



Clatsop County

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TO: Clatsop Economic Development Resources

FROM: Don Bohn, Clatsop County Manager

DATE: September 20, 2019

RE: SUMMARY OF UNINCORPORATED CLATSOP COUNTY HOUSING ACTIONS

HOUSING STUDY ACTIONS

In 2018, Clatsop County partnered with the cities of Warrenton, Gearhart, Seaside, Cannon Beach and Astoria to complete a countywide housing study. Angelo Planning Group and Johnson Economics were selected by representatives from the partner entities to complete the study. The purpose of the study was to detail the current and future housing conditions in the county and to develop recommended strategies to better align the housing supply with local needs.

The consultants met with the technical committee on August 9 and September 24, 2018. Two open houses were held in November 2018 with the purpose of obtaining public input. The draft Strategies Report was submitted to the partnering entities in March 2019. The consultants then scheduled meeting dates with the elected officials from the County and the individual cities in order to present and discuss the draft recommendations contained in the report.

Representatives from Angelo Planning Group and Johnson Economics presented preliminary recommendations to the Clatsop County Board of Commissioners at a work session on Wednesday, April 10, 2019.

On April 9, 2019, the Clatsop County Planning Commission reviewed the draft report and provided the following recommendations to the Board of Commissioners:

- Parking standards for residential development should be reviewed to ensure that it is appropriate
- Housing types and price points should be integrated
- The highest density developments should be within the incorporated areas of the county
- Consider allowing more accessory dwelling units in unincorporated areas of the county
- Strongly consider limiting short-term rentals in unincorporated areas of the county

The Planning Commission's recommendations were reviewed by the Board on April 24, 2019. The Board did not take any action on the recommendations at that time. An excerpt from the April 24, 2019, Board of Commissioners meeting minutes containing the relevant discussion is attached to this memo.

The final report was delivered to the County on August 26, 2019. The final report contains several recommendations that can be utilized by the County to streamline permitting processes, revise code requirements to allow more dense housing in appropriate areas of the County, and strategies

to partner with other agencies to promote and encourage the construction of workforce and affordable housing.

COMPREHENSIVE PLAN UPDATE

In February 2019, the County launched a 33-month process to begin a comprehensive review and update of its Comprehensive Plan. As part of that effort, the public, stakeholders, six citizen advisory committees, the Planning Commission and the Board of Commissioners will be reviewing Goal 10 – Housing. Public input received at open house events and public meetings have identified the following areas of concern:

- The housing stock in the Elsie-Jewell / Seaside Rural planning areas is aging and many homes are no longer habitable or are in need of significant renovation. Residents in these areas have expressed a desire to allow more housing development in this area of the County. An example of impacts to the community from lack of available housing is the Jewell School. The school district is proposing to construct additional faculty housing on its campus in order to facilitate recruitment of qualified instructors.
- The Arch Cape and Falcon Cove Beach communities have expressed concerns about the impact of short-term rental units on housing availability and quality of life within their respective neighborhoods. The proliferation of short-term rental units has also begun to affect the provision of water service within these areas.

HOMELESSNESS FUND

On April 11, 2018, the then County Manager presented an item to the Board that would have approved the sale of county-owned property in Warrenton and using the proceeds to seed a county-controlled fund to assist in addressing homelessness in Clatsop County. At that time, a homelessness fund, and associated policies and guidelines, had not been established.

On May 9, 2018, the Board again considered this issue. Although there was still not an established fund and guiding policies, the Board voted 4-1 to sell the property at public auction and to use the proceeds to establish a homeless fund to be used to support community efforts to reduce homelessness.

On November 7, 2018, the Board of Commissioners held a work session to explore possibilities for creating an income stream for a possible homelessness fund. Sources identified included reservation of the County's share from the sale of foreclosed properties; implementation of a construction excise tax; and utilization of general fund monies. The question of what types of housing projects would be eligible for funding was also raised. The Board directed staff to obtain feedback from the public.

Staff posted a questionnaire on the County's website to gauge public support for various funding mechanisms that could be used to support efforts to address homelessness within the County. The questionnaire also asked for input regarding housing types that should be supported. There were 743 responses to the questionnaire, which was available from November 16, 2018, through January 31, 2019. Of the responses, 67.5% stated that it was the government's job to provide aid to homeless citizens. With regard to housing types, 54.8% supported transitional housing, 45.1% supported permanent supportive housing, and 42.6% supported homeless shelters.

On February 9, 2019, the Board held a work session to discuss the results of the questionnaire. The process, use of funds and guidelines for allocating funds were discussed. No action was taken during the work session. The County approved a resolution and order on February 27, 2019,

affirming the County's commitment to explore opportunities for alternative housing for the homeless and homeless relief services.

PUBLIC/PRIVATE PARTNERSHIPS

Clatsop Community Action

On June 28, 2017 the Board of Commissioners approved the transfer of a single family dwelling foreclosed property to Clatsop Community Action under ORS 271.330. CCA paid a total of \$26,548 in senior deferral and property taxes for the property. After cleaning up the home and property, as well as making minor repairs, CCA was able to sell the property for \$131,000 in August of 2018. The intention was to then be able to take the profits earned to use toward affordable housing.

Greater Oregon Behavioral Health Inc (GOBHI)

On March 28, 2018, the Board of Commissioners approved the transfer of foreclosed property to GOBHI, under ORS 271.330. Over the next year, GOBHI gutted and rehabilitated the building into four transitional housing units.