ORS 197.314, local governments are required to allow the siting of manufactured homes and prefabricated structures on land within an urban growth boundary zoned to allow the development of single-family dwellings. HB 4064 and other statewide legislation has introduced the requirement that standards for manufactured housing must be clear and objective. Requirements such as that manufactured dwellings must be multi sectional, of a minimum size, and with specific roof pitch are no longer enforceable and should be removed from local codes. According to ORS 197.480, manufactured dwelling parks must be allowed as an outright use in any residential zone that has a density range of 6-12 units per acre.

Specific recommendations are provided in Figure 10. Further, manufactured dwelling parks cannot be required to be on a lot larger than one acre. The City should make changes to its code to comply.

Remove barriers to ADUs by providing more flexibility on certain standards.

Accessory dwelling units (ADUs) are a proven and viable option for increasing housing supply in existing neighborhoods. In addition to allowing accessory dwellings as an outright use in residential zones, the city should allow more flexibility for building ADUs by not instituting barriers such as design standards and owner occupancy requirements, including:

- Allowing ADUs as interior/attached or detached units
- Not requiring the ADU to match the design of the primary house
- Not requiring additional setbacks beyond the base zone standards
- Allowing for smaller rear setbacks of 5-10 feet
- Not requiring an additional parking space for an ADU, and
- Not requiring the owner to occupy either the main house or ADU

Strategy 1.2: Minimum Lot Sizes

Reduce minimum lot sizes and eliminate max density for key housing types.

Priority Category: Immediate Focus

Minimum lot sizes can make infill projects infeasible on existing lots and discourage compact housing types and development. Reducing minimum lot sizes enables land to be used more efficiently and increases the capacity for needed housing. In areas with high construction and land costs, the most important determinant of the feasibility or affordability of a housing type is allowable density achieved through minimum lot sizes. Minimum lot sizes should be aligned with existing lot sizes in order to encourage infill and redevelopment. Specific recommendations for modifications to minimum lot size requirements are provided in Figures 8 and 9.

Strategy 1.3: Identify and Remove Unnecessary Regulatory Barriers

Align code standards such as setbacks and lot coverage requirements with existing development patterns. Replace conditional use criteria with objective standards.

Priority Category: Immediate Focus

Some changes are recommended to side setbacks and lot coverage for multiple-unit dwellings in the R-3 and R-4 zones. These are detailed in Figure 11. Though the C-1 zone allows any use which would be permitted outright in any residential zone, it should also allow mixed use (commercial and residential) as an outright use. The City could also consider making some or all types of residential uses conditional in the C-1 zone.

Strategy 1.4: Maintain Limits on Short-Term Rentals

Priority Category: Major Project

Yachats has a cap in place limiting short-term rentals (STRs) to a total of 125 citywide and prohibiting single-owners and interests from obtaining licenses on multiple properties. Limiting the overall share of STRs helps achieve a balance between tourist, occasional and long-term residential uses of the city's housing supply; limits on STRs should be maintained.

The City should periodically assess appropriate parameters for the STR cap as population and housing inventory grow. If there are concerns about the impacts of STRs and the efficacy of the current regulations, the City should conduct a short-term rental study to evaluate tools available to mitigate the impacts of short-term rentals on the local housing market .

Strategy 1.5: Strategic Parking Reductions

Adjust minimum parking requirements to be consistent for all types of multiple-unit housing.

Priority Category: Major Project

Providing on-site parking is a major component of the cost of construction, especially for multi-unit housing. If minimum parking requirements result in excess parking beyond market demand, this excess cost must be offset by the cost of rent or sales prices. Excess parking spaces also preclude site area from being used for housing, further adding to the cost of development, and requiring higher per-unit prices or rents for the remaining units.

Minimum parking requirements should be adjusted to reduce barriers to and lower the cost of multi-unit housing development with recommendations for doing so detailed in Figure 12.

Further reductions or elimination of minimum parking requirements should be considered in

areas where higher densities are prioritized and/or for projects that provide income-restricted affordable units.

Strategy 1.6: Establish a Minimum Density in R-3, R-4 and C-1 Zones

Priority Category: Major Project

4 out of 5 homes built in Yachats since 2000 have been single-family detached, and all of the housing built in the R-4 zone since 2000 has been single-family detached housing. Establishing a minimum density standard in higher density zones would preserve buildable land in these zones for needed townhomes, plexes and multi-family housing. Setting a minimum density standard of between 6-8 dwelling units per acre in R-3, R-4, and C-1 zones is recommended to incentivize development of needed types of housing to be built in addition to single-family-homes in these areas, while still allowing for development of higher density single-family housing (on smaller lots).

Accessory dwelling units are not typically included in density calculations but could be included as an additional means of meeting minimum density requirements.

As an alternative to establishing a minimum density in some or all of higher-density zones, the city could choose to prohibit single-family detached dwellings in one or more of them. A significant amount of engagement will need to be done with the community and Planning Commission to determine the preferred way to regulate minimum density in the city's higher-density zones.

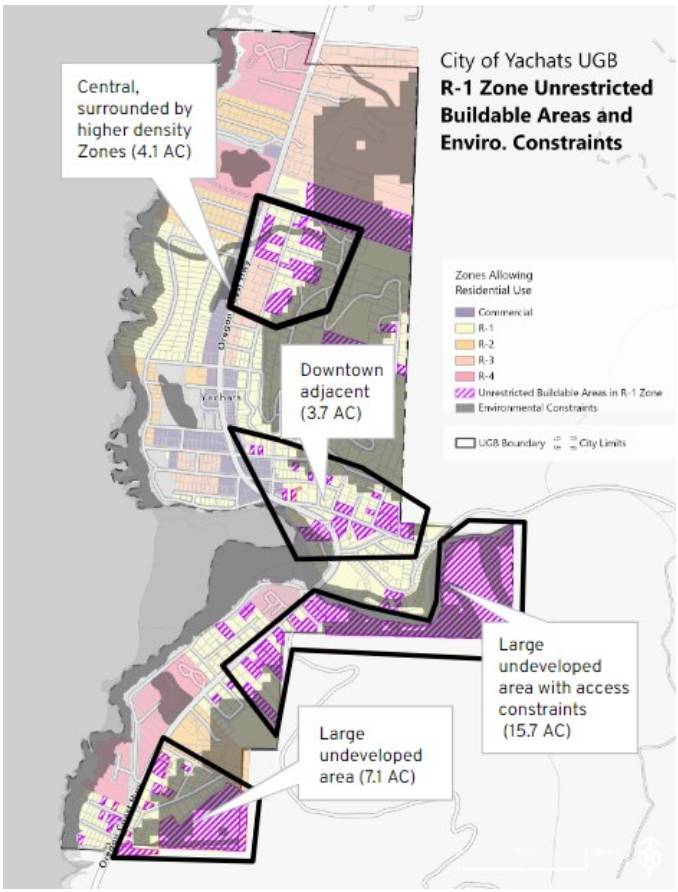
Strategy 1.7: Rezone Land in the R-1 Zone to a Higher Density Zone

Priority Category: Major Project

The majority of the city's buildable residential land (over 60 percent) is located in the R-1 zone. The Residential Land Needs Analysis (RLNA) indicates an estimated surplus of single-family housing capacity and a potential deficit of land for townhomes, plexes and multi-family housing. Strategically rezoning areas of the R-1 zone to one of the city's higher density residential zones is a way to facilitate additional capacity for development of townhomes, plexes and multi-family housing.

Many areas within the R-1 zone are impacted by Covenants, Conditions and Restrictions (CC&Rs) that would not allow development of multiple-unit housing even if the underlying zoning was changed. Because of this the project team conducted an analysis that considered CC&Rs, buildable land and environmental constraints in the R-1 zone to identify areas for potential rezoning (Figure 7 and Appendix A).

Figure 7. R-1 Areas for Potential Upzoning



The RLNA projects a deficit of 23 townhome/plex units and 4 multi-family units. If minimum lot sizes are reduced, approximately 1 acre will be needed to be rezoned to address the deficiency. If minimum lot sizes remain as they are today, around 3.4 acres will be needed. Additional community outreach and evaluation will be needed to determine the area(s) that are most suitable for upzoning. Surrounding zones, area context, and availability of infrastructure should be taken into account as part of this process.

Overview of Recommended Regulatory Strategies

The following seven regulatory strategies are recommended. They are targeted to key housing needs that are not being fulfilled by recent development.

All Housing

1. **Define and allow a wider range of housing types**
2. **Identify and remove unnecessary regulatory barriers**
3. **Maintain limits on short-term rentals**
4. **Reduce parking requirements (for certain housing types)**

Townhomes, Plexes and Multi-Family Housing

5. **Reduce minimum lot size per unit**
6. **Establish a minimum density standard in R-3, R-4, and C-1 zones**
7. **Rezone land in the R-1 Zone to higher density zone**

Figure 8. Minimum Lot Size and Max Density Recommendations

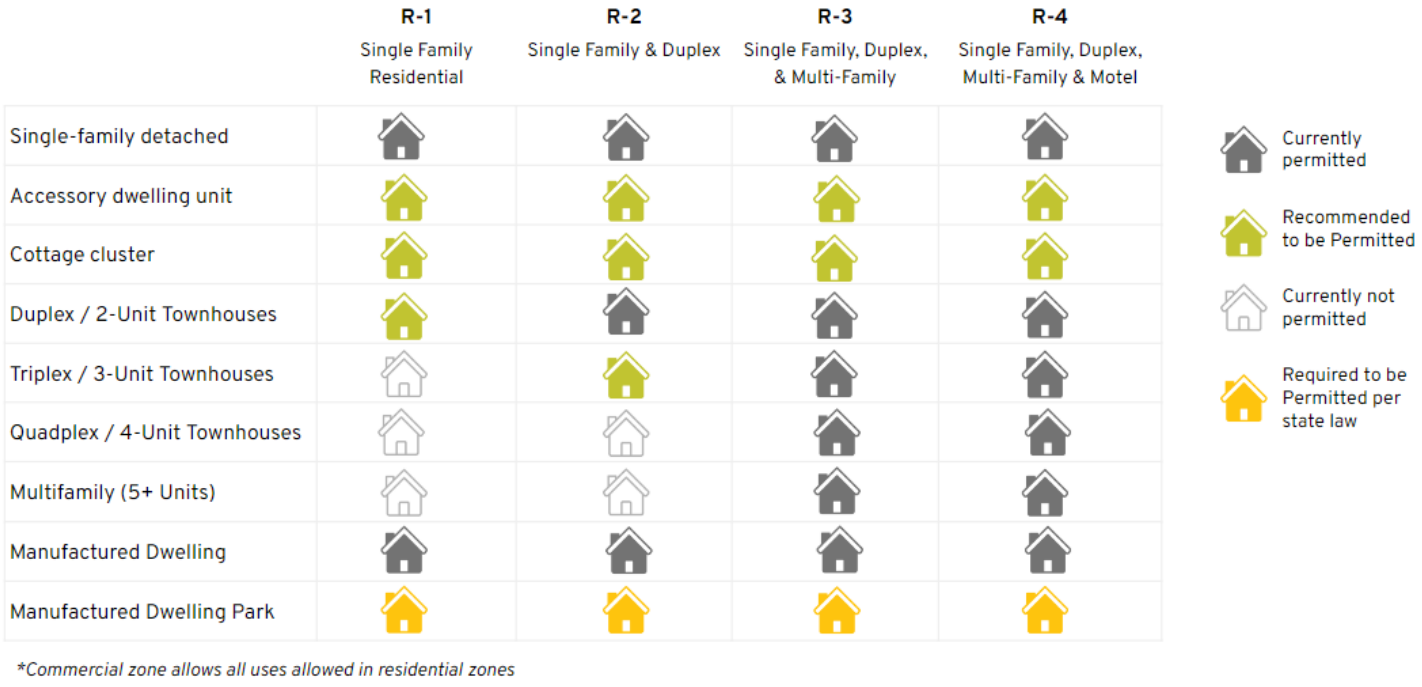
	R-1		R-2	
	Existing (sf)	Recommended (sf)	Existing (sf)	Recommended (sf)
Single Family or Manufactured Dwelling	7,500	**7,000**	6,000	6,000
Cottage cluster	–	**15,000**	–	**15,000**
Duplex	–	**7,000**	7,500	**6,000**
Triplex	–	–	–	**7,500**
Quadplex	–	–	–	–
Townhouses	–	3,500/unit (max 2 units)	–	2,500/unit (max 3 units)
Multifamily (5+ Units)	–	–	–	–

Recommended change to minimum lot size

Figure 9. Minimum Lot Size and Max Density Recommendations, Continued

	R-3		R-4		C	
	Existing (sf)	Recommended (sf)	Existing (sf)	Recommended (sf)	Existing (sf)	Recommended (sf)
Single Family or Manufactured Dwelling	6,000	**3,000**	6,000	**3,000**	6,000	**3,000**
Cottage cluster	–	**15,000**	–	**15,000**	–	**15,000**
Duplex	7,500	**5,000**	7,500	**5,000**	5,000	5,000
Triplex	6,000+ 2,500/du	**6,000**	5,000+ 2,500/du	**6,000**	7,500	**6,000**
Quadplex	6,000+ 2,500/du	**7,000**	5,000+ 2,500/du	**7,000**	2,500/du	**7,000**
Townhouses	–	**1,500/unit**	–	**1,500/unit**	–	**1,500/unit**
Multifamily (5+ Units)	6,000+ 2,500/du	**1,000/unit**	5,000+ 2,500/du	**1,000/unit**	2,500/du	**1,000/unit**
Maximum Density	12 du/ac	**None**	12 du/ac	**None**	–	–

Figure 10. Housing Type Recommendations



**Commercial zone allows all uses allowed in residential zones*

Figure 11. Recommended Changes to Setbacks and Lot Coverage

	R-1		R-2		R-3		R-4	
	Existing	Recomm.	Existing	Recomm.	Existing	Recomm.	Existing	Recomm.
Front/Street Setback	20’	**20’**	20’	**20’**	20’	**20’**	20’	**20’**
Side Setback	5’-10’	**5-10’**	5’-10’	**5-10’**	5’-10’	**2+ units: 5’**	5’-10’	**2+ units: 5’**
Rear Setback	5’-10’	**5-10’**	5’-10’	**5-10’**	5’-10’	**5-10’**	5’-10’	**5-10’**
Lot coverage	30%	**30%**	35%	**35% TH[1]: 60%**	40%	**SF: 40% 2+ units: 50% TH[1]: 70%**	45%	**SF: 45% 2+ units: 50% TH[1]: 70%**
Height	30’	**30’**	30’	**30’**	30’	**30’**	30’	**30’**

[1]Townhomes require higher lot coverage and smaller setbacks because of the small lots and attached units

Figure 12. Recommended Parking Standards

Housing Type	Current Requirement	Recommended
Single Family	2.0	2.0
Duplex or 2-Unit Townhouses	4.0	3.0
Triplex or 3-Unit Townhouses	5.0	5.0
Quadplex or 4-Unit Townhouses	6.0	6.0
Multifamily (5+ Units)	1.5/unit[1]	1.5/unit
ADU	–	None
Cottage Cluster	–	1.5/unit
Affordable Housing Project		0.75/unit

[1]*Rounded up to the nearest whole number*

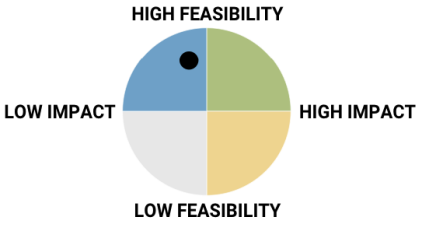
Strategies to Meet Future Housing Needs

Financial Incentives

Strategy 2.1: Calibrate and Reform System Development Charges

Financial Incentives

Description	Conduct an SDC rate study to evaluate potential changes to the City's SDC methodology. Yachats currently charges a rate of $12,528 per dwelling unit
Rationale	SDCs are a significant upfront cost of development. A partial reduction or full exemption of SDCs is a compelling incentive to develop certain housing types and can help to make projects feasible that would not be otherwise.
Implementation Steps	• Conduct an SDC rate study to evaluate potential changes to SDC rates and allowances for deferrals, financing, scaling, reductions, or exemptions. • Refer to OHCS Oregon SDC Study (2022) as a reference. • Adopt any recommended changes of the study that are fiscally feasible.
Considerations	• The City should consider scaling SDCs based on square footage or number of bedrooms. Scaling fees ensures they are proportionate to the impact of a housing unit on public services and does not discourage development of smaller dwelling units. • The City should consider offering financing of SDCs, typically achieved through an installment loan that is repaid over 10 years. • The City could also allow for deferral of the SDC payment to when the Certificate of Occupancy is issued, rather than when the building permit is issued. SDC deferral may be more appealing to developers looking to avoid a lien and may require less administrative time to approve and track than financing. • In addition to considering deferral or financing of SDC payments, the City is encouraged to provide a reduction or complete exemption for certain developments in order to incentivize production of needed housing types such as income-restricted units and ADUs.

Implementation Timeline	○ 1-3 ● 3-5 ○ 5-8 yrs	**Priority Category**	
Implementation Lead	City	Opportunistic Project	

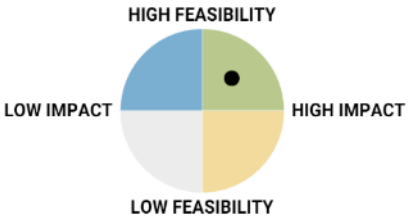
Partners

Affordability Targets	●	Subsidized	●	Workforce
	●	Affordable	◒	Market Rate
Housing Type Targets	◒	Single-Family	●	Multi-Family
	●	Middle Housing		
Tenure Targets	●	For Rent	●	For Sale

Strategy 2.2: Offer a Property Tax Exemption for Key Housing Needs

Financial Incentives

Description	Consider creating a property tax exemption for housing projects that provide certain benefits and may otherwise not be economically feasible, such as income restricted and workforce housing.
Rationale	Property taxes are a significant operating cost for new housing development across the state. Property tax exemptions can stimulate development of critically needed housing types, while being designed to only be available to projects that would otherwise not be feasible.
Implementation Steps	• Review tax exemption program structures in other small cities such as Cottage Grove, Newport, and Florence. • Determine policy objectives and eligibility criteria for the program, such as targeted locations, minimum unit number, tenure target (for rent or for sale), required green building or design standards, minimum percentage of dedicated affordable or workforce housing units, allowable commercial property tax exemption, etc. • Meet with overlapping taxing districts to garner support. • Determine if grant funding or consultant support is needed to implement. • Consider requiring a third-party pro-forma reviewer to verify that projects would not otherwise be feasible. The application fee can help to cover the cost of the reviewer. • Draft code amendments and application materials and bring through a public hearing process for adoption.
Considerations	• The City can control which projects are eligible and cap the total amount of tax abatement annually. • The City can charge application fees that fund program administration and third-party financial review. • Can be designed to incentivize housing that would not otherwise be built, so it can have a net positive impact on the tax base over time. • Must be approved by a majority of overlapping tax districts.

Implementation Timeline	● 1-3 ○ 3-5 ○ 5-8 yrs	**Priority Category**	
Implementation Lead	City	Immediate Focus	
Partners	County		

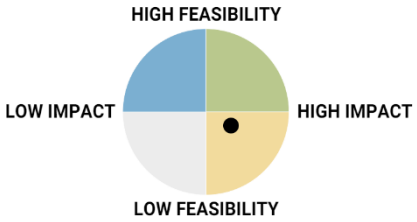
Affordability Targets	●	Subsidized	◒	Workforce
	●	Affordable	○	Market Rate
Housing Type Targets	○	Single-Family	●	Multi-Family
	◒	Middle Housing		
Tenure Targets	●	For Rent	◒	For Sale

Strategy 2.3: Explore the Feasibility of a Vacant Property Tax

Financial Incentives

Description	Explore the feasibility of implementing a vacant property tax in Yachats.
Rationale	Vacant property taxes, when implemented, allow jurisdictions to incentivize development on vacant lots, activate empty unused structures, and discourage absentee property ownership.
Implementation Steps	• Review vacant property tax program structures in other cities such as Oakland, CA and Vancouver, BC. • Conduct a study to evaluate the legal and administrative feasibility of implementing the vacant property tax. • Implement any tax programs that are determined to be politically, administratively and fiscally feasible.
Considerations	• Local governments often enact vacancy taxes as a response to rising home prices and the proliferation of seasonal and investment property ownership, with the intent to discourage absentee property ownership and balance market inequality while also generating tax revenue. • In an example from Oakland, CA a property is deemed "vacant" if it is in use less than fifty (50) days in a calendar year. A vacant property tax can come with several exceptions such as not being applied to nonprofit organizations, vacant land in the midst of construction, or if the owner is considered very low-income. • Although not currently used by any jurisdictions in Oregon, the City could also study and consider implementing a Land Value Tax.

Implementation Timeline	○ 1-3 ○ 3-5 ● 5-8 yrs	**Priority Category**	Major Project
Implementation Lead	City		
Partners	County		

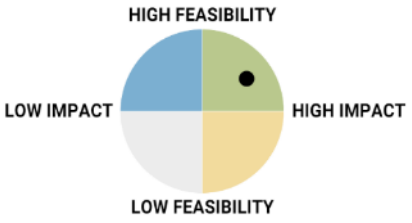


Affordability Targets	◒ Subsidized	◒ Workforce
	◒ Affordable	● Market Rate
Housing Type Targets	◒ Single-Family	◒ Multi-Family
	◒ Middle Housing	
Tenure Targets	◒ For Rent	◒ For Sale

Strategy 3.1: Utilize Excess Public Land for Housing

Land Based Strategies

Description	Adopt a land disposition policy that states the City will prioritize selling or dedicating any surplus publicly-owned land to meet housing needs.
Rationale	The City, County or other public agencies may own or may come into ownership of land which they do not need for other public facilities or uses. Control over land that can be used for housing can provide opportunities for public-private partnerships or other actions. Owning land provides jurisdictions with leverage to encourage development of high priority housing needs.
Implementation Steps	• Determine if grant funding or consultant support is needed. • Determine if this action should be packaged or sequenced with others. • Bring through a public hearing process for adoption.
Considerations	• The policy could specifically prioritize surplus land to be used to meet high priority housing needs and/or state that the City will offer the right of first refusal to a land bank, land trust, or non-profit affordable housing developer. • The policy could be adopted jointly in partnership with the County, school district, or other public agencies, in order to broaden its impact to include other surplus lands. • Land can be offered as a long-term lease at very minimal cost to developers for land the public owner is not yet ready to surplus. • Explore the potential to invest in foreclosed properties, or lands with title defects or on which dilapidated structures sit, with the goal of eventually transferring to a new owner for reuse and redevelopment.

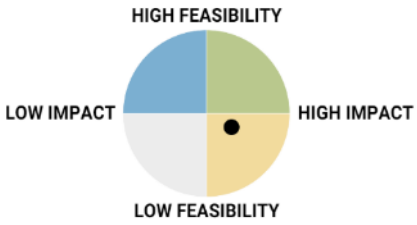
Implementation Timeline	● 1-3 ○ 3-5 ○ 5-8 yrs	**Priority Category**	
Implementation Lead	City	Immediate Focus	
Partners	County		

Affordability Targets	●	Subsidized	◒	Workforce
	●	Affordable	○	Market Rate
Housing Type Targets	○	Single-Family	●	Multi-Family
	◒	Middle Housing		
Tenure Targets	●	For Rent	◒	For Sale

Strategy 3.2: Assist with Land Acquisition and Banking

Land Based Strategies

Description	Explore opportunities for partnering with non-profits(s) to establish a local land bank.
Rationale	One of the most common barriers to building more affordable housing is acquiring land. Non-profit developers and housing authorities often struggle to compete with the resources of private developers in an open market bid for land. Further, the timing of land availability and funding availability for affordable housing development does not often align. Land banks are effective because they hold land over time, controlling costs associated with appreciation, and create a ready pool of sites that allow affordable housing developers to respond quickly to funding opportunities.
Implementation Steps	• Determine if grant funding or consultant support is needed. • Determine if this action should be packaged or sequenced with others. • Support the work of local and regional housing partners by helping to convene or otherwise support organizations, charities, foundations, or other stakeholders that may be interested in founding a local land bank. • Use input from local partners to help inform and evaluate ways to support local land acquisition and banking.
Considerations	• The City may manage its own land bank or partner with non-profits to do so. The City may also donate, sell, or lease publicly owned land for development even without a formal land bank. • Lands acquired are often vacant, blighted, or environmentally contaminated. Land banks may also acquire lands with title defects or on which dilapidated structures sit. Lands are eventually transferred to a new owner for reuse and redevelopment. • The City can assist a land bank by selling or donating land to the bank and assisting with startup costs.

Implementation Timeline	○ 1-3 ● 3-5 ○ 5-8 yrs	**Priority Category**	
Implementation Lead	City	Major Project	
Partners	Community Partners		

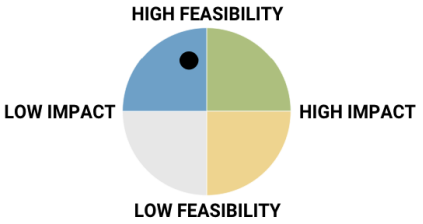
Affordability Targets	●	Subsidized	◒	Workforce
	●	Affordable	○	Market Rate
Housing Type Targets	○	Single-Family	●	Multi-Family
	◒	Middle Housing		
Tenure Targets	●	For Rent	◒	For Sale

Strategy 3.3: Form Partnerships with Land Trusts

Land Based Strategies

Description	Support a land trust by helping to convene local housing organizations, charities, foundations, or other stakeholders that may be interested in founding a local land trust or expanding an existing land trust to Yachats.
Rationale	Community land trusts are nonprofit, community-based organizations designed to ensure community stewardship of land. They can be used to ensure long-term affordability of for-sale housing units.
Implementation Steps	• Determine if this action should be packaged or sequenced with others. • One way the City could support a land trust is to assist with creating an inventory of suitable sites for housing development. The inventory should identify properties most suitable for development in the short-term, based on infrastructure conditions, location, entitlements, and other factors. A separate inventory may also be created for older, distressed properties that may be targeted for acquisition by a non-profit affordable housing operator.
Considerations	• Community land trusts support affordable housing development by reducing or eliminating land costs. They can take several forms. Most are administered by a non-profit or nongovernmental entity with a mission of managing a portfolio of properties to support affordable housing development over many years. • Jurisdictions can play a support role in the development of a community land trust by helping to convene local housing organizations, charities, foundations, or other stakeholders on a periodic basis.

Implementation Timeline	○ 1-3 ● 3-5 ○ 5-8 yrs	**Priority Category**	Opportunistic Project
Implementation Lead	Community Partners		
Partners	City		

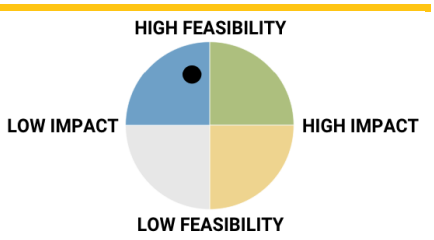


Affordability Targets	◒ Subsidized	● Workforce
	● Affordable	○ Market Rate
Housing Type Targets	● Single-Family	○ Multi-Family
	◒ Middle Housing	
Tenure Targets	◒ For Rent	● For Sale

Strategy 3.4: Form Partnerships with Institutional Landowners

Land Based Strategies

Description	Engage with leadership of local non-profits and faith-based organizations (FBO) that may have surplus land that could be sold or donated to be developed for high priority housing needs, including affordable housing allowed under ORS 227.500 and SB 8 (2021) and projects benefiting homeless and very low-income populations.
Rationale	Many institutional landowners own land that may be in excess of their long-term needs. Institutional landowners often perceive affordable housing development and work benefiting homeless and very low-income populations to be consistent with their mission and are interested in partnerships to support housing.
Implementation Steps	• Determine if grant funding or consultant support is needed. • Determine if this action should be packaged or sequenced with others. • Offer technical support to help institutional landowners understand housing-related zoning and infrastructure issues. • Facilitate connections with local developers that may be interested in partnering to build on institution-owned sites.
Considerations	• The City could engage with FBOs to understand long-term plans for their sites and encourage partnerships to explore housing development opportunities. • Property owned by institutions may be eligible for property tax exemptions. These organizations may also be eligible for specialized funding sources and fundraising mechanisms to build housing that could target homeless and very-low-income populations.

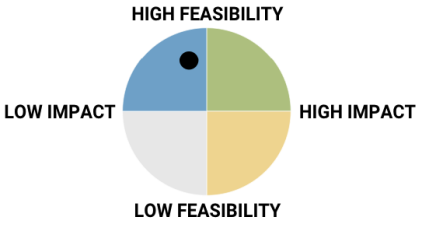
Implementation Timeline	● 1-3 ○ 3-5 ○ 5-8 yrs	**Priority Category**	
Implementation Lead	Community Partners	Opportunistic Project	
Partners	City		

Affordability Targets	●	Subsidized	○	Workforce
	●	Affordable	○	Market Rate
Housing Type Targets	○	Single-Family	●	Multi-Family
	●	Middle Housing		
Tenure Targets	●	For Rent	○	For Sale

Strategy 4.1: Target Infrastructure Improvements to Support Housing

Public Projects & Resources

Description	Whenever planning for improvements, consider how the improvements will affect housing development opportunities in the area and, where feasible, modify project designs or prioritization to better improve conditions for housing development.
Rationale	Infrastructure investments can reduce costs of housing development and enable development on sites that would otherwise not be viable. By adopting a policy emphasizing the importance of targeting infrastructure improvements to support housing, the City is most likely to identify opportunities to reprioritize or modify project designs to best support housing development.
Implementation Steps	• Determine if grant funding or consultant support is needed. • Determine if this action should be packaged or sequenced with others.
Considerations	• This action should be incorporated into citywide, long-term master planning efforts (such as a wastewater master plan or a transportation system plan) and Capital Improvement Program (CIP) planning. • If a high priority housing project is proposed, the City may consider either (1) accelerating implementation of previously planned improvements that would benefit the project or (2) funding off-site improvements (such as street intersection improvements) triggered by the development that would otherwise be borne by the private developer. The City may choose to limit this option to new affordable or workforce housing projects.

Implementation Timeline	○ 1-3 ○ 3-5 ● 5-8 yrs	**Priority Category**	
Implementation Lead	City	Opportunistic Project	
Partners	County, State		

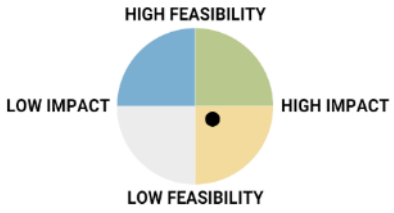
Affordability Targets	○	Subsidized	◒	Workforce
	○	Affordable	●	Market Rate
Housing Type Targets	●	Single-Family	◒	Multi-Family
	◒	Middle Housing		
Tenure Targets	◒	For Rent	●	For Sale

Strategy 4.2: Target Urban Renewal Investments to Support Housing

Public Projects & Resources

Description	Explore allocating funds to targeted housing development and redevelopment projects and/or offsetting the costs of housing development incentives with UR funds in the City's Urban Renewal Area.
Rationale	The City of Yachats Urban Renewal Plan contains a general project for development and redevelopment, which includes below market interest rate loans, financial incentives, write down of land acquisition costs and assistance in providing utilities and infrastructure as potential uses of UR funds.
Implementation Steps	• Determine if grant funding or consultant support is needed. • Determine if this action should be packaged or sequenced with others. • Review the Urban Renewal Plan and identify actions that directly support development of housing that meets key needs, such as income-restricted affordable housing and workforce housing. • Conduct a study to determine the level of funding that could be dedicated to housing programs while continuing to meet the needs of other infrastructure improvements that are identified in the UR plan. • If needed, revise the UR plan to identify specific housing programs that will be funded by the district.
Considerations	• Urban renewal funds can be invested in projects and programs that support housing development in a wide variety of ways, including financial incentives, infrastructure improvements, and land acquisition. • If surplus public-owned land is available within the District, a UR project could include partnering with a land trust as to utilize excess public land for housing.

Implementation Timeline	○ 1-3 ● 3-5 ○ 5-8 yrs	**Priority Category**	Major Project
Implementation Lead	City		
Partners	Urban Renewal Agency		

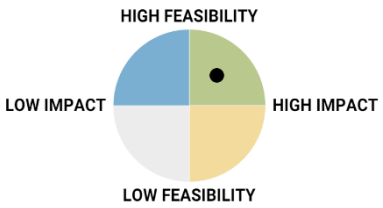


Affordability Targets	◒	Subsidized	◒	Workforce
	◒	Affordable	●	Market Rate
Housing Type Targets	●	Single-Family	◒	Multi-Family
	◒	Middle Housing		
Tenure Targets	◒	For Rent	●	For Sale

Strategy 4.3: Evaluate the Feasibility of Implementing a Construction Excise Tax

Public Projects & Resources

Description	Explore the feasibility of implementing a Construction Excise Tax. Jurisdictions can levy a CET of up to 1 percent of the permit value on residential construction. There is no cap to the tax rate for commercial and industrial construction.
Rationale	A CET can provide a dedicated source of revenue for housing programs. It also provides the option to create a linkage between new development and investment in housing.
Implementation Steps	• Determine if grant funding or consultant support is needed. • Determine if this action should be packaged or sequenced with others. • Study the potential revenue that could be generated by the CET. • Consider the costs that a CET would impose on new development and identify ways to offset these costs by taking other actions to improve financial feasibility, such as zoning changes. • If determined to be feasible bring through a public hearing process for adoption.
Considerations	• Other cities that have adopted a CET include Portland, Milwaukie, Corvallis, Tillamook County, Cannon Beach, Hood River County, Hood River City, and Newport. • Potential annual revenue can be estimated from building permit data to approximate revenue potential of the program. • The state has set out rules for how CET funding can be used. The City can reserve 4% for administrative costs. Of the remainder, 50% must be used on developer incentives, 35% on affordable housing programs, and 15% must flow to Oregon Housing and Community Services for homeownership programs. • Developer feedback is needed to gauge the degree to which increases to development costs would disincentivize new development.

Implementation Timeline	● 1-3 ○ 3-5 ○ 5-8 yrs	**Priority Category**	
Implementation Lead	City	Immediate Focus	
Partners	County		

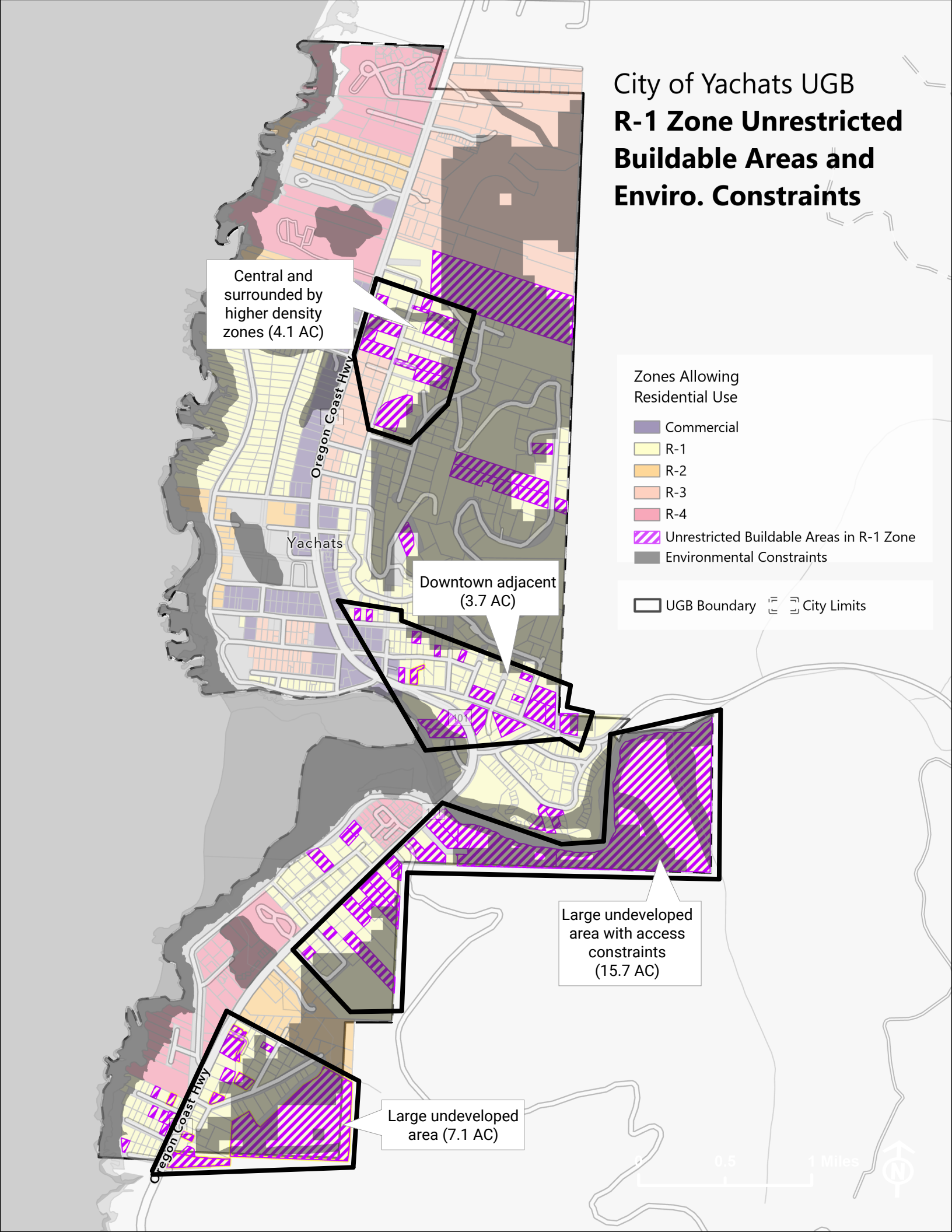
Affordability Targets	●	Subsidized	●	Workforce
	●	Affordable	○	Market Rate
Housing Type Targets	◒	Single-Family	●	Multi-Family
	◒	Middle Housing		
Tenure Targets	●	For Rent	◒	For Sale

Overview of Strategies and Actions

		AFFORDABILITY TARGETS				HOUSING TYPE TARGETS			TENURE TARGETS		PRIORITIZATION		
		Publicly Subsidized (< 30% AMI)	Affordable (30-80% AMI)	Workforce (80-120% AMI)	Market Rate (> 120% AMI)	Single-Family	Middle Housing	Multi-Family	For Rent	For Sale	Immediate Focus	Major Project	Opportunistic Project
1.1	Define and allow a wider range of housing types	◒	◒	●	●	○	●	◒	◒	●			
1.2	Reduce minimum lot size per unit	◒	◒	●	●	○	●	●	●	◒			
1.3	Identify and remove unnecessary regulatory barriers	○	◒	●	●	○	●	◒	◒	◒			
1.4	Maintain limits on short-term rentals	○	◒	●	●	●	●	◒	●	◒			
1.5	Strategic parking reductions	●	◒	◒	◒	○	●	◒	◒	◒			
1.6	Establish a minimum density in R-3, R-4 and C-1 zones	○	◒	●	●	◒	●	◒	◒	●			
1.7	Rezone land in the R-1 Zone	○	◒	●	●	●	●	◒	◒	●			
2.1	Calibrate and reform system development charges	●	●	●	◒	◒	●	●	●	●			
2.2	Offer a Property Tax Abatement for key housing needs	●	●	◒	○	○	◒	●	●	◒			
2.3	Explore the feasibility of a Vacant Property Tax	◒	◒	◒	●	◒	◒	◒	◒	◒			
3.1	Utilize Excess Public Land for Housing	●	●	◒	○	○	◒	●	●	◒			
3.2	Assist with Land Acquisition and Banking	●	●	◒	○	○	◒	●	●	◒			
3.3	Form partnerships with land trusts	◒	●	●	○	●	◒	○	◒	●			
3.4	Form partnerships with institutional landowners	●	●	○	○	○	●	●	●	○			
4.1	Target infrastructure improvements to support housing	○	○	◒	●	●	◒	◒	◒	●			
4.2	Target Urban Renewal Investments to support housing	◒	◒	◒	●	●	◒	◒	◒	●			
4.3	Evaluate the feasibility of implementing a Construction Excise Tax	●	●	●	○	◒	◒	●	●	◒			

Appendix A

Areas for Potential Upzoning


City of Yachats UGB
R-1 Zone Unrestricted Buildable Areas and Enviro. Constraints
Central and surrounded by higher density zones (4.1 AC)
Downtown adjacent (3.7 AC)
Large undeveloped area with access constraints (15.7 AC)
Large undeveloped area (7.1 AC)
Oregon Coast Hwy
Yachats
Zones Allowing Residential Use
Commercial
R-1
R-2
R-3
R-4
Unrestricted Buildable Areas in R-1 Zone
Environmental Constraints
UGB Boundary
City Limits
0
0.5
1 Miles
N

Appendix B

Model Code for Cottage Clusters and ADUs; DLCD Tiny Homes Brief

Cottage Cluster Definitions

"Common courtyard" means a common area for use by residents of a cottage cluster. A common courtyard may function as a community yard. Hard and soft landscape features may be included in a common courtyard, such as pedestrian paths, lawn, groundcover, trees, shrubs, patios, benches, or gazebos.

"Cottage" means an individual dwelling unit that is part of a cottage cluster.

"Cottage cluster" means a grouping of no fewer than four detached dwelling units per acre, each with a footprint of less than 900 square feet, located on a single lot or parcel that includes a common courtyard. Cottage cluster may also be known as "cluster housing," "cottage housing," "bungalow court," "cottage court," or "pocket neighborhood."

"Cottage cluster project" means a development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard.

"Sufficient Infrastructure" means the following level of public services to serve new Cottage Cluster development:

- Connection to a public sewer system capable of meeting established service levels.
- Connection to a public water system capable of meeting established service levels.
- Access via public or private streets meeting adopted emergency vehicle access standards to a city's public street system.
- Storm drainage facilities capable of meeting established service levels for storm drainage.

Chapter XX. Cottage Clusters

Sections:

A. **Permitted Uses and Approval Process**
B. **Development Standards**
C. **Design Standards**

A. Permitted Uses and Approval Process

1. Permitted Use. Cottage cluster projects are permitted outright wherever they are allowed as provided in [*relevant permitted uses sections*].

2. Approval Process. Cottage cluster projects are subject to the same approval process as that for detached single family dwellings in the same zone and are subject only to clear and objective standards, approval criteria, conditions, and procedures. Alternatively, an applicant may choose to submit an application for a cottage cluster project subject to discretionary standards and criteria adopted in accordance with ORS 197.307(6), if such a process is available.

3. Sufficient Infrastructure. Applicants must demonstrate that Sufficient Infrastructure is provided, or will be provided, upon submittal of a cottage cluster development application.

B. Development Standards

1. Applicability.

   a. Cottage clusters shall meet the standards in subsections (2) through (7) of this section (B).

   b. The following standards are invalid and do not apply to cottage clusters allowed by this code, except as specified in this section (B):

- Additional development standards of the applicable base zone related to the standards addressed under subsections (2) through (7) of this section (B).
- Development standards of the applicable base zone related to lot dimensions, lot coverage, floor area ratio, landscape or open space area, or the siting or design of dwellings.
- The jurisdiction's other development standards that apply only to cottage clusters and that conflict with provisions of this code.

2. Minimum Lot Size and Dimensions. Cottage clusters shall require a minimum lot size of 15,000 sf. and meet the width and depth standards that apply to detached single family dwellings in the same zone.
3. Maximum Density. The jurisdiction's pre-existing density maximums do not apply.
4. Setbacks and Building Separation.
   a. Setbacks. Cottage clusters shall meet the minimum and maximum setback standards that apply to detached single family dwellings in the same zone, except that minimum setbacks for dwellings in excess of the following are invalid:
      - Front setbacks: 10 feet
      - Side setbacks: 5 feet
      - Rear setbacks: 10 feet
   b. Building Separation. Cottages shall be separated by a minimum distance of six (6) feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.
5. Average Unit Size. The maximum average floor area for a cottage cluster is 1,400 square feet per dwelling unit. Community buildings shall be included in the average floor area calculation for a cottage cluster.
6. Building Height. The maximum building height for all structures is 25 feet or two (2) stories, whichever is greater.
7. Off-Street Parking.
   a. Required Off-Street Parking. The minimum number of required off-street parking spaces for a cottage cluster project is zero (0) spaces per unit with a floor area less than 1,000 square feet and one (1) space per unit with a floor area of 1,000 square feet or more. Spaces may be provided for individual cottages or in shared parking clusters. A credit for on-street parking shall be granted for some or all of the required off-street parking as provided in subsection (b).
   b. On-Street Credit. If on-street parking spaces meet all the standards in subsections (i)-(iv) below, they shall be counted toward the minimum off-street parking requirement.
      i. The space must be abutting the subject site;
      ii. The space must be in a location where on-street parking is allowed by the jurisdiction;
      iii. The space must be a minimum of 22 feet long; and
      iv. The space must not obstruct a required sight distance area.

C. Design Standards

Cottage clusters shall meet the design standards in subsections (1) through (8) of this section (C). No other design standards shall apply to cottage clusters unless noted in this section. Mandates for construction of a garage or carport and any other design standards are invalid, except as specified in this Section (C).

1. Cottage Orientation. Cottages must be clustered around a common courtyard, meaning they abut the associated common courtyard or are directly connected to it by a pedestrian path, and must meet the following standards (see Figure 1):

    a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.

    b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:

        i. Have a main entrance facing the common courtyard;

        ii. Be within 10 feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and iii. Be connected to the common courtyard by a pedestrian path.

    c. Cottages within 20 feet of a street property line may have their entrances facing the street.

    d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

2. Common Courtyard Design Standards. Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 1):

    a. The common courtyard must be a single, contiguous piece.

    b. Cottages must abut the common courtyard on at least two sides of the courtyard.

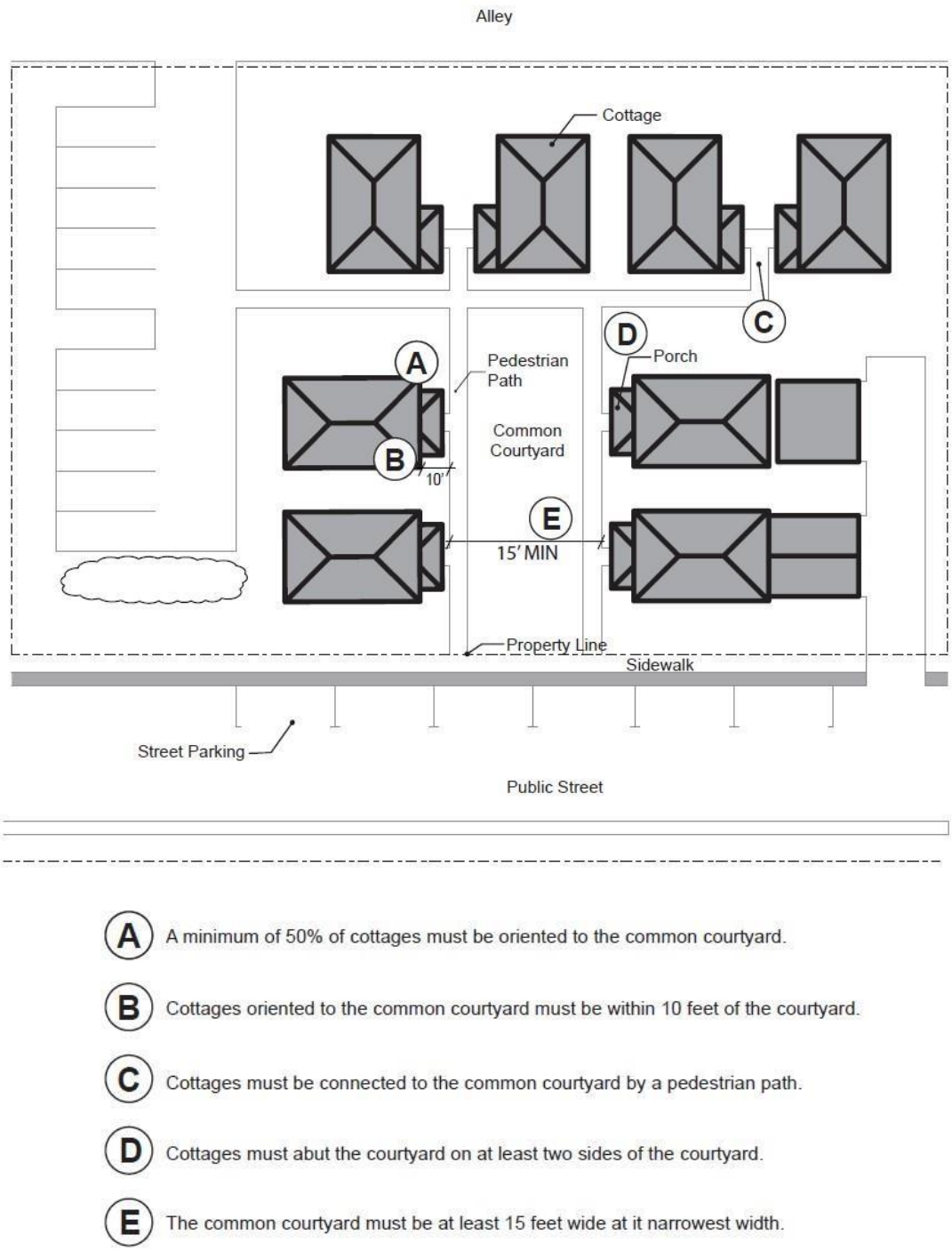
    c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster (as defined in subsection (1) of this section (C)).

    d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.

    e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

    f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

Figure 1. Cottage Cluster Orientation and Common Courtyard Standards



3. Community Buildings. Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

   a. Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area, pursuant to subsection (B)(5).

   b. A community building that meets the development code's definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages, unless a covenant is recorded

against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

4. Pedestrian Access.

   a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

      i. The common courtyard; ii. Shared parking areas; iii. Community buildings; and

      iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

   b. The pedestrian path must be hard-surfaced and a minimum of four (4) feet wide.

5. Windows. Cottages within 20 feet of a street property line must meet any window coverage requirement that applies to detached single family dwellings in the same zone.

6. Parking Design (see Figure 2).

   a. Clustered parking. Off-street parking may be arranged in clusters, subject to the following standards:

      i. Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than five (5) contiguous spaces. ii. Cottage cluster projects with 16 cottages or more are permitted parking clusters of not more than eight (8) contiguous spaces.

      iii. Parking clusters must be separated from other spaces by at least four (4) feet of landscaping.

      iv. Clustered parking areas may be covered.

   b. Parking location and access.

      i. Off-street parking spaces and vehicle maneuvering areas shall not be located:

         - Within of 20 feet from any street property line, except alley property lines;

         - Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

      ii. Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.

   c. Screening. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets. d. Garages and carports.

      i. Garages and carports (whether shared or individual) must not abut common courtyards.

      ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

      iii. Individual detached garages must not exceed 400 square feet in floor area.

      iii. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

7. Accessory Structures. Accessory structures must not exceed 400 square feet in floor area.

8. Existing Structures. On a lot or parcel to be used for a cottage cluster project, an existing detached single family dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster project area under the following conditions:

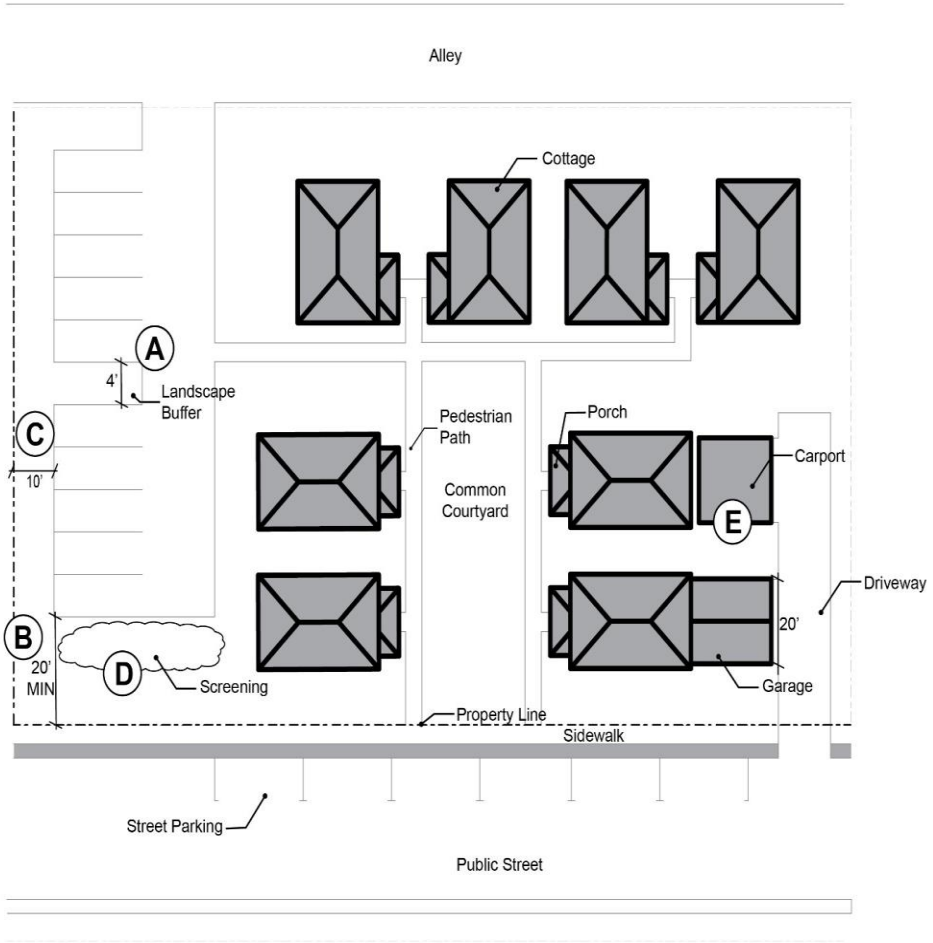
i. The existing dwelling may be nonconforming with respect to the requirements of this code.

ii. The existing dwelling may be expanded up to the maximum height in subsection (B)(4); however, existing dwellings that exceed the maximum height and/or footprint of this code may not be expanded.

iii. The floor area of the existing dwelling shall not count towards the maximum average floor area of a cottage cluster.

iv. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (1)(a) of this section (C).

Figure 2. Cottage Cluster Parking Design Standards



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Accessory Dwellings (model code)

Note: ORS 197.312 requires that at least one accessory dwelling be allowed per detached single-family dwelling in every zone within an urban growth boundary that allows detached single-family dwellings. The statute does not allow local jurisdictions to include off-street parking nor owner-occupancy requirements. Accessory dwellings are an economical way to provide additional housing choices, particularly in communities with high land prices or a lack of investment in affordable housing. They provide an opportunity to increase housing supply in developed neighborhoods and can blend in well with single-family detached dwellings. Requirements that accessory dwellings have separate connections to and pay system development charges for water and sewer services can pose barriers to development. Concerns about neighborhood compatibility and other factors should be considered and balanced against the need to address Oregon's housing shortage by removing barriers to development.

The model development code language below provides recommended language for accessory dwellings. The italicized sections in brackets indicate options to be selected or suggested numerical standards that communities can adjust to meet their needs. Local housing providers should be consulted when drafting standards for accessory dwellings, and the following standards should be tailored to fit the needs of your community.

Accessory dwellings, where allowed, are subject to review and approval through a Type I procedure*[, pursuant to Section_____,]* and shall conform to all of the following standards:

[***A. One Unit.*** A *maximum of one Accessory Dwelling is allowed per legal single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).*

/

A. Two Units. *A maximum of two Accessory Dwellings are allowed per legal single-family dwelling. One unit must be a detached Accessory Dwelling, or in a portion of a detached accessory building (e.g., above a garage or workshop), and one unit must be attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).**]***

B. Floor Area.

1. A detached Accessory Dwelling shall not exceed *[800-900]* square feet of floor area, or *[75-85]* percent of the primary dwelling's floor area, whichever is smaller.

2. An attached or interior Accessory Dwelling shall not exceed *[800-900]* square feet of floor area, or *[75-85]* percent of the primary dwelling's floor area, whichever is smaller. However, Accessory Dwellings that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the Accessory Dwelling would be more than *[800-900]* square feet.

C. **Other Development Standards.** Accessory Dwellings shall meet all other development standards (e.g., height, setbacks, lot coverage, etc.) for buildings in the zoning district, except that:

1. Conversion of an existing legal non-conforming structure to an Accessory Dwelling is allowed, provided that the conversion does not increase the non-conformity;

2. No off-street parking is required for an Accessory Dwelling;

3. Properties with two Accessory Dwellings are allowed *[10-20%]* greater lot coverage than that allowed by the zone in which they are located; and

4. Accessory dwellings are not included in density calculations.

Definition (This should be included in the "definitions" section of the zoning ordinance. It matches the definition for Accessory Dwelling found in ORS 197.312)

Accessory Dwelling – An interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling.

LPRO: LEGISLATIVE POLICY AND RESEARCH OFFICE

TINY HOME REGULATION

BACKGROUND BRIEF

"Tiny home" is an umbrella term for structures designed to provide low-cost or minimally sized housing options for consumers. Tiny homes are subject to building codes and licensing standards that govern their construction and installation, zoning codes that dictate where they can be sited, and titling and registration or trip requirements for temporary tiny homes.

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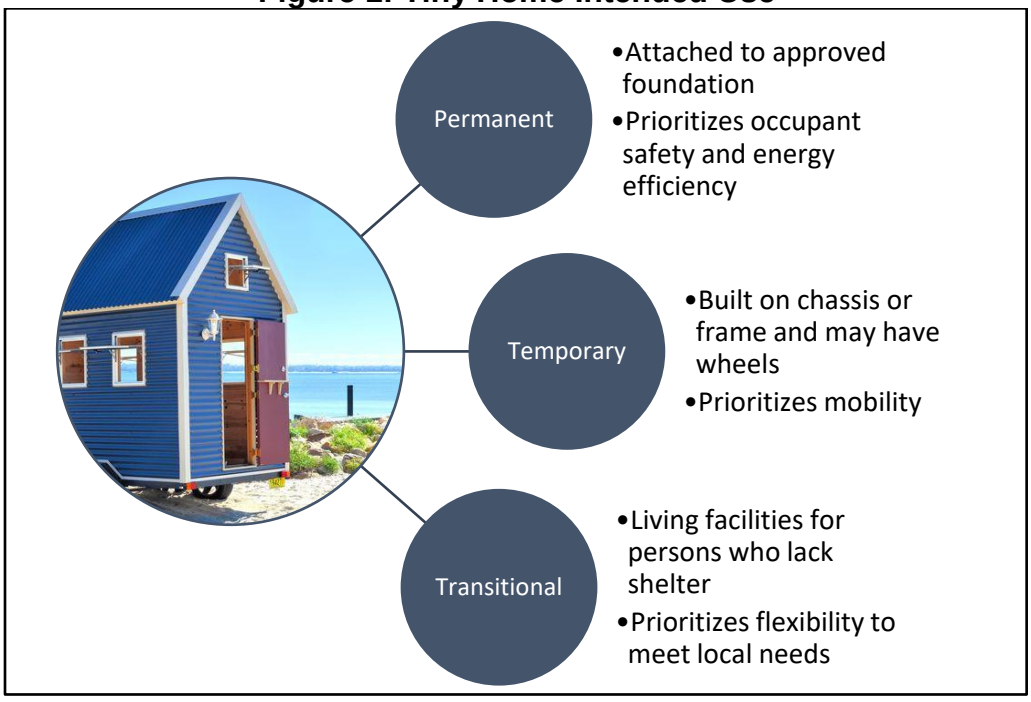
BUILDING CODES AND LICENSING

Construction regulations for tiny homes can be grouped into one of three categories based on their intended use: permanent, temporary, or transitional. Each category prioritizes different outcomes. Builders, developers, and consumers should select the regulatory path that aligns with their priorities.

Figure 1: Tiny Home Intended Use



Source: Legislative Policy and Research Office

Permanent Dwelling

Permanent tiny homes are attached to an approved foundation and prioritize occupant safety and energy efficiency at the expense of mobility. Permanent tiny homes must meet Oregon's state building code or federal standards. The regulatory model for permanent homes is well-established; builders, developers, and consumers may find this the easiest path to legally site and occupy a tiny home.

Oregon Residential Specialty Code (ORSC).[1] The ORSC currently allows one sleeping loft per tiny home; a ladder may be used as the primary means of access to the sleeping loft in tiny homes under 600 square feet.[2] Tiny homes that contain a sleeping loft must have an automatic fire sprinkler system.[3] Plan reviews, permits, and inspections are mandatory and provided by the local building inspection program.[4] Builders, electricians, and plumbers who work on an ORSC tiny home must be licensed by the state.[5]

Oregon Small Home Specialty Code (OSHSC).[6] As of October 1, 2019, single-family residences up to 400 square feet may be built to the Small Home Specialty Code (SHSC), which allows for the use of sleeping lofts accessed by ladders as long as the structure contains fire protection approved by the municipal building official. The SHSC is adopted in statute, may not be amended by DCBS, and sunsets January 1, 2026. OSHSC tiny homes are subject to the same plan review, permit, inspection, and contractor licensing requirements as ORSC tiny homes.

U.S. Department of Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards.[7] HUD standards do not explicitly allow for the use of lofts and ladders, but manufacturers can seek permission from HUD to pursue innovative designs.[8] Manufacturers must have their designs, manufacturing plants, and quality assurance manuals certified by a federally approved inspection agency before beginning production.[9] Dealers and installers are certified by the state.[10] Tiny homes built under HUD standards are installed on-site with a local permit.[11]

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[1] Dept. of Consumer and Business Services (DCBS), Building Codes Division. *Residential Structures Code Program*. <https://www.oregon.gov/bcd/codes-stand/Pages/residential-structures.aspx>, visited October 29, 2018.
[2] Dept. of Consumer and Business Services, Building Codes Division. *Amendments to the 2017 Oregon Residential Specialty Code*. <https://www.oregon.gov/bcd/codes-stand/Documents/res-R329-dwellingunits-lofts-amendment.pdf>, visited November 2, 2018.
[3] *Id*.
[4] ORS 455.148, ORS 455.150.
[5] ORS 701.021, ORS 479.620, ORS 693.030.
[6] House Bill 2423 (2019).
[7] U.S. Dept. of Housing and Urban Development. *Office of Manufactured Housing Programs*. <https://www.hud.gov/program_offices/housing/rmra/mhs/mhshome>, visited October 29, 2018.
[8] U.S. Dept. of Housing and Urban Development. *Alternate Construction*. <https://www.hud.gov/program_offices/housing/rmra/mhs/acintro>, visited October 29, 2018.
[9] 24 C.F.R § 3282.
[10] ORS 446.671, OAR 918-515-0005.
[11] ORS 446.252.

Temporary Dwelling
Tiny homes attached to a frame or chassis (which may or may not have wheels attached) are considered temporary dwellings. Temporary dwellings prioritize mobility and allow for the use of space-saving features like sleeping lofts and ladders. Temporary dwellings may not be permanently affixed to land for use as a permanent dwelling unless located in a mobile home park.[12] As of January 1, 2020, the State Building Code will no longer regulate the construction of temporary dwellings including recreational vehicles, park model recreational vehicles, or tiny homes on wheels.[13] Builders, developers, and consumers will need to work with municipalities to ensure their temporary tiny home can be legally sited and occupied.

Mobile tiny homes are designed for regular movement on public highways and subject to the Federal Motor Vehicle Safety Standards adopted by the National Highway Traffic Safety Administration (NHTSA).[14] This includes standards for brakes, lights, wheels, tires, rear impact guards, and VIN numbers.[15] Oregon limits the maximum width of mobile tiny homes to eight and one-half feet.[16] Temporary tiny homes not designed for regular movement on public highways can be transported under a trip permit or an over-dimension permit.

Recreational Vehicle (RV). An RV tiny home is a vehicle with or without motive power, that is designed for use as temporary living quarters and which is not wider than eight and one-half feet.[17] The Oregon Department of Transportation (ODOT) provides certificate of title and registration for RV tiny homes.[18]

Park Model Recreational Vehicle (PMRV). A PMRV tiny home is an RV that:[19]

- Is designed for use as temporary living quarters;
- Is built on a single trailer or chassis mounted on wheels;
- Has a gross trailer area that does not exceed 400 square feet;
- Is more than eight and one-half feet wide; and,
- Complies with manufacturing standards and other requirements adopted by ODOT.

As of January 1, 2020, ODOT will provide certificate of title for PMRV tiny homes.[20]

[12] House Bill 2333, sect. 2, 4 (2019).
[13] Senate Bill 410 (2019).
[14] 49 U.S.C. § 301, 49 C.F.R. § 571.
[15] National Highway Traffic Safety Administration. *Regulations* https://www.nhtsa.gov/laws-regulations/fmvss (last visited October 15, 2019).
[16] ORS 818.080, ORS 818.090.
[17] House Bill 2333, sect. 6 (2019), ORS 801.565.
[18] ORS 801.565, ORS 803.045, ORS 803.300-445.
[19] House Bill 2333, sect. 2 (2019).
[20] *Id*.

Transitional Housing

Local governments can establish transitional housing units within their urban growth boundary to provide seasonal, emergency, or transitional living facilities for persons who lack permanent or safe shelter and cannot be placed in low-income housing.[21] Transitional housing units can include yurts, cabins, fabric structures, and other similar accommodations. Transitional housing units are established and regulated at the local government level. The 2017 Oregon Transitional Housing Standard contains suggested construction standards for municipalities to consider when establishing transitional housing units.[22] This standard is a service to local government and has no regulatory impact until adopted by local government.

ZONING

Zoning codes determine where builders, developers, and consumers can site their tiny homes. Zoning codes for housing must be clear and objective and may not discourage the development of housing through unreasonable cost or delay.[23]

Permanent

Permanent tiny homes generally offer the easiest path to legal siting and occupation. Permanent tiny homes can be sited as single-family residences or accessory dwelling units (ADUs).

Accessory Dwelling Units (ADUs). A city with a population greater than 2,500 or a county with a population greater than 15,000 must allow for the development of at least one ADU for each detached single-family dwelling within the urban growth boundary.[24] Developers and consumers should work with municipalities to ensure their tiny home ADUs can be legally sited and occupied. The City of Portland has published a guide designed to help citizens legally construct and site an ADU.[25]

Cottage Clusters. A "cottage cluster" is a group of four or more detached housing units not larger than 900 square feet that share a common courtyard.[26] By June 30, 2021, the Portland Metropolitan area and cities with a population greater than 25,000 must allow cottage clusters on land zoned for residential use within the urban growth boundary.

Oregon Residential Specialty Code (ORSC). Tiny homes built to the ORSC are detached single-family dwellings and can be built on land zoned for that purpose.[27]

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[21] ORS 446.265 (1)-(2).
[22] OAR 918-020-0390, Dept. of Consumer and Business Services, Building Codes Division. *2017 Oregon Transitional Housing Standard*. <https://digital.osl.state.or.us/islandora/object/osl%3A99143/datastream/OBJ/download/2017_Oregon_transitional_housing_standard.pdf>, visited October 15, 2019.
[23] ORS 197.307 (4).
[24] ORS 197.312 (5), Chap. 15, Oregon Laws 2018.
[25] City of Portland, Bureau of Development Services. *Accessory Dwelling Units*. <https://www.portlandoregon.gov/bds/index.cfm?a=68689>, visited October 29, 2018.
[26] House Bill 2001 (2019).
[27] OAR 660-008-0005 (3).

ORSC tiny homes may be subject to other zoning standards, including minimum size requirements.

HUD Standard. Cities and counties must allow for the siting of HUD Standard tiny homes on all land zoned for single-family residential use within the urban growth boundary.[28] Cities and counties may adopt standards for HUD Standard tiny homes, including minimum size, foundation construction methods, roof slope, siding material, energy efficiency, the inclusion of a garage or carport, and any other standard to which an ORSC single-family dwelling on the same lot is subject.[29] HUD Standard tiny homes can also be sited in manufactured dwelling parks, which are discussed below.

Temporary
Manufactured dwelling, mobile home, and RV parks are places where multiple temporary structures are sited.[30] State and local government may not prohibit siting or occupying a temporary tiny home located in one of these parks and lawfully connected to utilities.[31] Outside of these parks, municipalities regulate where and how long temporary tiny homes may be sited. The City of Portland has deprioritized enforcement of the city's zoning code to allow the siting of temporary tiny homes in specified locations.[32]

Transitional
Local governments can establish transitional housing units within their urban growth boundary to provide seasonal, emergency, or transitional living facilities for persons who lack permanent or safe shelter and cannot be placed in low-income housing.[33] Transitional housing units are established and regulated by local government.

TEMPORARY TINY HOME TITLING AND REGISTRATION

Mobile tiny homes are temporary tiny homes designed for movement on public highways. As noted above, mobile tiny homes are subject to the motor vehicle safety standards adopted by the NHTSA, including standards for brakes, lamps, wheels, tires, rear impact guards, and VIN numbers.[34] Oregon limits the maximum width of mobile tiny homes to eight and one-half feet.[35]

Registration or a trip permit is required to move a tiny home on Oregon roads.[36] Mobile tiny homes not wider than eight and one-half feet, and not used for commercial or business purposes, must be registered as travel trailers with the Oregon Department of

[28] ORS 197.314 (1), ORS 446.003 (24).
[29] ORS 197.307 (8).
[30] ORS 446.003 (23), ORS 446.003 (30), ORS 446.310 (9).
[31] ORS 197.493.
[32] City of Portland, Bureau of Development Services. *City to allow RVs, tiny homes on wheels on private property with conditions*. <https://www.portlandoregon.gov/bds/article/659268>, visited October 31, 2018.
[33] House Bill 2916 (2019).
[34] 49 U.S.C. § 301, 49 C.F.R. § 571.
[35] ORS 818.080, ORS 818.090.
[36] ORS 803.300, ORS 803.305 (18).

Transportation (ODOT).[37] Unregistered mobile tiny homes must obtain a trip permit before moving on Oregon roads, and tiny homes exceeding the maximum width must obtain an over-dimension permit.

As of January 1, 2020, ODOT will provide titling documents for temporary tiny homes not exceeding 400 square feet, regardless of width, that meet standards adopted by ODOT.[38] Titling documents should help owners to obtain financing and insurance for their temporary dwellings.

STAFF CONTACT

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[37] ORS 801.565.
[38] House Bill 2333 (2019).

Appendix C

Recommended Comp. Plan Amendments

1. The City shall ensure that sufficient vacant and redevelopable buildable land shall be designated for residential uses to accommodate the projected increases in year-round and part-time populations and to provide a choice of housing location, type and price, to meet the needs ~~of the community~~ identified in the Housing Needs Analysis.

2. The City shall encourage development of small vacant and partially vacant parcels with policies that support development of infill housing types, especially in areas with existing urban services.

3. The City shall encourage new and innovative housing types that meet the evolving needs of Yachats households and expand housing choices in all neighborhoods. These housing types include but are not limited to single-family dwelling units; duplexes; multi-family dwelling units; accessory dwelling units; small units; prefabricated homes such as manufactured, modular, and mobile homes; and cottage cluster housing.

4. The City shall monitor and regulate short-term rentals to mitigate their impact on availability and long-term affordability of housing.

QUESTIONS, OBSERVATIONS & SUGGESTIONS
for Yachats Comprehensive Plan Consultant
November 24, 2024

L. Dickinson

The following are questions, comments and suggestions to the consultant for changes to the Yachats Comprehensive Plan. Many of the comments would be more related to final Title 9 ordinance changes … i.e. the "execution" of the Comp Plan. What the Planning Commission is looking toward in this effort is whether or not any language within the Comprehensive Plan should be revised, but considering what would be required for execution of the Plan is important.

GOAL A, Policy 5*, 804 protection:* Due to the County having transferred the 804 to the City, should this Policy be revised or deleted?

GOAL G, Policies 1 thru 4*. Annexation:* Do these policies align with current State municipal annexation laws and rules?

GOAL G, Policy 6 & GOAL H, Policy 4, *scale of businesses****:*** How would the Planning Commission create ordinances that would fulfil this Proposed Policy and Proposed Actions? Are any changes to the Comprehensive Plan's language needed?

Goal G, Policies 7 thru 10:

Proposed Action a), sign ordinance: This has been completed. Eliminate?

Proposed Action c), develop regulations for ridgeline protection: This action appears to be very difficult and of limited effectiveness given the small amount of undeveloped ridgeline land affected. If retained, will the Consultant identify affected ordinance sections and offer language suggestions? This may also result in legal issues raised by existing ridgeline land ownership. Are any changes to the Comprehensive Plan's language needed?

Proposed Action d), develop criteria for design of unified open space system: Does the City's upcoming Commons Master Plan project take care of a portion of this Action? Other affected locations may include a) the 804-Ocean View Drive-Pacific Coast Trail from Marine Drive to the intersection of Ocean View Drive and Hwy 101, b) the potential acquisition and development of the O'Neil property and c) the nearby proposed "Boardwalk" project. What ordinances would need to be revised or added in order to undertake this Proposed Action? Would these considerations suggest that changes to the Comprehensive Plan's language would be needed?

Proposed Action e), develop site and building design standards:

This Proposed Action seems to suggest creation of ordinances pertaining site and building design standards, i.e. a “design review”. Whether such ordinances would be objective or subjective would be a major question. If the latter, the creation of s “design review board or commission” would be required. If to be developed as objective requirements within Title 9, specific language and ordinance sections would be required which could require substantial revision to Title 9. Almost every zoning district and its related requirements could be affected.

What could be accomplished are selected changes in the existing ordinance sections of Title 9 (on an objective basis) that would result in esthetic improvements, but they would be of more limited effectiveness than a full design review. If such review were on an objective basis with requirements specifically included in Title 9, current city staff (City Planner) could be responsible for the review.

The difficulty in creating effective ordinance changes regulating site and building design should not be underestimated. Therefore, the Planning Commission needs to decide how far to go to undertake this Proposed Action, and how to undertake it which may suggest that changes to this Proposed Action’s language may be needed.

J. Paul

1. The Seven Previously Recommended Regulatory Strategies

The 2023 Yachats Housing Implementation Study discussed seven recommended “regulatory strategies” regarding all housing, and more specifically for townhouses, plexes, multi-family housing and manufactured housing.

The October1, 2024 “Scope of Work” (for the “Yachats Code Update,” Scope and Budget (DRAFT)), prepared by Cascadia Partners does not seem to specifically re-address those seven recommendations. Are all seven recommendations still on the table for discussion/implementation?

2. Are there regulations that the Planning Commission should recommend be implemented promptly while the current discussions take place over the next two years or so? For example, most or all residential and commercial zones in Yachats set the maximum number of units that can be built on a lot. Should the Commission recommend now that zoning be changed so that zoning ordinances set the minimum number of units?

Sent from my iPad

C. Hogan

Please suggest Yachats municipal code modifications that would help advance goal G of our Comprehensive Plan, specifically policies 6 through 11.

In particular, we seek language that helps lead to future development of appropriate scale to retain and enhance the small-town, oceanside character of the community (policy 6); improvement of the community's visual character (policy 7); preservation of open space (policy 8); and preservation of public views of wetlands, beaches, stream corridors, ridgelines, and forests (policy 9).

A specific goal would be to guide future development on currently undeveloped portions of Highway 101 in these directions. There are some examples of recent developments that fall short of ideal in this regard. "

City of Yachats Building Activity
January 1 - December 15, 2024

Project Name	Description	Parcel #	Address	Zone	Opened	Status
KAHN	New SFD	14-12-26-BC-7400	100 Gimlet Lane	R1	11/2/23	Permit Issued
SCHWARTZ	New SFD	14-12-26-BC-5900	1045 Horizon Hill Road	R1	11/27/23	Permit Issued
WARREN	New SFD	14-12-26-CC-1201	235 Jennifer Dr	R1	12/20/23	Permit Issued
ADOBE	Remodel	14-12-22-DD-0100	1555 Highway 101 N	R4	1/9/24	Permit Issued
KAY	New SFD	14-12-27-AC-3800	897 Ocean View Dr	R1	1/10/24	Permit Issued
SEBASTIAN	Enclose Carport	14-12-27-AC-2900	972 Ocean View Dr	R1	2/7/24	Permit Issued
AVIANI/SIEGEL	Addition to SFD	14-12-34-AA-2600	42 Mitchell Lane	R1	3/5/24	Permit Issued
SCOBERT	New SFD	14-12-26-CB-5503	412 East 2nd St	R1	3/26/24	Permit Issued
CITY OF YACHATS	Rehab existing walls	14-12-27-DA-8000	328 West 3rd St	PF	5/2/24	Ready to Issue
THORNTON	Addition to SFD	14-12-26-CB-2800	565 East 2nd St	R1	5/13/24	Ready to Issue
DAKIN/ADERHOLD	New SFD	14-12-26-BB-1900	1150 Saki Lane	R1	5/21/24	Permit Issued
OLSON	New SFD	14-12-27-AD-14600	101 10th St	R1	6/11/24	Permit Issued
BONNETT	New SFD	14-12-27-DD-3900	200 Shell St	R1	7/3/24	Permit Issued
CITY OF YACHATS	Pavilion - Change of Use	14-12-27-DA-4500	441 Highway 101 N	PF	8/28/24	Ready to Issue
NANCE/ORR	Addition to SFD	14-12-26-CD-3700	368 Combs Circle	R1	9/5/24	Permit Issued
GREENE	New Manufactured Home	14-12-27-AA-1002	1175 King Street	R3	9/11/24	Permit Issued
CITY OF YACHATS	Replace existing library	14-12-27-AC-5800	560 West 7th Street	PF	10/2/24	Permit Issued
HEISE	New SFD	14-12-34-AC-3000	471 Overlook Drive	R1	10/28/24	In Review (LC)

CITY OF YACHATS
PLANNING COMMISSION REGULAR MEETING
SUMMARY MINUTES

October 15, 2024

The regular meeting of the Planning Commission was called to order by Chair Marc Sakamoto at 2:00 p.m. in the Civic Meeting Room of the Yachats Commons. Members present: Loren Dickinson, Mary Aebi, Jim Paul, Jolene Gosselin, Craig Hogan, and Absent: Tod Davies. Staff: Katherine Guenther, Planner and Recorder Kimmie Jackson.
Audience: 10

I. Announcements & **Citizens' Concerns -** No announcements or correspondence were presented for inclusion in the record and no public attendees raised concerns.

II. Ongoing Business

Comprehensive Plan Updates

Discussion centered around reviewing and updating the Comprehensive Plan. Key focus areas included Goal E: Natural Hazards and Disasters (currently deferred for further review to ensure recent ordinance updates are integrated correctly); Goal G: Urban Growth and Form; and Goal J: Meeting Housing Needs.

Discussions continued around Comprehensive Plan Appendices**.** Cascadia Partners provided housing plan suggestions and appendices, including revisions to accessory dwelling unit regulations.

Housing Plan Revisions - Noted improvements in understanding housing-related state policies over time. Suggestions include integrating insights and updates into future drafts.

Visual Character of Developments - Concerns were raised about the design and aesthetics of new developments, particularly townhouses and multifamily projects, integrating clearer design standards and improving the site plan review process for future developments.

Site Plan Review Enhancements - Previous challenges were highlighted due to a lack of detailed site plans (e.g., incomplete parking requirements). Recent policy changes aim to require detailed site plans for conditional uses and townhouse developments. Consider applying these policies more broadly across multifamily projects. It was noted that current ordinances for detailed site plans lack uniform enforcement.

Suggestions were made to require more detailed site plans for developments, especially those under the Planning Commission's purview.

Challenges Identified - Incomplete integration of 2021 ordinance updates into the comprehensive plan; and the need for clearer and more enforceable design and site plan standards to address aesthetic concerns and compliance issues.

Aesthetic & Urban Design Goals- The goal is to maintain the small-town and natural character of Yachats. Challenges in achieving this due to a lack of clear design guidelines were discussed. Cascadia Partners' involvement in updating design standards was noted.

Next Steps

- Address gaps in the comprehensive plan, particularly Goal E.
- Consider collaboration with Cascadia Partners for urban design standards.
- Evaluate the feasibility of performance bonds to prevent incomplete projects.

- Engage Cascadia Partners to provide a framework for design standards.
- Potential subcommittee formation to explore and implement design goals.
- Community workshop scheduled for December 12, 2024, at 4:00 PM at the Commons, focusing on the Civic Campus Master Plan. Will need one member to volunteer for this work group.
- Planning Commission members are to send questions for Cascadia Partners to kimmie@yachatsmail.org by next Tuesday; to compile questions, forward them to City Planner, to give to Cascadia Partners
- The Planner to provide information on comprehensive plan history, purpose, and current use to Planning Commission members.
- The Planner to prepare a year-end report summarizing building activity and land use applications.
- Joanne Kittel to inform the City Manager of her interest in joining the Civic Campus Master Plan advisory committee.
- The Planner to send out a video link for the parking webinar to Planning Commission members.
- Member Hogan to bring up the question about the Forest Plan update at the next City Council meeting.
- Planner to review email from a citizen regarding property subdivision.

Develop clear and objective design requirements Key recommendations included Establishing district-specific design guidelines and introducing incentives to lower building heights in exchange for increased lot coverage or reduced parking requirements. Balancing affordability and aesthetics in building regulations

The meeting adjourned at 4:05 pm.
By: Kimmie Jackson, Recorder

PLANNING COMMISSION ISSUES LIST as of 12/10/24

Item #	Description	Assigned	Due Date	Status
1	Schedule next training session	KG		03/12: KG to talk to Hui about guidance on best practices to update Comp Plan. 02/23: Coordinate with Hui on next topic(s) and date.
2	Complete Wetland Inventory	KG		11/19: BP and KG met with DSL week of 11/11. No additional info required. No completion date given**.** 10/28: BP and KG met with DSL and Pacific Habitat to answer questions about inventory. All questions answered. 10/08: State Lands reviewing some minor discrepancies. 09/16: City Mgr. has contact in state govt and is escalating. 08/19: Mayor using state contact to escalate.05/21: KG contacted by State Lands. We are next in line for review. 04/16: KG sent email to State for update. 04/09: No update. 03/12: No update from ODSD. Link to State Lands Inventory to be added to links page. 02/23: Pending response from ODSD.
5	Amend Title 9 for Housing Implementation Plan			**12/10: Creating questions for CP to review.** 11/18: Had kickoff meeting. See meeting minutes. 10/15: Selected MS and MA for PMT. City conducting workforce housing survey. Will provide results**.** 10/08: Reviewed Statement of Work. Discussed various aspects of how project will proceed. Will discuss members of PMT at next meeting**.** 06/11: Cascadia Partners to start in the fall. 05/21: Will start review of Plan for new commissioner in 06/11 meeting**.** 05/14: Funding for implementaion approved by state. Waiting to see review scope of work document from Cascadia Partners. Will review plan with PC. 03/12: Waiting to see if 2024 State budget contains money to fund another round of grants. KG to check if what other communities. 02/23: Determine if there will be a next round of DLCD funding. Contact Cascadia Partners to get estimate of cost of hiring them to complete task. have made changes for HIP.
6	Revise/update City Comprehensive Plan			11/18: Identified Goal G as one to focus on. Cascadia Partners offered assistance of their urban planner. Developing questions to as them. Located proposed updates in Housing Plan appendix. 10/08: Identified Goals that may need updating**.** 09/17: Will start review of plan with next work session. 03/12: PC to wait on #1, #5 or #8 before proceeding. 02/23: Commissioners to review existing and prioritize which section(s) to work on.

7	Update application fees	KG		10/28: Review completed. to present new fees to City Council in Nov. 10/08: City Mgr reports continued progress on review. 09/17: City Mgr review almost complete. 06/11: Now part of general review of all city fees. 03/12: Bobbie committed to meet with KG soon. 02/23: KG to meet with Bobbi to set fees.
8	Ordinance for ADU's			11/18: Discussed with Cascadia Partners in kickoff meeting. They will emphasize this in their updates to regs. 09/17: Discussed definition of ADU. Will defer until Cascadia Partners. 08/20: Have agreement with most major policy decisions. Will continue at next meeting. 07/09: Began review of various approaches to regulation. If time permits, will continue review 07/16. 06/11: Commissioners to research documentation and laws in other cities. To discuss in 07/09 meeting. 05/14: On hold to see if can be included with HIP. Collecting information from various sources. 04/09: Present concept in public forum prior to writing ordinance. 03/12: KG to look at getting copies of Waldport ordinance as well as relevant parking ordinances.
11	Consolidate minor updates to ordinances			06/11: On hold until after completion of #4. 04/16: Minor error in Fences and Hedges standard pointed up need to identify and consolidate into one list other minor changes/corrections to ordinances. KG to retrieve existing list for review.

12	Content for city social media			**12/10: Needs content to create article. MS to provide**. 10/22: Sent email to TD asking if interested in writing for e-newsletter. 10/08: Need to identify resource on commission to provide content.
13	Include updates to Title 9 in city document			11/19: Followup to make sure that changes approved by City Council are added in writing to Title 9.
14	Create Folder for Cascadia Partners Document	KG		**12/10: KG to talk to Neal about organization of documents.** 11/19: KG to create folder on website to store all documents.

CLOSED PLANNING COMMISSION ISSUES				
9	Add to Urban Growth Boundary			4/09: State passed legislation allowing for increase of UGB up to 50 acres with reduced requirements. Should city pursue? **With no expressed need to expand, decided not to pursue. CLOSED**
10	Credit at COG			**05/14: With state funding for HIP and money in budget from planning consultation, will not need COG. CLOSED.** 04/09: City has credit at COG for possible consultant. Could we use for HIP? Bobbi to look into this. May not be that straightforward.
3	Continue Implementation of Yachats Parking Mgmt Plan	LD		**10/08: Public Works reports that all projects in plan that can be completed have been completed. Closed.** 06/11: Continuing to make progress on various projects**.** 05/14: Public works to provide city with update. 04/16: LD to meet with Public Works tomorrow for update. 03/19: LD sent email and will meet with Public Works to discuss. 03/12: Public Works will probably implement portions of the plan at a time. LD to meet with Public Works to discuss next steps.
4	Obtain City Council approval of updates to Title 9			**11/20: Approved unanimously by City Council. Closed.** 10/26: 1st public hearing with City Council held. No major issues. Second public hearing in Nov. 10/08: On schedule to present at next City Council meeting on 10/23**.** 09/12: Update from KG that with delay of review by DLCD and internal issues may not make City Council agenda until Nov. 06/11: Reviewed and approved changes to building height calculation. KG to send update to DLCD with approved changes. 5/21: Final draft approved by commission. KG to advise DLCD of changes. 05/14: At DLCD for review. Completed review of draft with PC today. Final review 05/21. Postponed public meeting to 07/16**.** 04/09:Waiting on marked up version. Review in 05/14 Work Session. Present in public meeting 06/18. 03/12: PC members to review and familiarize themselves with content. Need review schedule added to application. KG to put out marked up version. 02/23: Need review by DLCD.