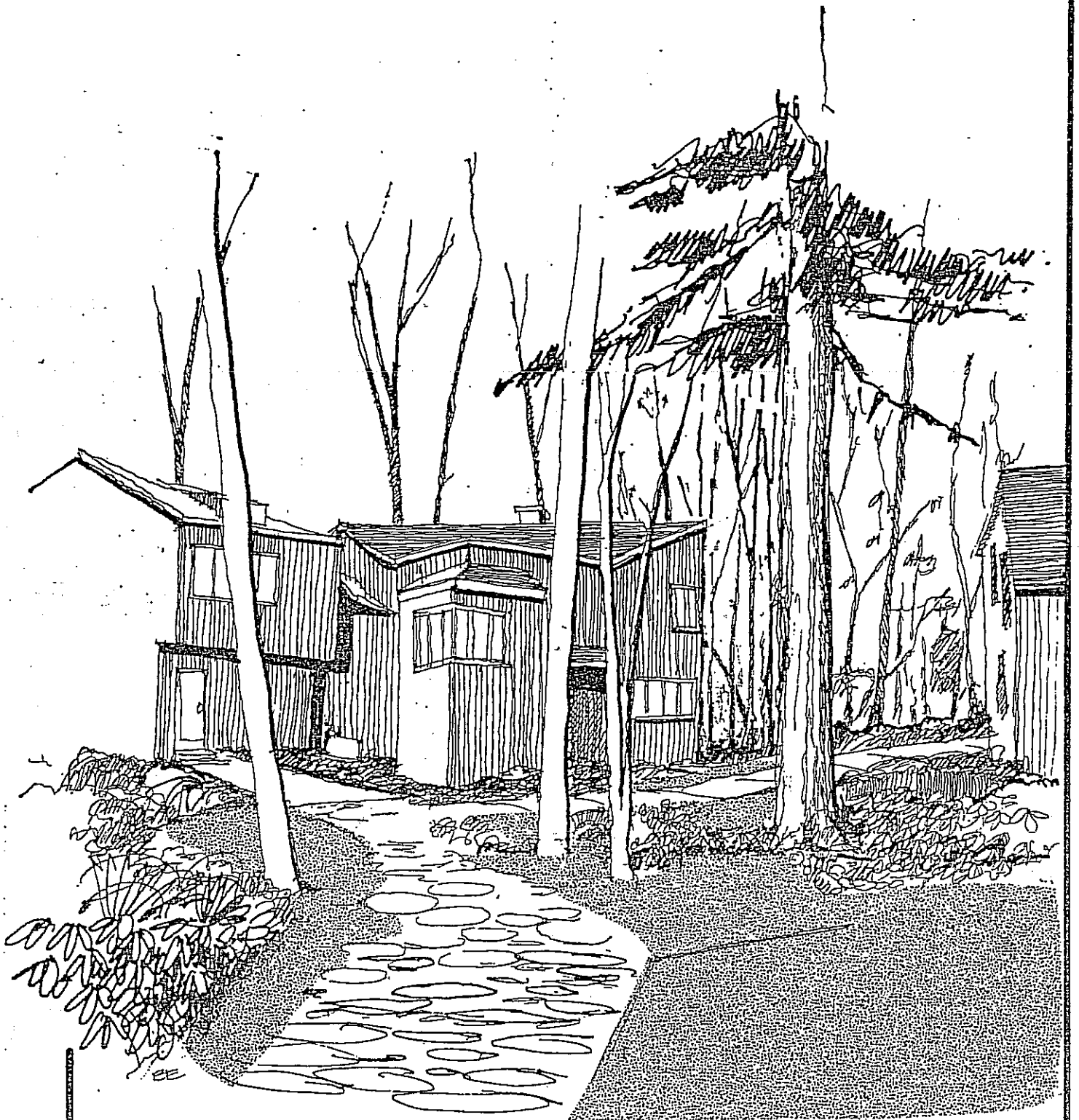


Goal 10

**CLATSOP COUNTY
GOAL 10
COUNTY-WIDE ELEMENT**

HOUSING



COUNTY-WIDE ELEMENT

GOAL 10 POPULATION AND HOUSING

Adopted July 23, 1980 by
Clatsop County Board of Commissioners
Amended by Ordinance 03-03

Introduction

Clatsop County has experienced a slight but steady increase in population during the 1970's.

Some of Clatsop County's population growth is due to people wanting to take advantage of the County's natural beauty and perceived peace and quiet of the small coastal communities.

Population projections are necessary in order to determine the impacts that will occur arising from this growth. Population projections are used to determine the amount of land that needs to be set aside for residences, commercial centers, industries, parks and roads. They also enable the County to determine the level of demand for public facilities. The County needs to meet this demand for housing while retaining its forest and agricultural base.

The number of households are also increasing as household sizes decrease, putting an added burden on available housing units in the County.

Basic Population Findings

Since 1964 the County has shown a slow but steady population increase. The major population concentrations are located in the Astoria-Youngs Bay and Seaside-Gearhart areas. The majority of the population is concentrated in areas with public water and/or sewer. Historically, the unincorporated areas have comprised about 35% of the total County population. This situation is anticipated to continue during the next 20 years. Job opportunities are a prime factor in growth although other factors such as environment and perceived living quality can stimulate growth. Young adults (20-29) continue to leave the County to pursue employment, while people 40 and over move to the area. Clatsop County continues to be above the State average for those 65 and over (retired). By the year 2000, Clatsop County's population is expected to increase by approximately 10,000 people.

Goal 10 - Population and Housing

Goal

To provide for the housing needs of citizens of the state.

Population Policies

1. Community plans should provide for orderly growth which reduces the cost of essential services while preserving the basic elements of the environment.
2. Promote population to locate in established service areas.
3. Promote the accommodation of growth within areas where it will have minimal negative impacts on the County's environment and natural resources.
4. Utilize current vacant land found between developments or within committed lands.
5. Direct new urban growth within Clatsop County to existing urban growth boundary or rural service areas where under utilized public or semi-public facilities exist or utility and/or investments have already been made.
6. Encourage development of land with less resource value.
7. Coordinate planning efforts of local governments and special districts to maximize efficiency of public facilities, and have land use actions reflect the goals and policies of the Plan.

Housing Policies

Residential Development

1. Clatsop County shall encourage residential development only in those areas where necessary public facilities and services can be provided and where conflicts with forest and agricultural uses are minimized.
2. Clatsop County shall assist in planning for the availability of adequate numbers of housing units at price ranges and rent levels commensurate with the financial capabilities of County residents.
3. Clatsop County shall encourage planned developments and subdivisions to cluster dwelling units. The clustering of dwellings in small numbers and the provision of common open space assures good utilization of the land, increased environmental amenities, and may be used as an open space buffer between the residential use and adjacent agricultural or forest uses.

4. Clatsop County shall permit residential development in those designated areas when and where it can be demonstrated that:
 - a. Water is available which meets state and federal standards;
 - b. Each housing unit will have either an approved site for a sewage disposal system which meets the standards of the County and the Department of Environmental Quality or ready access to a community system;
 - c. The setback requirements for the development of wells and septic systems on adjacent parcels have been observed;
 - d. Development of residential units will not result in the loss of lands zoned or designated for agriculture or forestry and will not interfere with surrounding agricultural or forestry activities.
5. Clatsop County shall permit temporary siting of mobile homes in specified locations in the event of an emergency.
6. Clatsop County shall encourage multi-family housing and mobile home park developments to develop within the various urban growth boundaries.
7. Clatsop County shall encourage the development of passed over lots that already have services such as water and roads be preferred for development over tracts requiring an extension of services.
8. Clatsop County shall make provisions for housing in areas designated for Rural, Urban Growth Boundaries, and Rural Service Areas which provide variety in location, type, density and cost where compatible with development on surrounding lands.

Governmental Cooperation and Coordination

9. Clatsop County shall cooperate with governmental agencies and Clatsop County Housing Authority in promoting unified housing policies and in ensuring an equitable distribution of assisted housing throughout the County.
10. Clatsop County shall encourage state and federal agencies to develop programs and funding sources to increase the level of support for the maintenance and rehabilitation of existing housing and for the development of additional housing.

Housing Rehabilitation

11. Clatsop County shall develop and maintain an inventory of the type and condition of the current housing stock. The rural housing needs should be reexamined every two years to reflect the market changes and new information.
12. Clatsop County shall encourage the retention of the current housing stock and, where necessary and feasible, will assist in the rehabilitation of substandard housing units.

Assisted Housing

13. Clatsop County shall set aside tracts of lands which it owns within the cities and their urban growth boundaries which can be used for low cost housing. The lands should be inventoried and a program developed through the Northwest Oregon Housing Association to release those lands for this purpose. Clustering techniques, common wall and townhouse construction, both for sale and for rent, could be employed in the development of these lands.
14. Clatsop County shall activate support programs which serve to improve housing conditions of those homeowners who are physically or financially unable to make improvements on their own.

URBAN GROWTH BOUNDARY POPULATION PROJECTIONS

Clatsop County cities in cooperation with the County have developed population projections for the six Urban Growth Boundary areas (see Table 8, 8-1, 8-2, 8-3 and Chart 8, 8-1, 8-2). The information contained in these tables and charts are based on the 2000 U. S. Census and historical growth figures compiled by the Center for Population Research and Census, Portland State University. The forecasted growth is based largely on historical data and information received from the cities. For the most part, the cities forecasts include both the city limit boundary and portions of the urban growth boundary, and in some cases the Census Tract may extend beyond both. The growth forecast to year 2020 does not take into account the vacation or seasonal population of rentals or secondary homes and the impacts they may have on water, sewer, transportation or other public facilities and services. The growth forecast is an estimate based on historical information and may not accurately reflect changing conditions.

Population Policy:

Review of the forecast should occur every three to five years.

POPULATION

Adopted July 23, 1980 by
Clatsop County Board of Commissioners
Amended by Ordinance 03-03

NOTE:

February 5, 1980

This population report was developed prior to the 1979 Population estimates released by Portland State University. The 1978-79 estimates show a substantial increase in the rate of growth and its distribution over that in previous years. These figures need to be examined very closely to determine the reasons for the increase and if it will continue and also compared to the results of the 1980 Census.

This accounts for some of the apparent discrepancies in the 1978 population figures, population estimates and projections used as shown in Tables 1, 2, 6 and 7.

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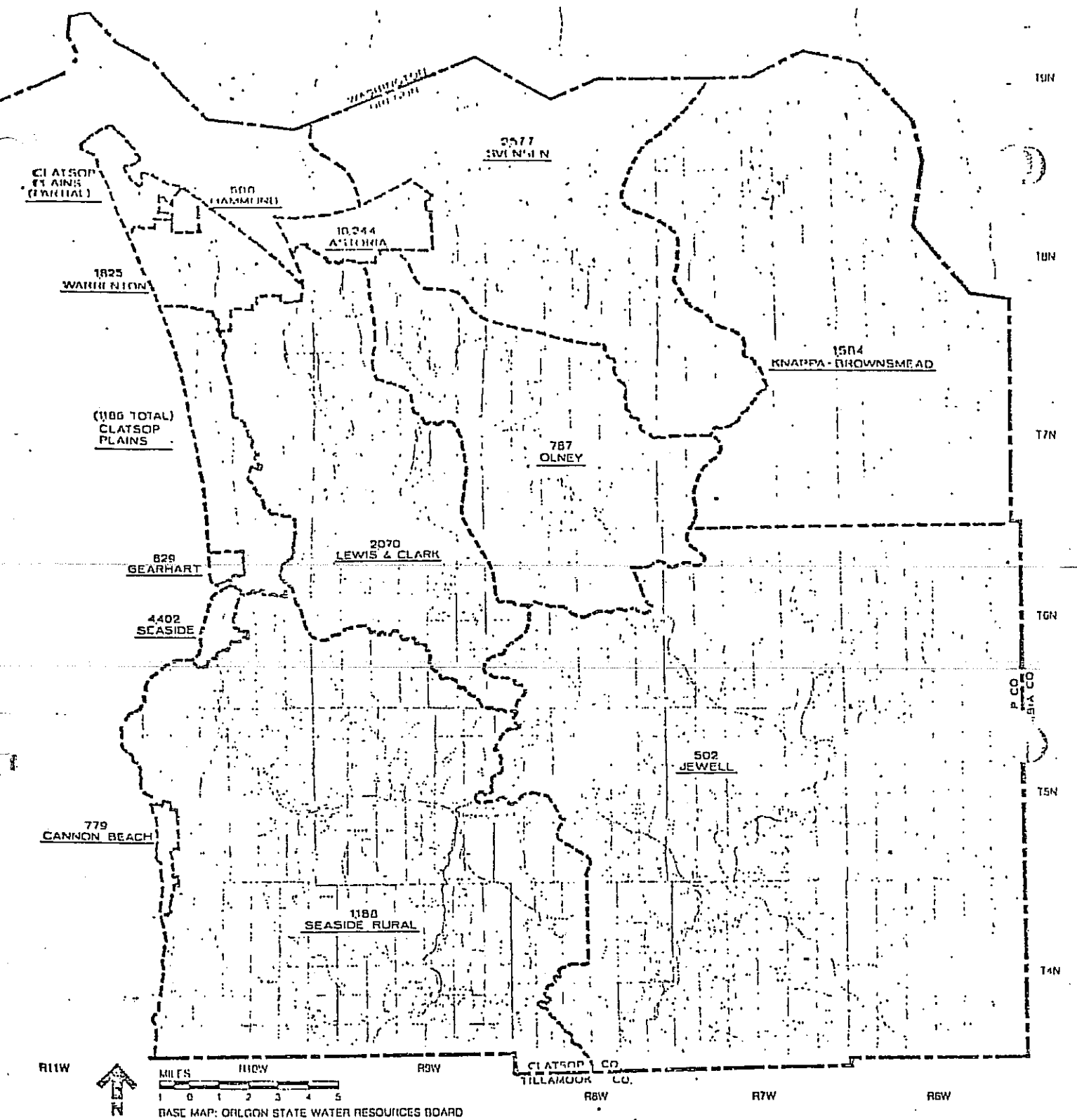
INTRODUCTION

Population data is a basic requirement for planning. The location, number and characteristics of people in an area constitute the pattern and intensity of development. To project future land use patterns and needs, it is necessary to estimate what the future population will be, where they will live, and what characteristics they will have. These projections provide a base from which to predict land requirements for schools, recreation, housing, commerce and public facilities.

BASIC FINDINGS

At the latest official U.S. census count on April 1, 1970, Clatsop County had 28,473 residents. The distribution of people within the County in 1970 is indicated on Figure 1, the map of Census Divisions. See Table 7 for population distribution in 1979. The distribution of the population in 1978 is about the same as in 1970. Most of the population is concentrated in and around the cities of the coastal area and Columbia River. About two-thirds of the people live in the six incorporated cities with most of the remaining one-third living close by. There is very little settlement more than five miles from the ocean or Columbia River. Table 1 lists the population data from 1900 to the present for Clatsop County and the two principle cities, Astoria and Seaside. The figures for the ten year intervals are from the U.S. Census. The figures from 1961 to 1969 and 1971, 1972 and 1979 are official estimates prepared by the Center for Population Research and Census at Portland State University. Table 2 shows the breakdown of city and unincorporated population from 1957 to the present.

Although the long-range trend indicates a growth in population, there have been periods when the population decreased. Growth of the lumber and fishing industries in the first two decades of this century led to a rapid increase in population for the County and Astoria. In 1920, Astoria with 14,027 people was the third largest city in the state. The Astoria fire of 1922 and the general economic depression of the 30's caused a decrease in population. In the 1940's, there was considerable wartime activity which caused a substantial increase in the population. The post war boom kept population levels high through 1950. But by 1960, the number of people had begun to decline significantly. The closing of the Tongue Point Naval Station in 1962 caused a sharp decrease with County population reaching a low in 1963. Construction work on the Astoria-Megler Highway Bridge and the pulp mill at Wauna brought a new influx of people to the County by 1965. Continued rapid population growth up to 1970 brought the population in all areas of the County back to nearly equal to or slightly greater than the 1960 levels. This gave the County a net increase of 4% from 1960 to 1970, a very modest change. The figures of Table 1 indicate that the actual growth rate from 1964 on has been substantially greater, including an accelerated amount during 1978 and 1979.



CLATSOP COUNTY POPULATION-1970 CENSUS BY CENSUS DIVISIONS

SOURCE: 1970 U.S. CENSUS OF POPULATION

FIGURE 1

COUNTY SUBDIVISIONS

ASTORIA	10,244
CANNON BEACH	779
CLATSOP PLAINS	1,180
GEARHART	829
HAMMOND	800
JEWELL	502
KNAPPA-BROWNSMEAD	1,504
LEWIS & CLARK	2,070
OLNEY	787
SEASIDE	4,402
SEASIDE RURAL	1,180
SVENSEN	2,577
WARRENTON	1,825

CLATSOP COUNTY 28,473

Clatsop County and the nearby coastal counties of Tillamook and Lincoln Counties experienced very little change in total population between 1950 and 1970, but have shown steady increases during the 1970's (See Table 3). The recent population increase in Clatsop County can be attributed to some extent, to an overflow of population from the rapidly growing areas around Portland and the Willamette Valley.

A look at the estimated migration patterns for Clatsop County from 1960 to 1970, as shown in Table 4, provides a better understanding of the population changes in relation to the surrounding areas. In the young, working age group, 20-39 years old, many more people left the County than came in, while in the over 40 group, more people moved in than left the County. The in-migration of the over 40 age group accounts for the increase in the under 20 age groups also, since many of these families brought children with them. It is believed that these trends have continued through the 1970's.

The migration pattern can be attributed to two separate causes. Many of the people moving into the County are retired or near retirement age. They are attracted by the natural beauty and peace and quite of the small coastal communities. The out-migration of the young people is largely caused by the specialization of the economic activity of the County. Lumber and wood products and associated manufacturing, and seafood processing, account for about one-quarter of all jobs. Many young people entering the labor market are not qualified or inclined to enter the local industries and, consequently, move to the more diversified job market of the large metropolitan areas. At the same time, the local employers can attract older, experienced workers from outside the County. An example of this is the new pulp mill at Wauna. Many new jobs were created in a very short period of time. Experienced people necessarily had to fill many of the positions. Thus, many older, more experienced people moved in to fill the new jobs. The slow but steady supply of local young people entering the labor market did not, for the most part, match up with the new job opportunities.

Table 5 presents detailed population characteristics for the State of Oregon, Clatsop County, Astoria and Seaside. The similarities and differences of the areas within the County and the rest of the State are described. The data profile for Astoria is representative of Columbia River communities and the interior parts of the County, while Seaside is representative of coastal communities. Among the most significant characteristics is the median age.

Clatsop County residents are on the average substantially older than the rest of the State and, by a relative measure, they are getting older. In 1960, the County median was 14% older than the State median, while in 1970, the County median was 15% older than the State median. Within the County the difference in median age between Seaside and Astoria is also significant. Seaside has many retired or near retirement age residents and a consequent older median age, while Astoria is a somewhat younger community. The differences between Seaside and Astoria are also reflected in the employment level. 43.5% of Astoria residents worked in 1970 while only 38.9% of Seaside residents worked. In 1960 and 1970, the Astoria employment level was higher than that of the State, again reflecting the fact that Astoria is a working community.

The economic indicators: median family income and percentage of families at or below the poverty income level and percentage of families with high income for Clatsop County are all fairly close to the State averages in 1970, showing a considerable degree of improvement over the 1960 figures. The numbers show that Astoria families have higher average earnings than Seaside families, but this is perhaps misleading. The income for many Seaside families is from pensions and social security. This does not necessarily indicate a low economic level since many older families have accumulated capital and are not entirely dependent on their current income.

The percentage of persons born in Oregon is an indicator of the relative mobility of the population. On a State-wide basis, the percentage of locally born people declined from 1960 to 1970, reflecting an increased migration into Oregon. The County figures show that there were fewer migrants from out of State in 1970 than there were in 1960. Within the County, Astoria has a higher percentage of native Oregonians than Seaside. This, again, reflects the significant number of retired people moving into the coastal area. The migration patterns that have developed over the past few years indicate a trend which will have an important effect on the County for many years.

POPULATION PROJECTIONS, UNINCORPORATED (NON URBAN GROWTH BOUNDARY)

Table 6 shows three estimates: a high, medium and low range for the future population of Clatsop County. The projections are based on three different assumptions for future economic conditions.

1. The low estimate of only 33,500 people by 1990 and 35,200 people by 2090 is based on the assumption that no significant changes will occur in population or employment opportunities in the communities along the Columbia River, and that people will continue to move to the coastal areas at the same rate as they have in recent years. It is a very good probability that the future population will be greater than the low estimate.
2. The medium estimate developed by the Department of Planning and Development is based on the assumption that people will continue to migrate to the coastal area and that a major new employer will stimulate growth in the Astoria-Youngs Bay area, for instance Brown and Root or similar industry. (See Appendix 1 for related information.) Port activities will improve due to many factors including the 200 mile fishing limit, enlarged fishing fleets and boat building activity. It is also reasonable to assume a continuing increase in utilization of forest products.
3. To attain the high estimate for population growth would require a major increase in employment opportunity, such as substantial port development and several new manufacturing plants. This industrialization would result in population growth in the Knappa-Svensen area, Astoria-Youngs Bay area and some spill over to the Clatsop Plains area. Resort and tourism related growth would occur independently in the coastal area creating a potential conflict between industrial urban land uses and recreational-resort land uses at the northern end of Clatsop Plains.

Clatsop County is utilizing the MEDIUM projection in developing its Plan. However, this projection may be modified due to the more rapid growth rate of the late '70s. This trend needs to be studied carefully together with the results of the 1980 Census.

TABLE 6
CLATSOP COUNTY POPULATION PROJECTIONS

	<u>1970</u>	<u>1978</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
High	28,473	31,462	32,500	35,000	38,000	41,200	44,500
Medium	28,473	31,462	32,000	34,000	36,400	38,800	41,500
Low	28,473	31,462	31,700	32,500	33,500	34,300	35,200

Source: Clatsop County Department of Planning and Development, 1979.

As noted above, population increases are expected. Development will accompany this growth. It needs to be planned. If growth is not planned, problems may result such as: an increased pressure to convert resource land to non-resource use; increased dependence on fossil fuels; and the lack of public facilities in locations where they need to accompany the growth.

The figures shown in Table 7 below are a rough estimate of the distribution of the population to the various CAC planning areas, determined by utilizing past growth rates and the medium projection to the year 2000. The total represents about 35-36% of the total County population. Table 2 showed that the mix between cities and unincorporated areas has varied between 32.2 and 38.1 percent between 1957 and 1979. Some factors that may account for this spread include lack of sewer facilities at one time followed by sewer construction (i.e., Warrenton, Cullaby Lake, Arch Cape), and septic tank moratoriums. Warrenton has grown dramatically since its sewer went on line. On the other hand, Seaside and Cannon Beach are near their capacities and Hammond is under the septic tank ban and as yet has no sewer facilities. Some of this growth is expected to be diverted from Seaside and Gearhart to areas with capacity (Warrenton, Astoria and Hammond which is soon to be under construction) and to Rural Service Areas in the County and to other Rural areas. Clatsop County is utilizing the 35-36% ratio recognizing that at times during the next 20 years the ratio will be larger and at other times it will be smaller due to the problems mentioned above being resolved.

TABLE 8: Clatsop County Population Projections

JURISDICTION	ACTUAL ¹		% OF COUNTY POPULATION		NEW FORECASTS		
	1990	2000	1990	2000	2020 Urban Area Totals ²	% of County Population ⁴	Average Annual Growth Rate 2000-2020
Astoria	10,069	9,813	30.24%	27.54%	11,826	28.30%	0.94%
Cannon Beach ⁵	1,221	1,588	3.67%	4.46%	1,859	4.45%	0.79%
Gearhart	1,027	995	3.08%	2.79%	1,254	3.00%	1.16%
Seaside	5,359	5,900	16.09%	16.66%	7,337	17.56%	1.10%
Warrenton ³	2,681	4,096	9.82%	11.50%	5,741	13.74%	1.70%
Hammond	589	-					
CITY TOTAL	20,946	22,392	62.90%	62.85%	28,017	67.05%	1.13%
UNINCORPORATED TOTAL	12,944	13,238	38.87%	37.15%	13,771	32.95%	0.20%
COUNTY TOTAL	33,301	35,630	-	-	41,788	-	0.80%

1. Center for Population Research and Census, Portland State University; United States Census.

2. City totals projected based on previous percentages of county population and percent growth.

3. Warrenton annexed Hammond in 1999, thus the substantial change in population.

4. Based on the previous growth rates and percentage of county population.

5. County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.

6. Cannon Beach numbers reflect the City's assumption that their existing percentage of County population will be maintained.

TABLE 8-1: Clatsop County Population Projections 2000 - 2020

JURISDICTION	2000 (actual)	2005	2010	2015	2020
Clatsop County ¹	35,630	36,919	38,376	40,018	41,788
Incorporated Cities: ²					
Astoria	9,813	10,152	10,649	11,205	11,826
Cannon Beach	1,588	1,642	1,707	1,780	1,859
Gearhart	995	1,107	1,151	1,200	1,254
Seaside	5,900	6,206	6,546	6,927	7,337
Warrenton	4,096	4,426	4,813	5,278	5,741
Unincorporated	13,238	13,386	13,510	13,628	13,771

1. County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.

2. City totals projected based on previous percentages of county population (see above), growth and county projection.

TABLE 8-2: Previous Population Projections for Clatsop County

	1970	1980	1985	1990	1995
High	28,473	32,500	35,000	38,000	41,200
Medium	28,473	32,000	34,000	36,400	38,800
Low	28,473	31,700	32,500	33,500	34,300
ACTUAL	28,473	32,489	32,452	33,301	34,300

Sources: Projections: Clatsop County Comprehensive Plan; Actual - U.S. Census

TABLE 8-3: Clatsop County Historic Population

JURISDICTION	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Clatsop County	12,765	16,106	23,030	21,124	24,697	30,776	27,380	28,473	32,489	33,301	35,630
Astoria	8,381	9,599	14,027	10,349	10,389	12,331	11,239	10,244	9,998	10,069	9,813
Cannon Beach	n/a	n/a	n/a	n/a	n/a	n/a	495	778	1,187	1,221	1,588
Gearhart	n/a	n/a	127	125	319	568	725	829	967	1,027	995
Seaside	191	1,270	1,802	1,565	2,902	3,886	3,877	4,402	5,193	5,359	5,900
Warrenton	n/a	339	730	683	1,365	1,896	1,713	1,825	2,493	2,681	4,096
Hammond	n/a	957	547	244	422	522	480	500	516	589	-

Source: Population Research Center, Portland State University

n/a = not applicable because they were not incorporated as cities yet

Chart 8: Population Projections 2000-2020

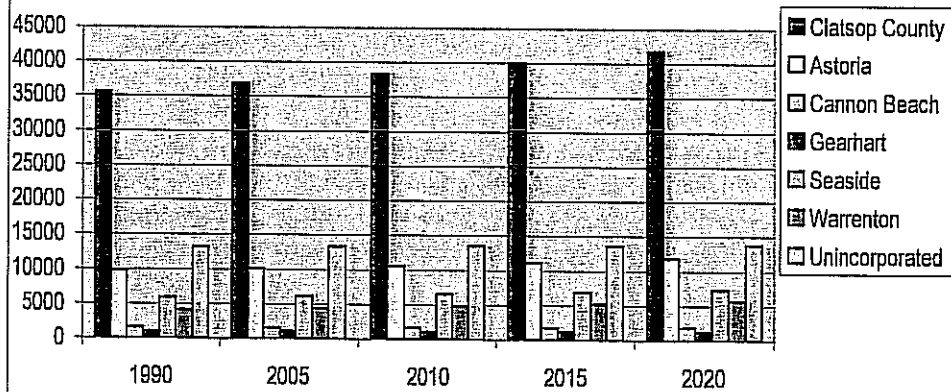
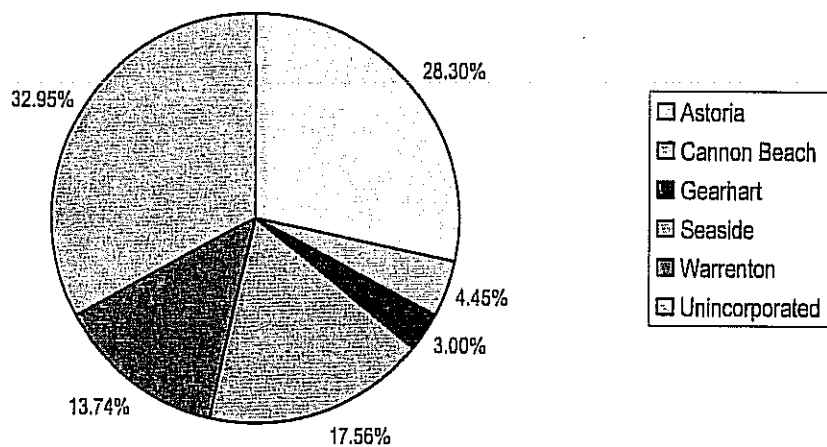


Chart 8-1: Percent of County Population for 2020 Forecast



APPENDIX

MEDIAH PROJECTION INFORMATION

The current number of employed in Clatsop County as a whole is estimated as 13,370, an increase of 15.5% since 1970 when the number employed was 11,570. The labor force has increased at a slightly higher rate than employment; in 1970 the labor force was 12,350, increasing 16.6% to the current estimate of 14,400.

Employment figures from the State Employment Division and a recent study of the County economy (Input/Output Model) show the forestry and forest products industries as leading all other sectors of the economy in employment and total sales. Second and third in the County are the fishing and tourism sectors. However, the trade and government sectors make up a large portion of the total employment. Table A-1 gives labor force, employment and unemployment from the year 1974 to the present time. (For earlier years see SOM.)

TABLE A-1
CLATSOP COUNTY
LABOR FORCE, UNEMPLOYMENT, EMPLOYMENT

	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>July 1 1978</u>
Civilian Labor Force	13,150	13,170	13,440	14,340	14,400
Unemployment	990	1,420	1,250	1,270	1,037
% of labor force	7.5	10.8	9.3	8.9	7.2
Total Employment	12,160	11,750	12,190	13,070	13,363
Total Wage and Salary	10,530	10,190	10,510	11,410	

Source: Employment Division

Employment projections come from the Bonneville Power Administration. Their estimate, done in March 1976, is shown on Table A-2. Clearly, Clatsop County is running ahead of schedule. This is due to a strong and steady economic growth within the County and is because of the internal expansion of established firms rather than the start of new ones. The Table is still useful for the distribution of employment among the different sectors.

TABLE A-2
BPA Employment Projections
1970 - 1995

	<u>Clatsop</u>					
	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>
TOTAL EMPLOYMENT	11,300	12,250	13,250	13,850	14,500	15,200
Total Non-Agricultural Employment	9,600	10,450	11,650	12,350	13,050	13,800
Mining	350	250	350	325	325	350
Construction	3,225	3,275	3,450	3,375	3,325	3,325
Manufacturing	(1,400)	(1,475)	(1,575)	(1,650)	(1,700)	(1,750)
Food and Kindred Products	(975)	(925)	(900)	(750)	(625)	(575)
Lumber and Wood Products	(725)	(725)	(750)	(750)	(750)	(725)
Paper and Allied Products						
Primary Metals	(25)	(25)	(50)	(50)	(50)	(50)
Transportation Equipment	550	650	725	800	850	875
Transportation and Public Utilities	1,800	2,125	2,475	2,800	3,100	3,400
Wholesale and Retail Trade	250	325	400	450	500	550
Finance, Insurance, and Real Estate	1,450	1,675	1,900	2,100	2,275	2,475
Services	1,975	2,150	2,350	2,500	2,675	2,825
Government	(100)	(125)	(125)	(125)	(125)	(125)
Federal						

BPA - Requirements Section
March 15, 1976

Source: Bonneville Power Administration, Population, Employment, and Housing Units to 1995.
December 1976.

Population Update
For Clatsop County
Table A-3

	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
N.W. Bell <u>1/</u>	29,400	30,100	31,600	32,500	--	--
B.P.A. <u>2/</u>	29,200	30,375	31,150	31,850	32,225	--
C.P.R.C. <u>3/</u> High	29,300	31,000	33,700	36,600	40,100	43,700
Medium	29,300	30,700	32,700	34,500	36,600	38,300
Low	29,300	30,400	32,000	33,200	34,400	35,100

Without Pacific Fabricators, Inc. 4/

<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>Annual Growth</u>
29,800	30,000	30,200	30,400	30,610	30,810	31,020	0.67%

With Pacific Fabricators, Inc. plus impact from secondary employment

	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>Ave. Annual Growth</u>
A <u>5/</u>	31,025	32,460	33,550	34,235	33,570	2.4%
B <u>6/</u>	31,340	33,215	34,585	35,105	34,460	3.0%

1/ Pacific Northwest Bell, Population and Household Trends in Washington, Oregon, and Northern Idaho: 1975-1990, April 1976.

2/ Bonneville Power Administration, Population, Employment, and Housing Units to 1995, December 1976.

3/ Portland State University, Center for Population Research and Census, County Population Projections, Oregon 1975-2000, February 1976. Set is based on 1970 to 1975 trends and shows immigration tapering down to a zero net exchange level with other states by the year 2000.

4/ Assumes a continuation of 1970-1977 trend based on annual estimates by the Center for Population Research and Census, Portland State University.

5/ Assumes Scenario A in Table 21B and that project starts (year 1) in 1979.

6/ Assumes Scenario B in Table 21B and that project starts (year 1) in 1979.

Table A-4
Projected Population Due to Pacific Fabricators
and Secondary Employment

Scenario A

	Average Number by Year				
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
<u>Direct Employment</u>	340	840	1190	1280	1030
Jobs Taken By In-Migrants (65%)	220	545	775	830	670
New Population (household size 2.5)	550	1360	1940	2075	1675
<u>Secondary Employment</u> (52% of Direct Employment except for Year 4)	175	435	615	831	535
Jobs Taken by In-Migrants (65%)	110	280	400	540	350
New Population (household size 2.5)	275	700	1000	1350	875
Total New Population	825	2060	2940	3425	2550

Scenario B

<u>Direct Employment</u>	340	840	1190	1280	1030
Jobs Taken By In-Migrants (75%)	255	630	890	960	770
New Population (household size 2.6)	663	1640	2315	2495	2000
<u>Secondary Employment</u> (21% of Direct Employment)	270	670	950	1025	825
Jobs Taken By In-Migrants (70%)	190	470	665	720	575
New Population (household size 2.5)	475	1175	1660	1800	1440
Total New Population	1140	2815	3975	4295	3440

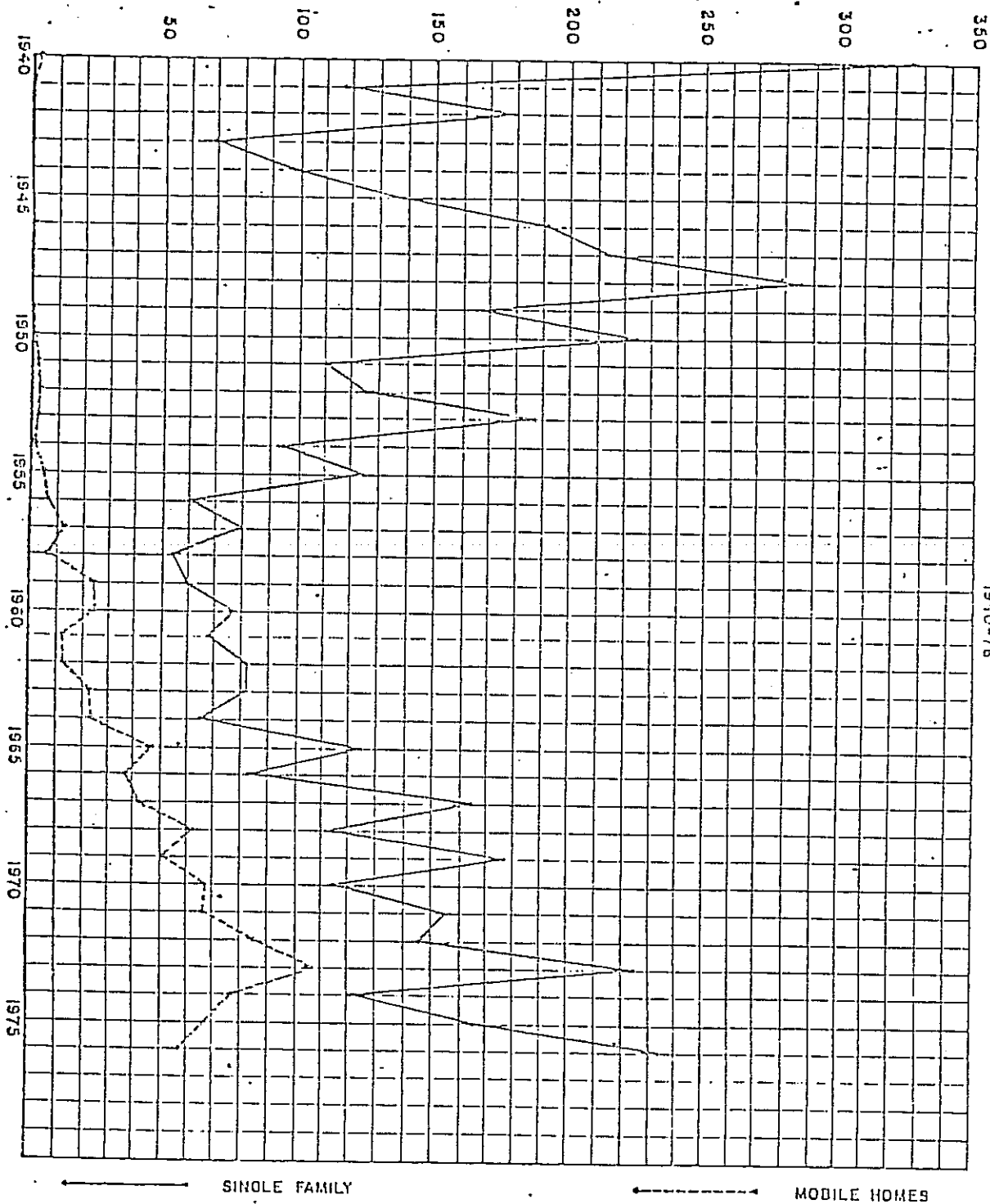
Assumptions

Scenario A - From Draft Environmental Impact Statement for Pacific Fabricators, Inc. at Warrenton, Oregon, December 1977. This scenario assumes that 100% secondary employment will be reached by year 4, that secondary employment will stay at about 52% of direct jobs except during the peak period (year 4), that about 35% of the direct and secondary jobs will be filled by local job-seekers, that the initial household size for all in-migrants will be 2.5 with about 60% of the in-migrant workers having families. (See Tables 2,3 and 7 and Figures 17 and 18 of the Draft EIS)

Scenario B - Assumptions from Clatsop County Community Impact Task Force February 1978. This scenario assumes the same direct employment as A, and that 100% secondary employment will be reached by year 4, that secondary employment will stay at about 80% of the direct jobs, that 25% of direct jobs and 30% of secondary jobs will be filled by local job-seekers, and that 75% of the in-migrant workers taking direct jobs and 60% of the in-migrant workers taking secondary jobs will have families giving a household size for direct employment in-migrants of 2.6 and for secondary employment in-migrants of 2.5.

TABLE A-5

RESIDENTIAL BUILDING ACTIVITY
CLATSOP COUNTY
1910-76



SOURCE: CLATSOP COUNTY ASSESSOR'S RECORDS BY YEAR BUILT

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HOUSING

January 1980

by
GAIL HOCHHALTER AND JOHN MILLS
DEPARTMENT OF PLANNING AND DEVELOPMENT
CLATSOP COUNTY COURTHOUSE

Adopted July 23, 1980 by
Clatsop County Board of Commissioners

Clatsop County Board of Commissioners
Background (Inventory) Reports

HOUSING

ADOPTION

Chairman

Date

AMENDMENTS

Resolution
Number

Signature

Date

Chairman

Chairman

Chairman

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INTRODUCTION

Our population is growing and likewise the need for housing. There is no escaping this need. Right now there is a housing shortage. That means that there are not enough vacant houses and apartments to allow much variety of choice for the home seeker. This factor is compounded by the growth in the number of households. So, the need for housing units is going up because fewer people share each unit.

The cost of housing is also going up. People who five years ago would have bought a "starter home" are now completely priced out of the buying market.

Without alternatives to choose from, such as multi-family dwellings, single-family attached housing, condominiums, and mobile homes, additional pressure will be placed on the existing housing supply and prices will continue to soar.

We need land for housing but we also need to preserve our resources. It hurts the economy when the land is no longer available for agriculture or timber. The less spread out we are willing to live, the less expensive it will be. Planning ahead saves money. This means that the County should take an active role in providing adequate land to meet the demands for housing in the area, at prices people can afford.

The purpose of this report is to assist the County in this effort by:

1. identifying the County's housing problems,
2. identifying unique situations in the County which will affect housing, such as the Brown and Root project and the demand for second homes,
3. describing the characteristics of the existing housing supply,
4. projecting the future demand for housing at various price ranges and rent levels and the amount of land needed to accommodate this demand;
5. estimating the distribution of the demand within the citizen planning areas,

and, based on the findings of this report, to recommend Countywide policies for housing.

The inventory of housing throughout this report was prepared by the County planning staff with the assistance of the local building departments, the County Assessors and Data Processing offices, and the Pacific Power and Light Co. Local realtors, contractors, lending institutions and title companies were surveyed to get as true a picture as possible of current economic conditions.

The market analysis was developed by the planning staff with the assistance of the Department of Housing and Urban Development Area Economist. The analysis and projections were prepared with information available as of July 1, 1978. Assumptions and judgments made on the basis of information available on this data will most likely be modified by subsequent developments.

The prospective demand or occupancy potentials in this report are not forecasts of what will or must be built, but are a measure of the level of construction which would maintain a reasonable balance between the demand for the the supply of housing under the conditions analyzed.

The information contained in this report meets the requirements of the statewide Housing Goal #10 and provides the necessary information to local governments, particularly the County, wishing to apply for Housing Assistance Plans.

SUMMARY OF FINDINGS

Current Housing Stock

The unincorporated County contains 5,035 dwelling units or 33% of the entire County housing stock. Conventional single family dwellings represent 85%, mobile homes 14%, and multi-family units comprise the remaining 1% of the current housing stock.

Housing Age and Condition

Fifty-six percent of the housing stock in the unincorporated County is over 30 years old. Thirty-four percent of the dwellings are over 50 years of age, the largest number located in Lewis & Clark. Most of the housing stock is rated a Class 3 by Assessor standards, and is considered "less than fair". The largest percentage again is located in the Lewis & Clark area. Clatsop Plains and the Southwest Coastal planning areas contained the largest numbers of newer homes with a "fair" to "very good" rating. The Elsie-Jewell area contains the poorest rated housing in the unincorporated County, due to a large number of cabins.

Vacancy Rates

The overall vacancy rate of the unincorporated County as of March 1979 is 1.8%, or a total of 75 vacant units. The total number of vacant units appear to be declining when compared to 1976, 1977, and 1978 figures. According to the State Housing Division the rate should be at least 5% for the market to operate effectively.

The existence of vacant units for rent or sale permits people to change their housing and enables newcomers to settle in the area. The unincorporated County, as well as the rest of the County, is experiencing a very "tight" market this year.

Rentals

The 1960 Census for Clatsop County found that 34 percent of the housing units were renter occupied. In 1970 the Census showed this percentage declined to 27 percent. A similar decrease is expected for the 1980 Census. However, since vacancy rates for rentals are declining, it is assumed that there is a shortage of available rental units.

In 1970 the median rental price asked was \$68. In 1978 it is estimated to be \$225.00, an increase of 24% per year since 1970. Based on income levels and current demand for various unit sizes, the estimated annual

demand for rentals is estimated at 10 efficiencies, 55 one-bedroom, 45 two-bedroom, and 10 three or more bedroom units. The cities may be able to meet this demand while the unincorporated County is expected to meet the large majority of the mobile home demand.

Second Homes

The unincorporated County could currently contain 921 seasonal units or approximately 18% of the total dwelling units. Since 1970 the unincorporated County has received an average of 34 new second homes each year. This means that about one out of every 3 to 3.5 homes built in the unincorporated County is a second home.

The future demand for second homes may be on the decline due to the "tight money" situation in which very few banks are loaning on second homes, the gas crisis, and continuing inflationary pressure. Condominiums, however, may continue their popularity on the coast because of favorable tax treatments, low maintenance, lower prices, etc. In fact, many second home purchasers prefer a fully equipped home or a condominium with the potential for permanent occupancy.

Many homes initially constructed for recreational use are now permanent dwellings. (Shoreline Estates, Sunset Lake, and Surf Pines are good examples.) This factor of conversion, however, is undetermined.

Mobile Homes

Over 73% of the mobile homes in Clatsop County have located in the unincorporated area, constituting 17% of all single-family dwelling types in the unincorporated area. If the cities do not provide for mobile homes, the unincorporated County will continue to receive the largest share of mobile homes in the future. Since 1965 the unincorporated County has averaged 46 mobile homes per year; the largest portion of these went to the Northeast County followed by the Clatsop Plains. The Seaside Rural area, however, has the largest proportion of mobile homes to other dwelling types.

Low Income and Elderly Housing

The mild climate and substantial supply of smaller, less expensive housing, although often marginal, has attracted many elderly and low income households. These people generally spend more than 25% of their income on housing. In the unincorporated County these households are located generally in the Svensen, Lewis & Clark/Olney, and Jewell areas.

Since the first of March, NOHA has assisted 235 persons and 100 more people are on the waiting list for rental assistance. By subsidizing their rent, tenants can occupy decent housing they could not otherwise afford. The fact that many available rental units in the County do not meet the standards for rental assistance makes it increasingly difficult to provide less expensive housing.

Household Size

County-wide, average household size in 1970 was approximately 2.7. Family size in the unincorporated County was slightly higher at 3.3.

Household size in the unincorporated County has dropped to 2.7 in eight years time, and it is expected that the entire County is experiencing a similar decrease. Generally, household size for Clatsop County has always been lower than the rest of the state and decreasing every census year.

Since the direction has been toward a smaller household, the number of households will tend to increase at a greater rate than the rate of growth in total population.

Housing Unit Size

Housing of the unincorporated County was somewhat smaller than housing in the cities in 1970. Generally, the size of the housing unit, in terms of number of rooms, etc., changes over time in response to the size of families, living customs, and the level of income and assets.

Housing Prices

Family incomes have not been able to keep up with rising home prices. Over a period of 8 years, median family incomes in the County have risen 99% or 12% annually while home prices have increased 215% or 27% annually. This fact, however, has not slowed sales.

Land prices are a national problem and the most striking element in higher home prices, although it is unlikely that this trend will be reversed. Construction costs have also risen rapidly due to increased labor costs and escalating wood prices.

The price of a house, however, is likely to overstate the cost because the house is also an investment that is expected to appreciate in value. Moreover, rising home prices have little impact on homeowners who seek to sell one house and buy another; in general the prices of both houses will rise.

Costs of Homeownership

Rapid increases in mortgage interest payments, maintenance costs and property taxes have contributed much to the overall cost of homeownership.

The present mortgage interest rate is expected to rise even further since the ceiling is now 12%. This impact of inflation on interest rates has been the most important factor in increasing the difficulty of buying a home for the first time.

Being able to deduct mortgage interest and property taxes from taxable income, however, makes them less of a component in homeownership costs than maintenance. Maintenance costs, therefore, probably constitute the largest percentage of housing costs, especially for the older dwelling.

Sales Activity

The recent strength of the housing market is partially a result of pent-up demand for housing experienced during the slow building years of 1974-1975. Inflation of home prices also appears to be influencing people to buy homes now rather than postponing until the future. Nationally, it appears that people now look on housing more as an investment than as shelter. It is possible that the majority of the sales this year were to trade up because of investment possibilities.

Residential Building Activity

Since 1960 the unincorporated County has averaged between 100-150 building permits each year, remaining stable over this period as construction in the cities fluctuated up and down.

Overall, it appears that building activity in the unincorporated County has comprised from 40-50% of all new construction in the County and provided about 80% of all new mobile homes.

Demolition and Conversion

Yearly losses do not appear to be significant in comparison with new building construction. For the ten-year period from 1960-1970 housing unit losses amount to 110. Residences demolished from 1970-1977 in Seaside and Astoria total approximately 95 or more. These demolitions could be considered a loss of a potential home for a low-income household.

Housing Rehabilitation

At least 200 clustered housing units have been identified in the unincorporated County as target areas for rehabilitation. Most of these are located in the Northeast County. The overall number of housing units needing repairs in the unincorporated County are estimated to be 1396, or 28% of the total units. By 1980 it is hoped that at least 150 of the units will have been rehabilitated. Many programs are available in the area to assist in this effort.

County-wide Housing Projections to 1980

The results of a housing market analysis to project housing demand to 1980 designed by the State Housing Division shows a total of 267 dwellings needed annually in the County plus an additional 90-100 second homes. Rental units needed are estimated to comprise 44% of new construction. Those units most in need are one-bedroom units at \$170-\$190 per month, and two-bedroom units for \$200-\$220. A total of 151 owner-occupied units are projected each year to 1980 at a price range of between \$45,000-\$55,000.

Estimated Housing Demand to Year 2000

An estimated 4,238 new homes will be needed in the County by the year 2000, not including second homes. Over half of these units will be constructed in the unincorporated areas.

CURRENT HOUSING STOCK

The number of dwelling units occurs in response to the population and household formation. Thus, it is necessary to assess the current housing stock in order to determine housing needs for the future within the framework of supply and demand.

There are approximately (as of 1978) 15,103 dwelling units in all of Clatsop County. The unincorporated areas represent about 33% of this total, or 5,035 dwelling units.

TABLE 1
Current Dwelling Units
1978

<u>Area</u>	<u>Single-Family (incl. condos)</u>	<u>Mobile Home</u>	<u>Duplex</u>	<u>Triplex & Over</u>	<u>Total</u>
Astoria	2689	36	396	1347	4468
Seaside	2059	49	100	424	2632
Gearhart	594	4	8	34	640
Cannon Beach	989	17	18	17	1041
Warrenton	715	105	38	201	1059
Hammond	160	43	18	7	228
TOTAL INCORP.	7206	254	578	2030	10068
Clatsop Plains	1246	195	16	7	1464
Northeast	1190	270	2	4	1466
Seaside-Rural	183	51	2	--	236
Southwest Coastal	174	--	--	--	174
Elsie-Jewell	428	111	--	--	539
Lewis & Clark	1058	84	14	--	1156
TOTAL UNINCORP.	4279	711	34	11	5035

Sources: Unincorporated area totals were taken from Assessor's records and verified by County staff personnel and are approximate.
Incorporated area totals were taken from City Comprehensive Plan Inventories for 1978 and/or Assessor's records verified by city staff and are approximate.

In the County, as a whole, conventional single family dwellings represent 76%, mobile homes 6%, and duplexes and multi-family units comprise the remaining 18% of the total housing stock.

In the cities conventional single family dwellings represent 72% of the current housing stock, mobile homes comprise 2%, and duplexes and multi-family units 26% of the housing stock.

In the unincorporated County conventional single family dwellings represent 85% of the current housing stock, mobile homes comprise 14%, and duplexes and multi-family units comprise the remaining 1%.

HOUSING AGE AND CONDITION

Housing is generally long-lived and with appropriate maintenance may be made to last indefinitely. The natural forces of deterioration require decades to take their toll; complete obsolescence will take longer. The chief usefulness of housing age and condition information is to reveal a guide to the number of units in need of rehabilitation or replacement in the future. Comparing this data periodically will be helpful in analyzing the historical improvement or deterioration of the housing stock.

Table 2 below shows that 56% of the housing stock is over 30 years old. Thirty-four percent of the dwellings are over 50 years of age, with the largest number located in the Northeast County.

TABLE 2
AGE OF STRUCTURES

<u>AREA</u>	<u>0-5</u>	<u>6-10</u>	<u>11-20</u>	<u>21-30</u>	<u>31-50</u>	<u>51+</u>
Clatsop Plains	11%	10%	14%	13%	18%	34%
Northeast County	10%	12%	5%	13%	19%	41%
Seaside Rural	18%	9%	15%	18%	28%	13%
Southwest Coastal	9%	6%	28%	41%	15%	1%
Elsie-Jewell	14%	10%	10%	10%	19%	37%
Lewis & Clark	<u>8%</u>	<u>3%</u>	<u>6%</u>	<u>19%</u>	<u>32%</u>	<u>32%</u>
Unincorporated Total	11%	9%	9%	15%	22%	34%

Table 3 further describes the housing stock for each planning area individually. Since some of the areas have not been appraised in five years or so, not all the information is up-to-date.

TABLE 3
CONDITION RATING

	CLASS...1	2	3	4	5	6	7	8
Clatsop Plains	1%	6%	36%	30%	22%	4%	1%	--
Northeast County	2%	10%	47%	30%	10%	1%	--	
Seaside Rural	2%	15%	41%	23%	17%	2%		
Southwest Coastal		4%	17%	42%	28%	6%	2%	1%
Elsie-Jewell	10%	23%	41%	22%	4%			
Lewis & Clark	2%	7%	52%	28%	9%	2%		
TOTAL	3%	8%	43%	29%	13%	3%	1%	

The rating class used is the Assessor's "percent good" system which takes into account the original construction, age, condition, replacement costs and other factors. The Assessor describes each rating class as follows:

- | | |
|----------------------------------|-----------------------------|
| 1 - Cabin or shack (\$8/sq.ft.) | 6 - Good |
| 2 - Poor but better than a cabin | 7 - Very Good |
| 3 - Less than fair | 8 - Excellent (\$50/sq.ft.) |
| 4 - Fair | |
| 5 - Medium | |

Most of the housing stock is rated a Class 3 by Assessor standards. The largest percentage of Class 3 housing is in Lewis & Clark.

Clatsop Plains contains the largest number of newer homes with a "fair" to "very good" rating. Most of the homes in the Clatsop Plains, however, are over 30 years old and are rated less than fair. 1977 and 1978 were good building years in the Clatsop Plains, adding nearly 200 new homes to the housing stock. Perhaps the area most in need of rehabilitation is Sunset Lake. These homes are mostly smaller, fairly close together and were probably beach cabins at one time converted to permanent dwellings.

The Northeast County contains 22 cabins, most of which are over 50 years old. Forty-seven percent of the dwellings fall into the Class 3 category, the majority being over 30 years old. This area has also experienced quite a bit of new building activity in 1977 and 1978, including a large number of mobile homes. There appear to be concentrations of homes in need of rehabilitation in this planning area. (See Housing Rehabilitation Section)

The Seaside Rural area contains a fair amount of homes over 30 years old rated Class 3. Many homes are between 20 years and 50 years old and according to the Assessor probably are in need of a new roof, plumbing

work, or other repairs to the home that have reached the end of their lifespan.

The homes in the Southwest Coastal area are mostly newer, between 10-30 years old. Eighty percent of these homes fall in the Class 4 category and above. According to the Assessor there are no "so-called" cabins. This area contains better homes than the other planning areas.

The Elsie-Jewell area contains 34 cabins, and most of the housing is rated Class 3. Generally, these homes are older. This area contains the poorest rated housing in the unincorporated County.

Sixty percent of the homes in the Lewis & Clark area are over 30 years old. Here again, the majority of the housing is rated Class 3 by Assessor standards. Perhaps the largest concentration of homes needing rehabilitation can be found in the Miles Crossing, Jeffers Garden area.
(See Housing Rehabilitation Section)

In November of 1977, the County undertook a housing survey providing a broad but basic database on housing. Some of the information is helpful to determine the homeowner's or renter's personal feelings regarding housing conditions. The greatest concern noted was inadequacy of insulation and other weatherization in their homes. When asked what the most important repair was, 53% said painting their house. The results in particular planning areas to questions 4, 5, 6, and 11 and their comments are included in the Appendix. The complete Housing Survey results are available in the office of Planning and Development at Clatsop County. Any of the questions can be correlated with any other question to obtain statistics for a particular housing project or concern.

VACANCY RATES

The number of vacant units, as a percentage of all units, is a key measure in determining the adequacy of the housing stock. According to the State Housing Division it should be at least 5 percent for the market to operate effectively. However, not all units classified as being vacant will be available to the populace. Some will already be owned or rented but not yet occupied; and others may be too dilapidated for occupancy.

Of the total 14,548 units (PP&L's estimate) in Clatsop County as of March 1979 (See Table 5), the total vacant was estimated to be 369 or an overall vacancy rate of 2.5%. This compares to 3.2% in March of 1976, 3.1% in 1977, and 2.9% in March of 1978. It appears from this data that residential demand exceeds supply, and the situation is not improving. In other words, it is a very "tight" market.

The average vacancy rate for conventional single-family dwellings in the whole County is 1.5%. This is considered normal by most standards.¹ Mobile homes tend to be vacant longer evidenced by a rather high average vacancy rate of 6.3%. This could be an indicator that mobile homes remain on the sales or rental market longer than conventional units. It could also mean that many mobile homes are seasonal or used very seldom, necessitating shutting off utilities. Since mobile homes generally are not rented out for weekends or summers like beach homes, this could be part of the reason for such a high vacancy rate.

The average vacancy rate for multi-family units is 6.5%, indicating a fairly healthy market. This figure, however, may be somewhat distorted by the fact that condominiums are included in this category. In actuality, therefore, the vacancy rate could be lower.

Of the total 4,244 units (PP&L's estimate) in the Unincorporated County as of March 1979 (See Table 4), the total vacant was estimated to be 75 or an overall vacancy rate of 1.8%. This compares to 2.7% in March of 1976, 2.6% in 1977, and 2.3% in March of 1978. The total number of vacant units appear to be declining.

The unincorporated County has a somewhat lower than normal average vacancy rate of 1.2% for conventional single-family dwellings. Vacancy rates for mobile homes, however, are relatively high. Again the same reasons could apply. (See above) It appears that the vacancy rates are declining from 1976 figures but are still very high in comparison with other single-family dwelling types.

¹Per Telephone Conversation with Bob Clay, Oregon State Housing Division.

Multi-family units, on the other hand, have a low average vacancy rate of 4.0%. Since most multi-family units are located in the Clatsop Plains area it may be reasonable to assume that demand is greater and renters are less migratory. Here again, condominiums should be excluded. There also may be some discrepancy due to the areas used to calculate the totals in the unincorporated area. PP&L's franchise areas do not necessarily coincide with planning areas. Therefore, these rates should only be used as a rough indicator of present conditions.

The existence of vacant units for rent or sale permits people to change their housing and enables newcomers to settle in the area. Vacancy rates themselves, however, do not indicate what price levels or unit sizes are most in need.

TABLE 4
TOTAL UNINCORPORATED COUNTY
HOUSING VACANCY RATES

Mar 1976 - Mar 1979

Date	Single Family (total)	Vacant	%	Multi-Fam Unit (total)	Vacant	%	Mobile Homes (total)	Vacant	%	Total Vacant
Mr 1976	2923	35	1.2	426	20	4.7	521	49	9.4	104
Jn 1976	2944	39	1.3	428	11	2.6	522	52	10.0	102
Sp 1976	2980	30	1.0	425	14	3.3	526	38	7.2	82
De 1976	3001	35	1.2	434	17	3.9	536	46	8.6	98
Mr 1977	3034	36	1.2	435	19	4.4	541	50	9.2	105
Jn 1977	3064	36	1.2	440	18	4.1	541	31	5.7	85
Sp 1977	3097	29	0.9	441	27	6.1	547	21	3.8	77
De 1977	3120	44	1.4	444	30	6.8	554	30	5.4	104
Mr 1978	3139	46	1.5	444	19	4.3	555	29	5.2	94
Jn 1978	3161	46	1.5	443	15	3.4	558	35	6.3	100
Sp 1978	3187	37	1.2	438	13	3.0	565	28	5.0	78
De 1978	3208	34	1.1	429	12	2.7	574	31	5.4	77
Mr 1979	3225	30	0.9	442	10	2.3	577	35	6.1	75

Source: Pacific Power and Light Co. (using franchise areas "Outside Astoria" and "Outside Seaside")

TABLE 5
TOTAL CLATSOP COUNTY
HOUSING VACANCY RATES

Mar 1976 - Mar 1979

Date	Single Family (total)	Vacant	%	Multi-Fam Unit (total)	Vacant	%	Mobile Homes (total)	Vacant	%	Total Vacant
Mr 1976	9689	173	1.8	3013	190	6.3	788	70	8.9	433
Jn 1976	9744	142	1.5	3023	191	6.3	794	63	7.9	396
Sp 1976	9826	142	1.4	3037	215	7.1	806	46	5.7	403
De 1976	9882	162	1.6	3075	209	6.8	817	63	7.7	434
Mr 1977	9928	165	1.7	3101	209	6.7	824	63	7.6	437
Jn 1977	10001	140	1.4	3125	214	6.8	823	43	5.2	397
Sp 1977	10074	129	1.3	3169	219	6.9	827	33	4.0	381
De 1977	10116	175	1.7	3216	219	6.8	837	41	5.0	435
Mr 1978	10169	172	1.7	3245	202	6.2	846	44	5.2	418
Jn 1978	10236	149	1.5	3271	192	5.9	850	54	6.4	395
Sp 1978	10289	149	1.5	3294	197	6.0	861	50	5.8	396
De 1978	10328	154	1.5	3307	180	5.4	872	52	6.0	386
Mr 1979	10363	142	1.4	3310	174	5.3	875	53	6.1	369

Source: Pacific Power and Light Co.

RENTALS

The 1970 Census for Clatsop County found that 27.07 percent of the housing units (3,384 units) were renter occupied. Since, in most cases, renter occupied units are likely to be multi-family or duplex type housing, the total multi-family units subtracted from the total renter-occupied leaves 837 units which are single-family units. This means that of the total renter occupied dwelling units, approximately 25% of the rental units are single-family dwellings.

As of July 1978, there are 2,653 multi-family dwellings in the County, or 17.5% of the total housing units, an increase of only 106 units in 8 years' time.

Clearly, if the same percentage of units in 1970 are renter-occupied in 1978, it would appear that single-family dwellings must be filling the bill for rentals. It is more likely, however, that there is a greater percentage of owner-occupied units in the County than there was 8 years ago. This same decrease was experienced between 1960 - 1970. The 1960 census showed that approximately 34% of the units were renter occupied as opposed to 27% ten years thereafter. This factor also seems to be supported by population and migration statistics which indicate that large numbers of people in the 20-30 age bracket (those likely to be renters) are leaving and a large number of retired people are moving in. Since vacancy rates for rentals appear to be declining (see Vacancy Rate Section) it is assumed that there is a shortage of available rental units. As home prices increase, this demand for rentals may also increase.

In the 1970 Census the median rental price asked was \$68. A HUD market analysis for 1977 estimated the average rent at \$225.00 and a sample survey of newspaper ads agree for 1978. Taken from the classified ads, average rents are as follows:

Studio.....	\$105.00
One-Bedroom.....	155.00
Two-Bedroom.....	225.00
Three-Bedroom.....	270.00
Four + Bedroom.....	350.00

The increase in rent from 1970 to 1978 is 194% or 24% per year. Although lower than escalating housing prices it is still higher than the annual increase in family income.

The estimated annual demand for rentals is estimated at 10 efficiencies, 55 one-bedroom, 45 two-bedroom, and 9 three or more bedroom units. (See Market Analysis in Appendix E Table E-4.) These estimates are based on income levels to determine what will be affordable to persons seeking rental housing and current demand for various unit sizes.

(NOTE: The rents listed above also include some utilities. Most all include water and garbage.)

SECOND HOMES

The number of second homes in Clatsop County for this report is based upon Donald Ulrich's A Market Analysis of Recreation - Vacation Homes, 1973.

According to Ulrich's report, (Appendix F), Clatsop County is ranked fifth in the State for the number of vacation homes with 6.3% of the total. Ulrich used a formula based on the 1970 Census of Housing, Detailed Housing Characteristics, Oregon. To determine the number of second homes per County he adds "seasonal and migratory" units plus "other vacant" units minus "units held for migratory workers." "Migratory" units are defined as "vacant units held for occupancy by migratory labor employed in farm work during the crop season." Using his formula with no migratory workers, the County's housing stock contained 1749 second homes in 1970. This amounts to approximately 14% of the total housing units in the County at that time.

Using Ulrich's formula it may also be possible to estimate the number of second homes in the unincorporated County. The 1970 Census of Housing contains two categories (See Table 6). Unfortunately, the total units in the "Rural County" category is much higher than the total units estimated for that year in the CAC planning areas. However, for this report the percentages will be used. (See Table 7) According to the Assessor's records there were 3,534 total units in 1970. "Vacant - Seasonal & Migratory" total 164 and the "Other Vacant" category totals 482. These two figures added together gives the total number of second homes, less no migratory workers, or 646 in 1970. This amounts to approximately 5% of the total units in the County or 37% of the total second homes.

Table 7 for 1978 assumes the same percentages as Table 6 for 1970. Using Ulrich's formula, the unincorporated County could currently contain 921 seasonal units, approximately 18% of the total dwelling units. This 18% was supported in a November 1977 Housing Survey which showed 18.9% of the respondents spent less than 176 days per year in the unincorporated County. Since 1970, the unincorporated County has received an average of 34 new homes each year. This means, therefore, that about one out of every 3 to 3.5 homes built in the unincorporated County is a second home.

Current building permit information for 1977 and 1978 reveals that the areas of the unincorporated County receiving the greatest demand for second home construction are Arch Cape, Seaside Rural, Elsie-Jewell, and Clatsop Plains, in that order. Building permits are not a true indicator, however, since the contractor normally files the application and many build to sell as second homes. Undoubtedly, however, the Southwest Coastal (Arch Cape) area would be a prime second home location and it is very possible that over 50% of the new homes projected for construction to the year 2000 (See Graph 6, Page 44) in this area will be second homes.

This is supported by many local realtors according to a local Title Insurance Company representative who frequently conducts surveys in the area.

It was his opinion that second home purchases are on the decline. The Arch Cape, Cannon Beach areas, however, are still in demand and second home purchases in those areas along the coast will continue to do well. This decline is due to the "tight money" situation in which very few banks are loaning on second homes. (See Appendix A) It is also due, he says, to the recent gas price rises and a time of inflationary "tightening of the purse strings". Condominiums, however, may continue their popularity on the coast. This could be for many reasons; for instance, favorable tax treatments, low maintenance, lower prices, etc.

Prior to this year's gas crisis and continuing inflationary pressure, the demand for recreational properties on the coast and in the area of the lower Columbia was considered very heavy by many real estate offices. A report prepared in March, 1977 entitled "Columbia River Island Research - Magruder Project" studied the feasibility of marketing recreational lots in Oregon along the Columbia River, about 30 miles east of Astoria. It also dealt with coastal property. Eleven companies surveyed felt there was a deficiency in supply at the coast. Private clubs and organizations interested in recreational activities were contacted to acquire mailing lists to get a sampling of potential recreational property owners. It was determined that the consumer with the greatest potential for purchase will be employed in a business or professional occupation, earning \$20,000 - \$30,000, with a high school or college education, 4 person family, a spouse who is also employed and has a comparable education and with an interest in boating, fishing, and/or hiking. It was also determined from the results that about 40% of the respondents would like either a fully equipped home or a condominium. This was interpreted to mean that many persons think in terms of a permanent residence or a potentially permanent residence for retirement purposes.

A housing report prepared for Lincoln County by Richard Ragatz Association, Inc. in September 1978 also explored the absentee owner situation. Of those that commented, almost 17% of the second home owners felt that taxes were too high and assessments unfair. Although attitudes are always biased when dealing with consumer responses to taxes (the survey was sent out just prior to the vote on Proposition 13), some respondents (5%) indicated that costs of owning a second home are becoming prohibitive. Many cannot foresee retiring to their second home because of rising taxes.

Many older second homes in the County are gradually converting to permanent dwellings, as second home owners sell or seek other accommodations. It is also evident that new recreational homesites are being purchased by permanent residents, rather than the second home buyer that they were originally intended for. (i.e. Shoreline Estates, Surf Pines, etc.)

TABLE 6
ASSUMED HOUSEHOLD CHARACTERISTICS*
UNINCORPORATED COUNTY
1970

	<u>NO. OF UNITS</u>	<u>% OF TOTAL UNITS</u>
1. Total Units	3,534	
2. Year-Round Units	3,370	95.36
3. Vacant - Seasonal & Migratory	164	4.64
<hr/>		
4. Owner Occupied	2,172	64.45
5. Renter Occupied	627	18.60
6. Vacant Year-Round	571	16.95
a. For Sale	24	4.19
b. For Rent	65	11.45
c. Other Vacant	482	84.36

TABLE 7
ASSUMED HOUSEHOLD CHARACTERISTICS*
UNINCORPORATED COUNTY
1978

	<u>NO. OF UNITS</u>	<u>% OF TOTAL UNITS</u>
1. Total Units	5,035	
2. Year-Round Units	4,801	95.36
3. Vacant - Seasonal & Migratory	234	4.64
<hr/>		
4. Owner Occupied	3,094	64.45
5. Renter Occupied	893	18.60
6. Vacant Year-Round	814	16.95
a. For Sale	34	4.19
b. For Rent	93	11.45
c. Other Vacant	687	84.36

*Based on same percentages for Rural County category.

MOBILE HOMES

Increased housing costs are partly responsible for the demand in mobile homes. Accordingly, there have been significant changes in physical features. While growing in size, mobile homes have also been increasing in durability, with life expectancy also increasing.

The primary factors contributing to the increased costs of conventional housing are the very same factors that help to make mobile home prices so competitive. Labor prices are a relatively small component of mobile home construction costs. Also, as land prices rise, the advantages of mobile homes increase because they usually require a smaller lot. This is especially true where sewer services are available. Most important is industrialization (mass production) and the lack of dependency on wood products.

According to a local mobile home dealer, the most popular size of a mobile home is the double wide 24' X 60'. Prices vary, but on the average one would cost \$30,000, which includes dishwasher, refrigerator, stove, carpet, drapes, set up and delivery. A mobile home with wood siding and a composition roof of the same size sells for approximately \$35,500.

Triple wides are not as popular because of the increased price. They start at \$47,000 on up. Single wides (14' X 60') are still popular, especially with built in fireplaces. Prices range from \$8500 to \$16,500 for a single wide.

There are currently 965 mobile homes in Clatsop County. Over 73% have located in the unincorporated County. Mobile homes now constitute nearly 17% of all single-family dwelling types in the unincorporated areas.

The Northeast CAC area contains the largest share of mobile homes, or 38% of the total number of mobile homes in the unincorporated County. Twenty-two percent of the housing in the Seaside Rural CAC area is made up of mobile homes, representing the area with the largest proportion of mobile homes to other dwelling types.

Overall, it appears that for the whole County the demand for mobile homes as an economical alternative will increase each year. Nearly one-third of all new permits for single-family dwellings was for mobile homes since 1965. If the cities do not provide for mobile homes, the unincorporated County will continue to receive the largest share. The Northeast County will probably receive the largest number, considering

the larger proportion of low-income families (1970 Census), the rural setting and nature of employment in the area (mill work, agriculture). The Clatsop Plains will probably experience some development and expansion of mobile home parks within areas close to cities (UGBs) but land prices along the coast are generally higher due to the proximity to the beach catering to more expensive housing and second home construction. The Lewis & Clark area contains 11% of all mobile homes in the County. At present, about one-third of all building permits in Lewis & Clark is for mobile homes. Considering the lower land prices and proximity to employment centers, the proportion of mobile homes in this area could increase.

The typical mobile home is still considered to be incompatible with conventional dwellings unless located on a very large lot or within a mobile home park. Although the mobile home appreciates in value, the existence of one in a neighborhood of conventional dwellings tends to decrease the value and desirability of the other home. This is also true of other low-cost housing.

LOW INCOME AND ELDERLY HOUSING

Clatsop County is very typical of many coastal areas in that the mild climate and once-substantial supply of smaller less expensive housing, although often marginal, has attracted many elderly and low-income households. In fact, Clatsop County has more poor families than most other counties in the state, in spite of a high median income. (See Appendix H)

The 1970 Census showed that there were 3814 poor or that 13.4% of the County's total population were below poverty level compared to 11.2% of the State's population. A family is classified poor if its total money income amounts to less than approximately three times the cost of the "economy" food plan, designed by the Department of Agriculture for "emergency or temporary use when funds are low."¹

The Census also showed where these people were by census division.

TABLE 8
LOCATION OF COUNTY'S LOW INCOME HOUSEHOLDS
(1970 Census)

Ranked by %		Total 3814	
		#	%
1	Astoria	1119	30%
2	Svensen	874	23%
3	Seaside	681	18%
4	Clatsop Plains	535	14%
	Warrenton		
	Hammond		
	Gearhart		
5	Seaside Rural	163	4%
	Cannon Beach		
	Arch Cape		
	Lewis & Clark	131	3%
	Olney	117	3%
	Jewell	85	2%
TOTAL		3814	100%

¹1969 Income and Poverty Data, Bureau of Governmental Research and Service, May 1972.

In June, 1977 the Astoria Branch Office of the public welfare division tabulated the number of people receiving public assistance and/or food stamps in the County as an indication of the number of people in the County now who have low incomes and especially to find out how much they spent for housing. The results of their tabulation is shown below.

The Astoria office surveyed one hundred twenty-three Aid To Dependent Children households and fifty-nine elderly or handicapped Adult households and found that the average percentage of monthly income spent for shelter costs was fifty-five percent.

TABLE 9
CLATSOP COUNTY RESIDENTS RECEIVING PUBLIC ASSISTANCE
AND/OR FOOD STAMPS
June, 1977

Approximate number of persons over sixty-five receiving money payment	48
Approximate number of blind adults receiving money payment	9
Approximate number of permanently disabled adults receiving money payment	79
Approximate number of temporarily disabled adults receiving money payment	46
Approximate number of persons receiving Aid To Dependent Children	1421
Approximate number of adults receiving Medical Assistance only	181
Approximate number of persons receiving Food Stamps (not receiving Public Assistance)	727

As costs of other commodities rise, shelter costs become even more significant, becoming higher than people on fixed incomes can afford. Unfortunately, these families will depend more and more on public assistance programs to meet their needs.

The high cost of land and construction costs for new homes drive prices up beyond even most subsidized loan program limits. Most older and smaller homes do not meet construction specifications. Much of the housing stock was built on post and pier foundations, lacks insulation and adequate wiring, etc. In addition, the area has a high percentage of homes over 30 years old in need of major repairs. (See Housing Age and Condition Section)

According to "A Report of the National Housing Policy Review" by HUD, 1974, the provision of housing subsidies increases the quantity and quality of housing for relatively few and reduces the construction of new housing units for everyone else. The whole program of subsidized housing is to offer homeownership to the low income family but there are real problems which discourage their ownership. Some of these are building codes, racial discrimination, deed restrictions, zoning, and taxes. The deductability of mortgage interest and property taxes is not an advantage to the low income family. Housing as an investment for low income individuals is illiquid and risky, requires complex management and has high maintenance costs.¹ Rental assistance may be a far better way to help the low income household.

According to "Regional Land Use and Housing Elements" prepared by CTIC in February 1978, the number of elderly persons in the region ranges from 15% to 30% of the population, or 1½ to 3 times the national average. Many of these people have moved to the area to retire, some are residents of local nursing homes and care centers, and many are living strictly on social security payments (less than \$2,000 annually). The Northwest Oregon Housing Association which formed in 1975 administers the Section 8 Rental Assistance Program for Clatsop, Columbia, and Tillamook Counties. Participating tenants pay no more than 25% of their income for rent, with HUD making up the difference. Since the first of March, 235 persons have been assisted. It is estimated that approximately 1,000 elderly and family rental households are eligible in the district and there are 100 people on the waiting list.

According to NOHA, most units in the County are located in Astoria and Seaside and barely pass inspection for the program.

Rents, including utilities, must not exceed HUD's specifications:

\$177	-	1 bedroom
\$211	-	2 bedroom
\$264	-	3 bedroom

The Section 8 program is not for the elderly only but for all low-income families. By subsidizing their rent, tenants can occupy decent housing they could not otherwise afford.

¹U.S. Department of Housing and Urban Development, "Housing in the Seventies: A Report of the National Housing Policy Review". 1974.

TABLE 10
HOUSEHOLDS ELIGIBLE FOR SECTION 8

Clatsop County Elderly

	<u>TOTAL</u>	<u>ELIGIBLE</u>
ONE PERSON HOUSEHOLDS	474	416
TWO PERSON HOUSEHOLDS	87	58
TOTAL	561	474

Family

	<u>TOTAL</u>	<u>ELIGIBLE</u>
TWO PERSON HOUSEHOLDS	178	115
THREE & FOUR PERSON HH.	238	142
FIVE PERSON HOUSEHOLDS	37	21
SIX+ PERSON HOUSEHOLDS	86	29
TOTAL	540	307

Source: 1977 Housing Division Market Analysis

The table above shows an estimated number of elderly and low income households who are eligible for Section 8 Housing Assistance because they are living under substandard, overcrowded conditions and paying too much for rent.

SPECIAL HOUSING FOR THE ELDERLY

This category of housing includes care centers, nursing homes and retirement homes, public and private.

There are four such homes in operation within the County, one under construction, and one across the river in Washington.

They operate at an average of 90% capacity; as of the end of March 1979 only 27 beds were unoccupied. All of the homes have been in operation in excess of ten years and have no plans for expansion.

When the Columbia Memorial Hospital went out of the nursing home business the Clatsop Care and Rehabilitation Center was formed. They have plans for 29 nursing home beds, 10 homes for the aged and 20 retirement units. They hope to open the facility the first of July at about half capacity.

On the average, costs range between \$400 (without nursing care) to \$800 (with nursing care) per month (welfare pays less) for an individual to reside in this type of facility.

TABLE 11
HOMES FOR ELDERLY

	<u>Location</u>	<u>Capacity</u>	<u>Current % Occupancy</u>			<u>Year Opened</u>
			<u>1970</u>	<u>1978</u>	<u>1979</u>	
1. Clatsop Care & Rehabilitation Center (under construction)	Astoria	(59)	--	--	--	(Jul 1, 1979)
2. Crestview Care Center	Astoria	82	92%	99%	88%	1966
3. Seaside Care Center	Seaside	100	82%	99%	94%	1968
4. New Seacra Convalescent Home	Long Beach, Washington	53	--	92%	85%	1964
5. Ocean Park Nursing Home	Seaside	22	99%	95%	95%	1959
6. Riverview Guest Home	Astoria	15	--	87%	87%	1969
TOTAL		331				

Source: Per Telephone Conversations with Managers 3/29/79.

HOUSEHOLD SIZE

The size of housing units should be built to satisfy the needs of the community. Therefore, it is extremely important to assess household size distributions and monitor this pattern at regular intervals. This is especially important in Clatsop County where the number of older households is increasing annually.

Tables 12 & 13 show changes that have occurred over a period of 8 years. Table 12 was taken from the 1970 Census using aerial photos to adjust boundaries and Assessor records to check the number of housing units in the particular planning area.

TABLE 12

HOUSING CHARACTERISTICS from 1970 Census

	<u>Total Units</u>	<u>Occup. Units</u>	<u>% Occup.</u>	<u>Household Size</u>	<u>Population</u>
Clatsop Plains	902	677	75%	3.0	2019
Northeast	1041	989	95%	4.2	4161
Seaside Rural/	139	92	66%	2.5	(234)
Southwest Coastal	128	51	40%	2.4	(121)
Elsie Jewell	360	256	71%	2.0	502
Lewis & Clark	<u>964</u>	<u>896</u>	<u>93%</u>	<u>3.2</u>	<u>2857</u>
Total	3534	2961	84%	3.3	9894

NOTE: Numbers in () designate areas outside census which were combined.

County-wide, average household size in 1970 was approximately 2.7, the same as Lincoln County. This table indicates that family size in the unincorporated County is somewhat higher than the cities.

TABLE 13

HOUSING CHARACTERISTICS
as of July 1978

	<u>Total Units</u>	<u>Occup. Units</u>	<u>% Occup.</u>	<u>Household Size</u>	<u>Population</u>
Clatsop Plains	1464	1024	70%	2.2	2213
Northeast	1466	1382	94%	3.3	4562
Seaside Rural	236	155	66%	2.5	387
Southwest Coastal	174	70	40%	2.0	140
Elsie-Jewell	539	339	63%	1.8	616
Lewis & Clark	1156	1063	92%	2.8	2984
Total	5035	4028	80%	2.7	10902

The table above was prepared through the use of all available information from the Assessor's Office, assuming an overall average household size of 2.7 (November 1977 Housing Survey), and assuming 20% of the housing units are seasonal or vacant (See Section on Vacancy Rates and Section on Second Homes). Total population of the unincorporated County was then calculated and distributed to each planning area in the same way as 1970. Housing units and occupied units were also distributed proportionately. The information on Southwest Coastal and Seaside Rural areas, which were combined in the 1970 census, were estimated during the planning study and adjustments made proportionately to the remainder of the totals.

Household size in the unincorporated County has dropped in 8 years time. This factor is not conclusive but is supported by population and migration statistics (See Economic Element) which show that large numbers of people in the 20 to 30 year old age bracket (those likely to have children) are leaving the County and a strong immigration of people 60 and over. School enrollment figures also support the decrease in household size. (See Appendix D)

In surveying the household size in November 1977, the County also examined the make up of the family in the unincorporated County. The survey revealed that 28% of the children who are 12 years old and younger have only one parent. This has some impact on the reduced size of households.

Lincoln County has also shown a decrease to about 2.5 household size as indicated by a housing survey they prepared in September 1978. It is likely that Clatsop County is experiencing a similar decrease in household size. Generally, household size for Clatsop County has always been lower than the rest of the State since 1940, and decreasing every census year.

HOUSING UNIT SIZE

The demand for space, in terms of number of rooms, size of rooms, etc. changes over time in response to the size of families, living customs, and by the level of income and assets. When income and assets are at higher levels, households tend to desire improved living standards and conditions. In addition, or because of convenience requirements (washer-dryers, more than one complete bath, larger closets, double garages, etc.) people demand more space. When incomes and assets are lower, a general attitude of "make do" prevails.

The table below compares housing unit size of the unincorporated County with the total County. It should be remembered that bathrooms, foyers, utility rooms, unfinished attics or basements, etc. are not included in the count of rooms.

TABLE 14
1970 Census
NUMBER OF ROOMS AND BEDROOMS FOR HOUSING
BY PERCENTAGE
(excludes mobile homes)

	<u>Unincorp. County</u>	<u>Total County</u>		<u>Unincorp. County</u>	<u>Total County</u>
1 Room	12%	1%	0 Bedrooms	7%	2%
2 Rooms	33%	5%	1 Bedroom	25%	19%
3 Rooms	25%	13%	2 Bedrooms	40%	35%
4 Rooms	44%	22%	3 Bedrooms	25%	30%
5 Rooms	16%	23%	4+ Bedrooms	3%	14%
6 Rooms	6%	17%			
7+ Rooms	4%	19%			

The table shows that the housing of the unincorporated County was somewhat smaller than housing in the total County at the time of the census; however, household size was larger. (See Section on Household Size.)

HOUSING PRICES

Prices are a function of the interaction of supply and demand for a product. Construction costs, land prices, loan costs, etc. are all factors in determining price.

The average sale price for a house in Clatsop County in 1970 was \$13,400. (See Table 18). In 1978 it was \$42,321. (See Table 17) This amounts to an increase of 215% in a period of 8 years, or 27% annually. If prices continue this dramatic upward trend, the average price of a home could approach \$65,000 in 1980 and \$100,000 in 1985.

From the information obtained, the greatest increase in housing prices has occurred in the City of Gearhart where the average sales price of a home was a little less than \$10,000 in 1970, and in 1978 rose to \$47,000. Among the cities, Astoria's housing prices have increased the least, or about 25% annually. In the unincorporated areas, the greatest increase in housing prices appears to be in the area outside Seaside.

Sales prices of existing homes are increasing at approximately the same rate as prices of newly constructed homes. In a letter survey of November 1978 to realtors, contractors, lending institutions and title companies, it was revealed that the median price of a new conventional home (3 bedroom, 1½ bath, about 1200 sq. ft.) was \$51,500. (See Appendix A) This same survey placed the median price of an older three-bedroom home at \$49,000 and the lowest price for a new two-bedroom home at \$42,500.

When asked what the biggest housing problems were, respondents placed financing and the shortage of building sites as the number one problem. Escalating land costs and moratoriums were also cited. Some realtors and contractors responding said that there were portions of the County's regulations which were unnecessarily restricting or increasing the price of housing, but they didn't mention which restrictions.

Land prices are a national problem and the most striking element in higher home prices. It is unlikely, however, that this trend will be reversed since land tends to become available very slowly for housing uses and the quantity of land is limited. Construction costs, the other basic determinant of a home's purchase price, have also risen rapidly due to increased labor costs and wood prices.

Family incomes have not been able to keep up with rising prices. The median family income in the 1970 Census was \$9,430 and was \$18,823 as of January 1, 1979. (State of Oregon Housing Division) Over a period of 8 years, family

income has increased 99% or 12% annually. This fact, however, has not slowed sales. Following a national trend, it appears that new home buyers are willing to spend a large portion of their income on housing.

The price of a house, however, is likely to overstate the cost because the house is also an investment that is expected to appreciate in value. Moreover, rising home prices have little impact on homeowners who seek to sell one house and buy another; in general, the prices of both houses will rise.

Home price increases apply mostly to the household that is buying a house for the first time--e.g. a renter or newly formed household.

COSTS OF HOMEOWNERSHIP

The increase in home purchase price has contributed most to the increase in the overall cost of homeownership. More rapid, however, are increases in mortgage interest payments, maintenance costs, and property taxes.

Mortgage interest rates have risen to a record 10½%, with terms of 20% down for a 30 year loan. The present rate is expected to rise even further since the ceiling for the rate is now 12%, anticipating continued inflation. For most households, however, the purchase of a house is a relatively infrequent occurrence and those who bought and financed a house prior to 1967 are probably not affected by new out-of-pocket housing costs. The impact of inflation on interest rates, however, has been the most important factor in increasing the difficulty of buying a home for the first time.¹

Some part of the rise in property taxes is used to finance a demand for more public services--more school facilities, police protection, etc. But, being able to deduct mortgage interest and property taxes from taxable income makes them less of a component in homeownership costs.

Maintenance costs, therefore, probably constitute the largest percentage of housing costs, especially for the older dwelling. The fact that over 50% of the housing stock in the unincorporated County is over 30 years old presents a major problem. Since many of the low-income and elderly are presumably housed in the older dwellings, the major impact of rising home maintenance costs is upon them.

¹Weicher, John C., "The Affordability of New Homes," Journal of the American Real Estate and Urban Economics Association, Vol. 5, No. 2, Summer 1977.

TABLE 15

ASSESSOR'S SALES RECORDS

September 1978 to January 1979
(From Assessor's Sales Ratio Report)

<u>Area</u>	<u>Number of Total Sales</u>	<u>Lowest Sale Price</u>	<u>Highest Sale Price</u>	<u>Average Sale Price</u>
Astoria	64	\$10,590	\$105,000	\$39,595
Outside Astoria	2	41,700	61,000	51,350
Lewis & Clark and Olney	9	12,800	44,000	16,911
Jewell	8	8,000	45,000	24,875
Seaside	65	6,000	122,000	42,867
Outside Seaside	10	8,700	218,000	60,630
Gearhart	19	11,292	102,000	47,165
Outside Gearhart	16	35,000	83,000	66,812
Outside Cannon Beach	4	13,000	73,500	31,775
Cannon Beach	16	31,000	165,000	56,900
Warrenton	20	2,500	55,000	37,118
Outside Warrenton	2	16,000	70,500	43,250
Hammond	1			49,500
Northeast County	8	17,500	52,000	33,937
TOTAL	251			

Average Sales Price Overall: \$42,321.

TABLE 16TOTAL
ASSESSOR'S SALES RECORDS1970
(From Assessor 1971 Sales Ratio Report)

<u>Area</u>	<u>Number of Total Sales</u>	<u>Lowest Sale Price</u>	<u>Highest Sale Price</u>	<u>Average Sale Price</u>
Astoria	60	\$ 1,600	\$29,580	\$13,026
Outside Astoria	1			2,000
Lewis & Clark and Olney	3	3,200	15,000	10,900
Seaside	(Assessment Year - No Information)			
Outside Seaside	2	2,900	10,500	13,400
Gearhart	10	1,420	24,500	9,944
Outside Gearhart	1	14,000	23,500	18,750
Cannon Beach	3	8,500	20,900	15,300
Warrenton	7	14,650	25,000	12,014
Outside Warrenton	5	2,800	28,350	21,730
Northeast County	7	2,200	28,000	14,202
TOTAL	99			

Average Sale Price Overall: \$13,486.66

SALES ACTIVITY

The sales market has experienced a significant increase over the past 8 years. In 1970 only 99 sales were recorded in the County. (See Table 16) In contrast, for a period of four months in 1978, 251 sales occurred. (See Table 15)

This demand does not appear to be a result of increased population or economic growth. It also seems unlikely that financing has anything to do with increased sales. When interest rates are high and availability of money is tight, sales usually drop.

Second home sales could have a lot to do with the market however, nearly all the lending institutions contacted in the November 1978 survey (See Appendix A) do not loan on second homes and only one realtor cited vacation homes as the predominant sales type.

The strength of the housing market is partially the result of pent-up demand for housing experienced during the slow building years of 1974 and 1975. (See Section on Residential Building Activity). In addition, inflation of home prices appears to be influencing people to buy homes now rather than postponing purchases to some future date.

According to a national housing seminar report of the United California Bank, the American consumer now looks on housing more as an investment than as shelter. It was pointed out that two of three houses sold in 1978 were to trade up because of the investment possibilities.¹

¹"The Oregonian", Tuesday, April 10, 1979, page 89.

RESIDENTIAL BUILDING ACTIVITY

New housing construction, as illustrated in the following graphs, rises and falls with economic activity in the area. From 1940 to the early 1950's after the war, new construction was very active, but from 1955 to 1965 it dropped considerably. According to the state Employment Division for records from 1960, the period from 1960 to 1965 was a high unemployment period because of the closing of Tongue Point in 1962. Opening of the Wauna Mill in the late 1960's caused a building surge, predominantly in the northeast county area. In 1974, another high unemployment period, construction dropped and in 1977 surged upward again as employment rose.

The Clatsop Plains area experienced its highest number of new homes in 1977, when the EQC partially lifted the moratorium establishing a 1 acre minimum lot size.

The Lewis and Clark area has also received a fair amount of new housing since 1970, including mobile homes. A major attraction is the pastoral setting characterized by farming and large lot residential development.

The Northeast County received 30 building permits for conventional single family homes, and 25 for mobile home installations in 1978. Land use policies are not very restrictive and prices tend to be cheaper than Lewis and Clark or Clatsop Plains. (See Appendix G)

The Southwest Coastal (Arch Cape) area contains a large number of second homes and so is unaffected by the local economy. The typical development pattern is on a lot by lot basis rather than through large scale developments which explains the relatively low number of new homes constructed each year.

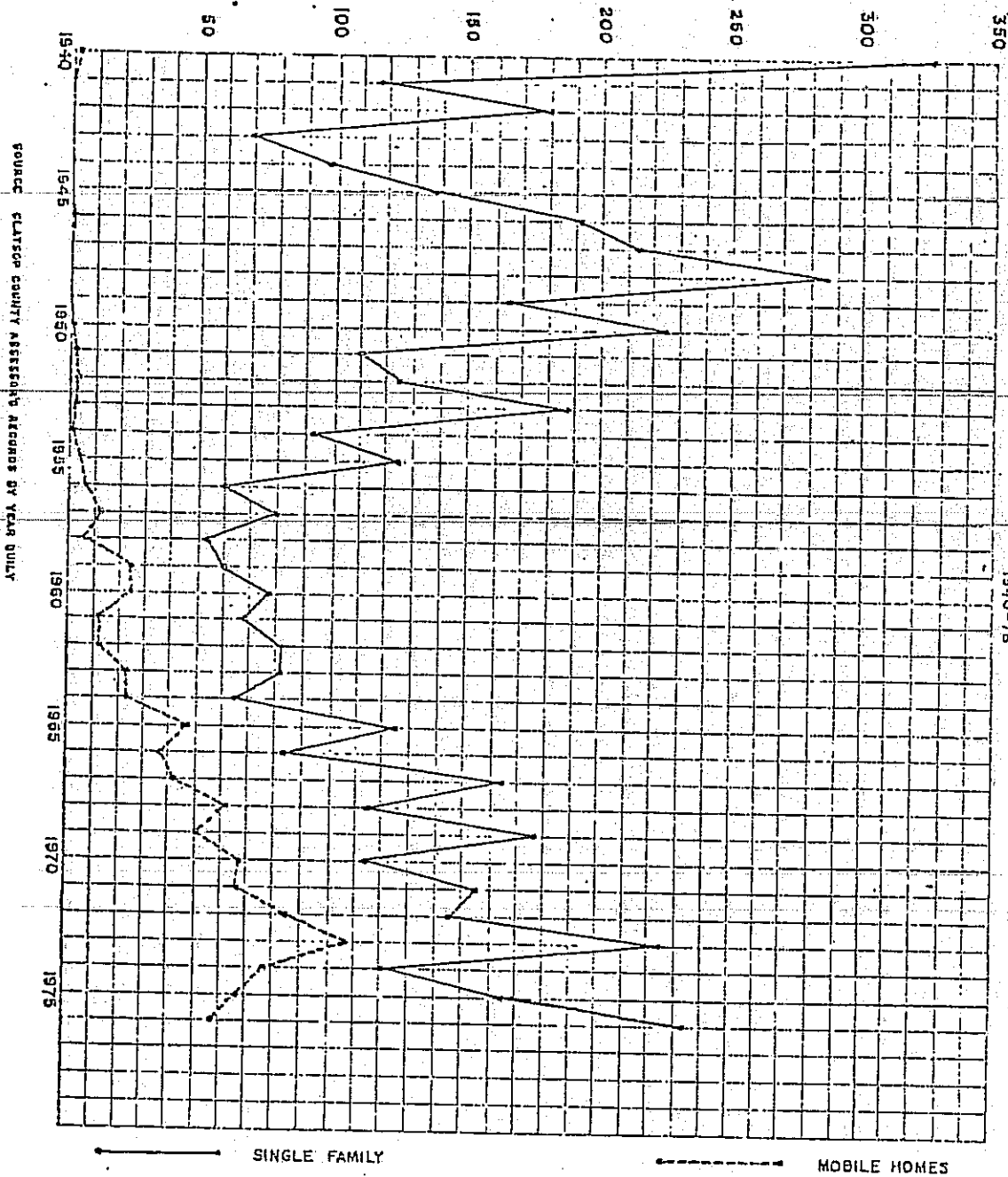
The Seaside Rural area received almost an equal amount of mobile homes to conventional single family dwellings in 1977 and 1978. Thirty-six percent of the new construction was for out-of-town owners.

Twenty percent of the building permits issued in 1977 and 1978 in the Elsie-Jewell area were to out-of-town owners.

Overall it appears that building activity in the unincorporated County has comprised from 40% - 50% of all new construction in the County since 1970 and about 80% of all new mobile homes.

GRAPH 1

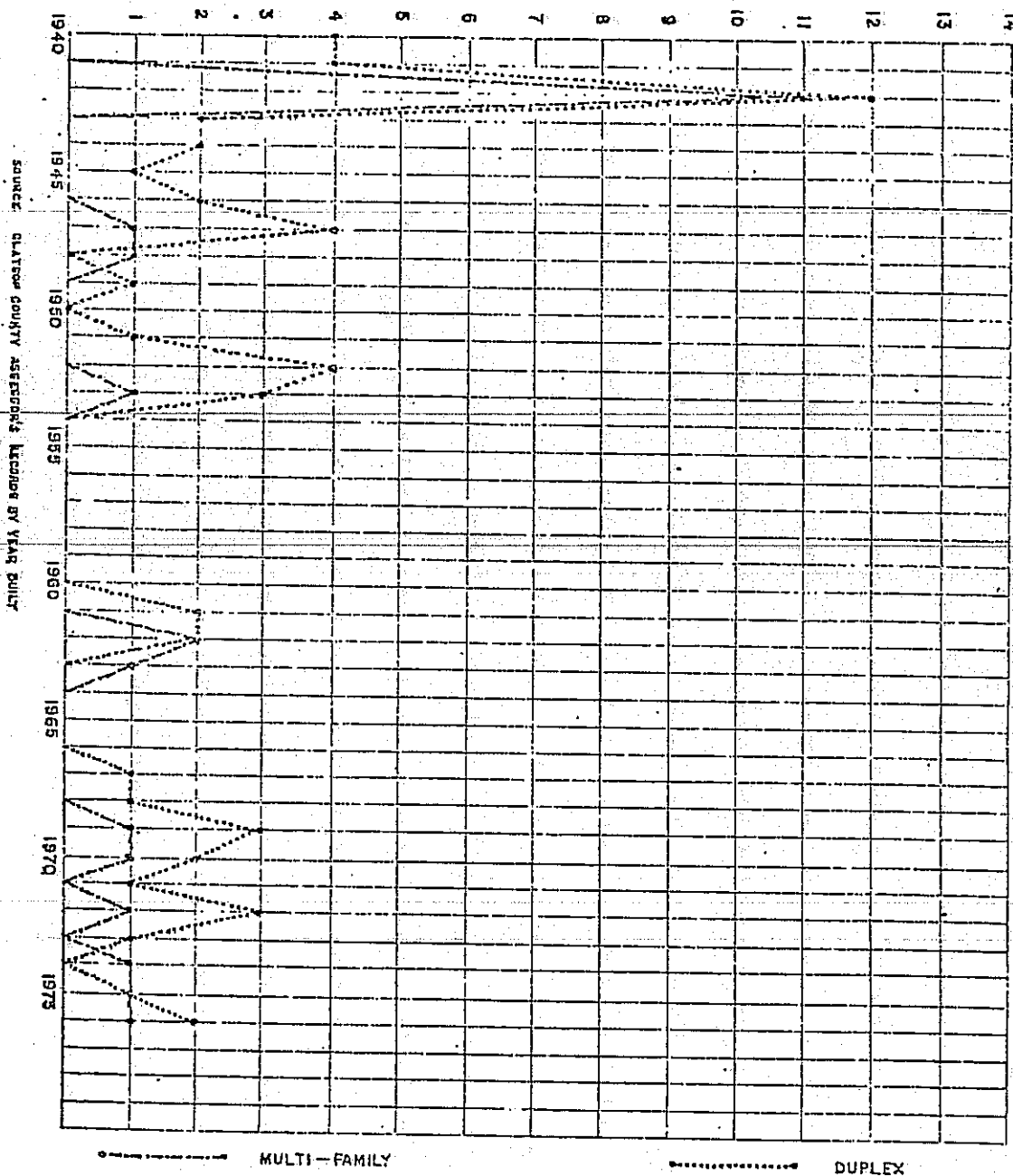
RESIDENTIAL BUILDING ACTIVITY
CLATSOP COUNTY
1940-75



D

GRAPH 2

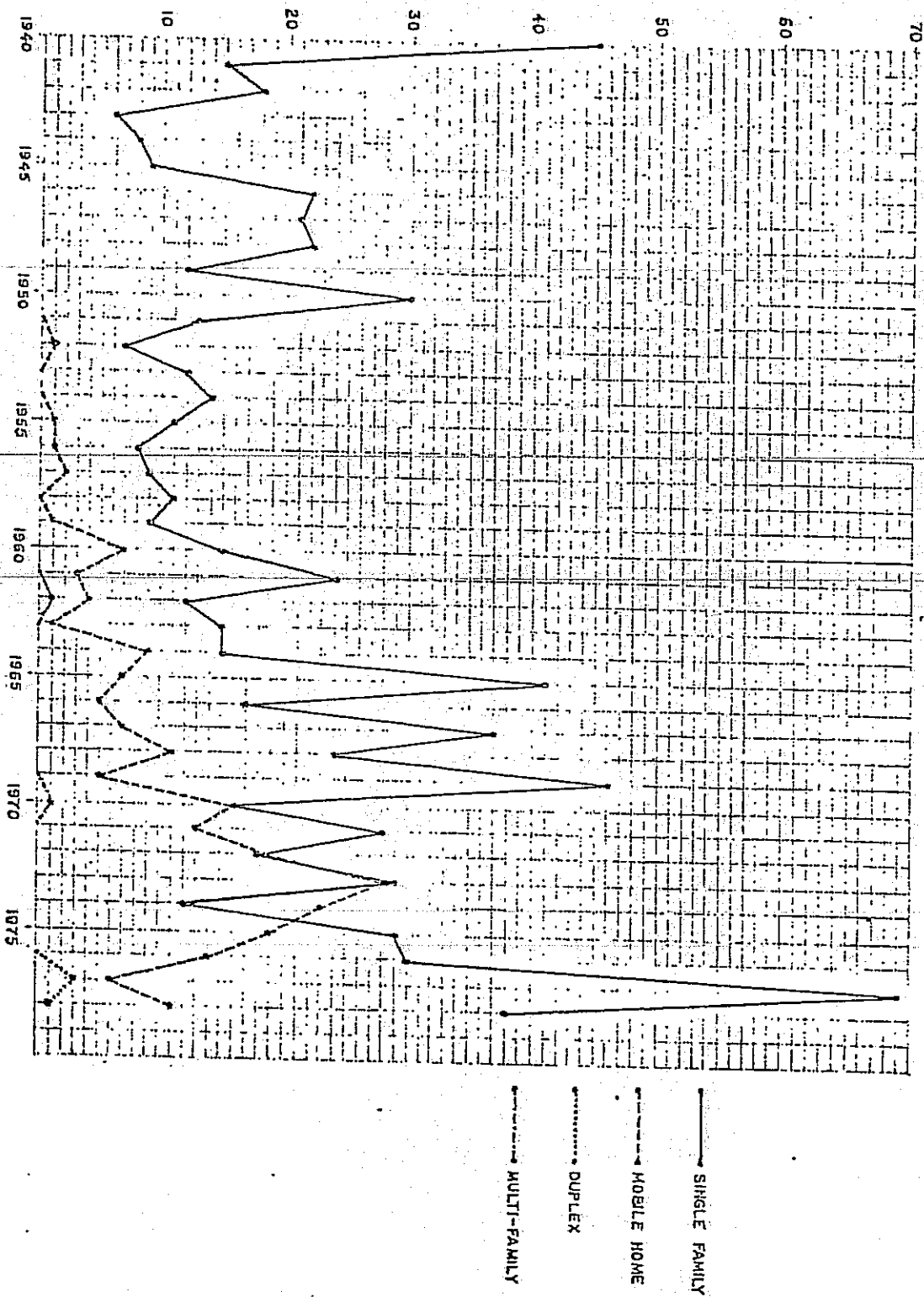
RESIDENTIAL BUILDING ACTIVITY
CLATSOP COUNTY
1940-76



GRAPH 3

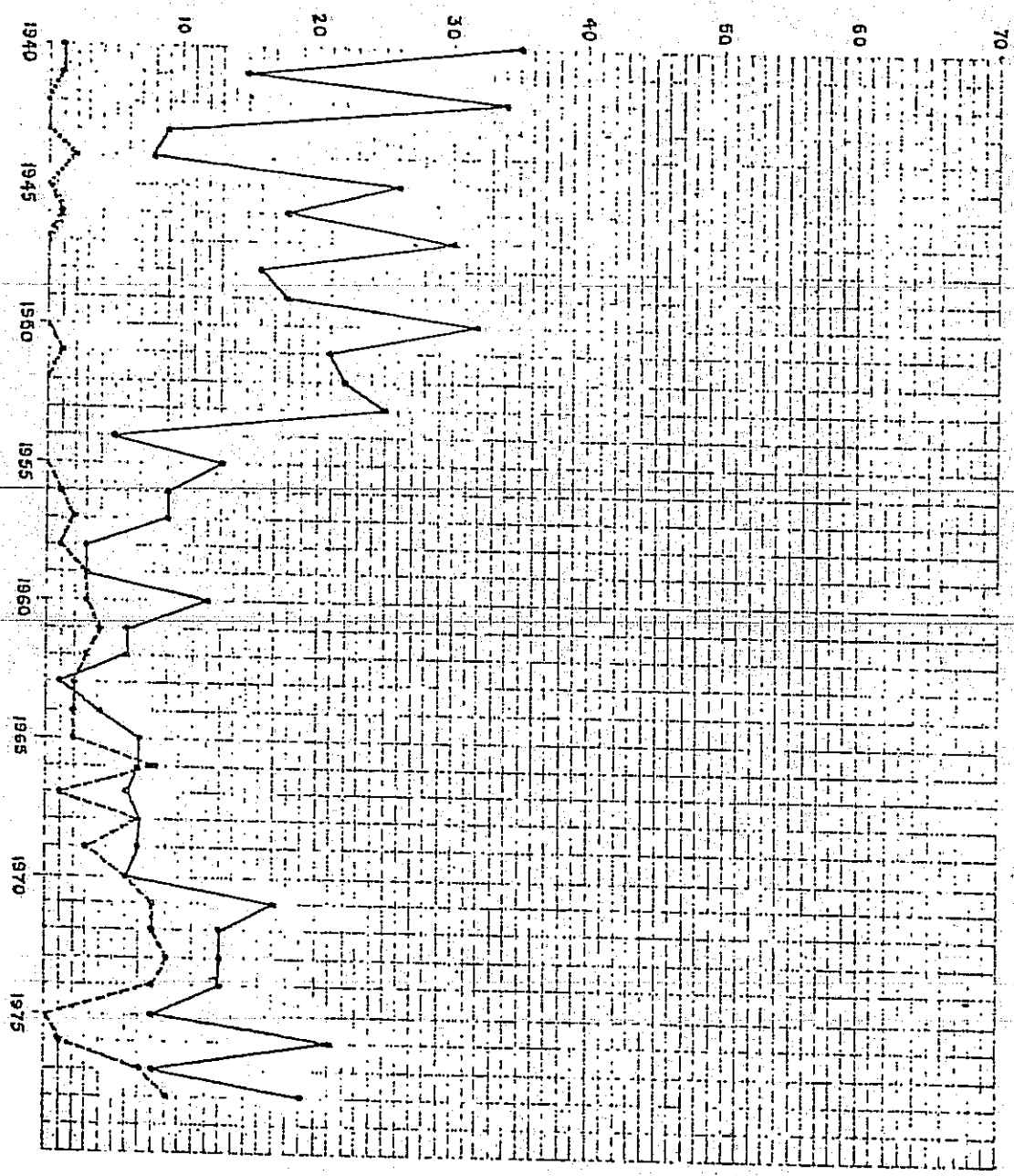
RESIDENTIAL BUILDING ACTIVITY
CLATSOP PLAINS

1940—1976



GRAPH 4

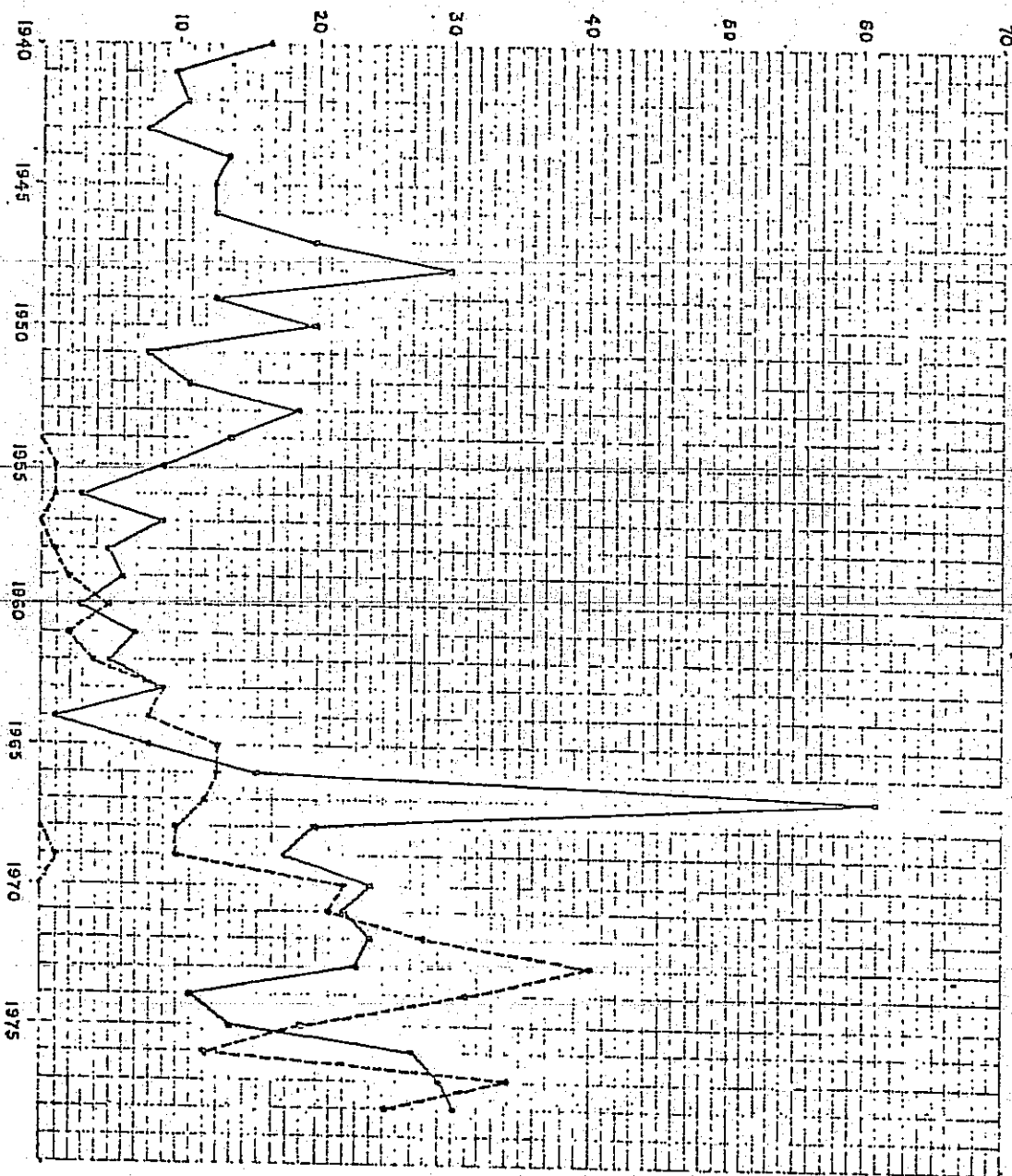
RESIDENTIAL BUILDING ACTIVITY
LEWIS & CLARK
1940-1976



GRAPH 5

RESIDENTIAL BUILDING ACTIVITY
WAUNA / WESTPORT / KINAPA

1940-1976



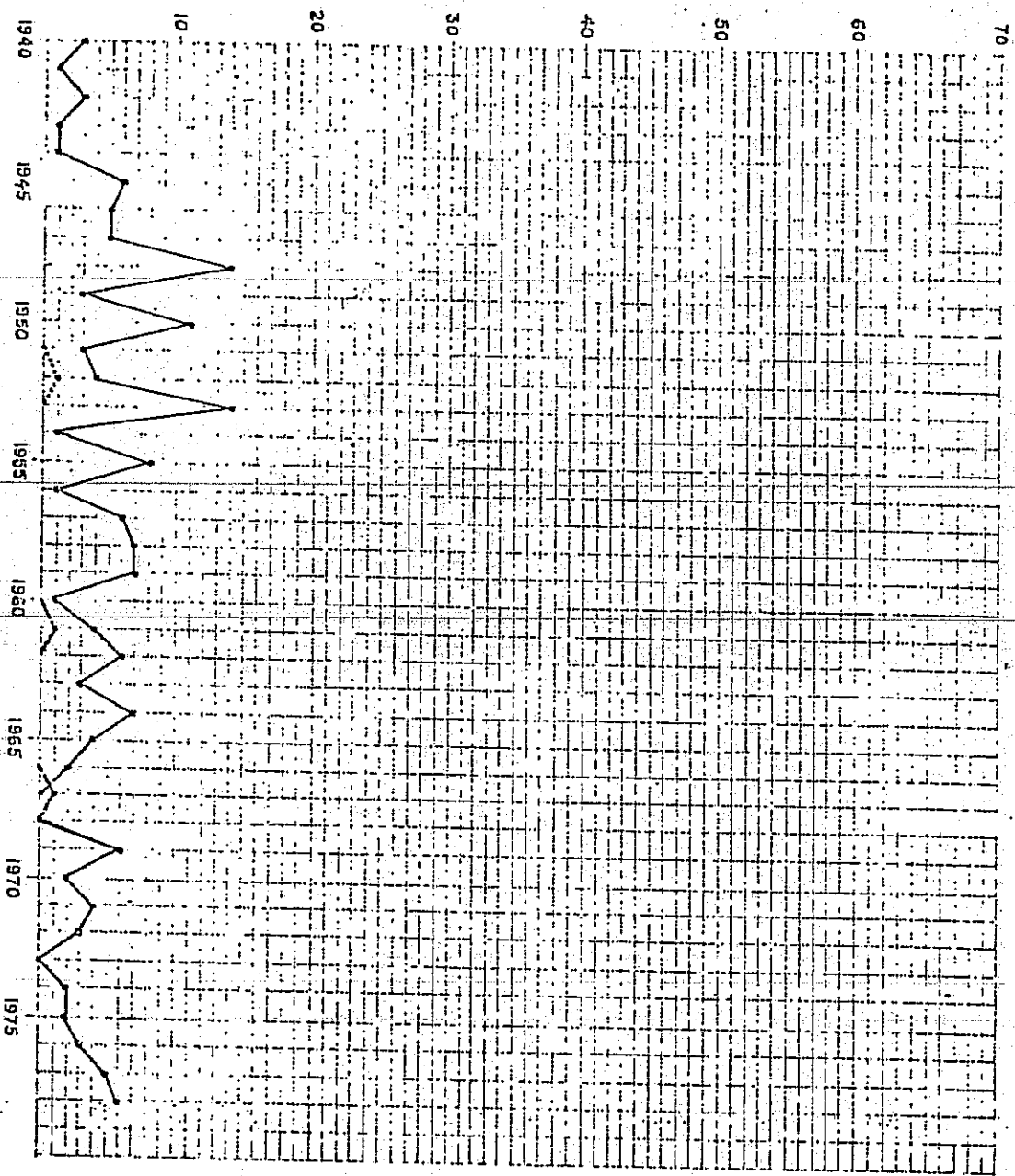
D

GRAPH 6

RESIDENTIAL BUILDING ACTIVITY

ARCH CAPE

1940-1976

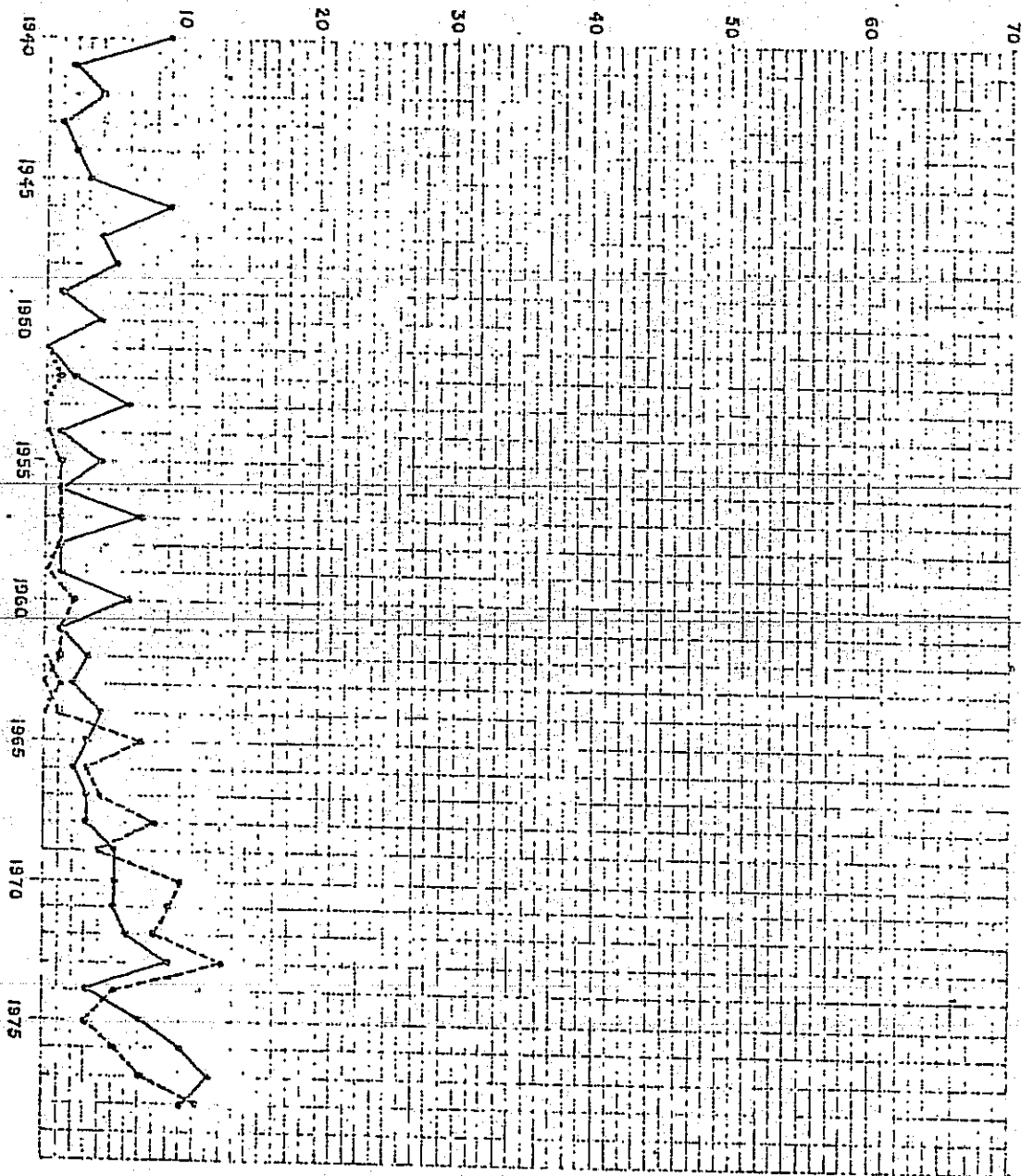


SINGLE FAMILY
MOBILE HOME
DUPLEX
MULTI-FAMILY

GRAPH 7

RESIDENTIAL BUILDING ACTIVITY
SEASIDE RURAL

1940 — 1975



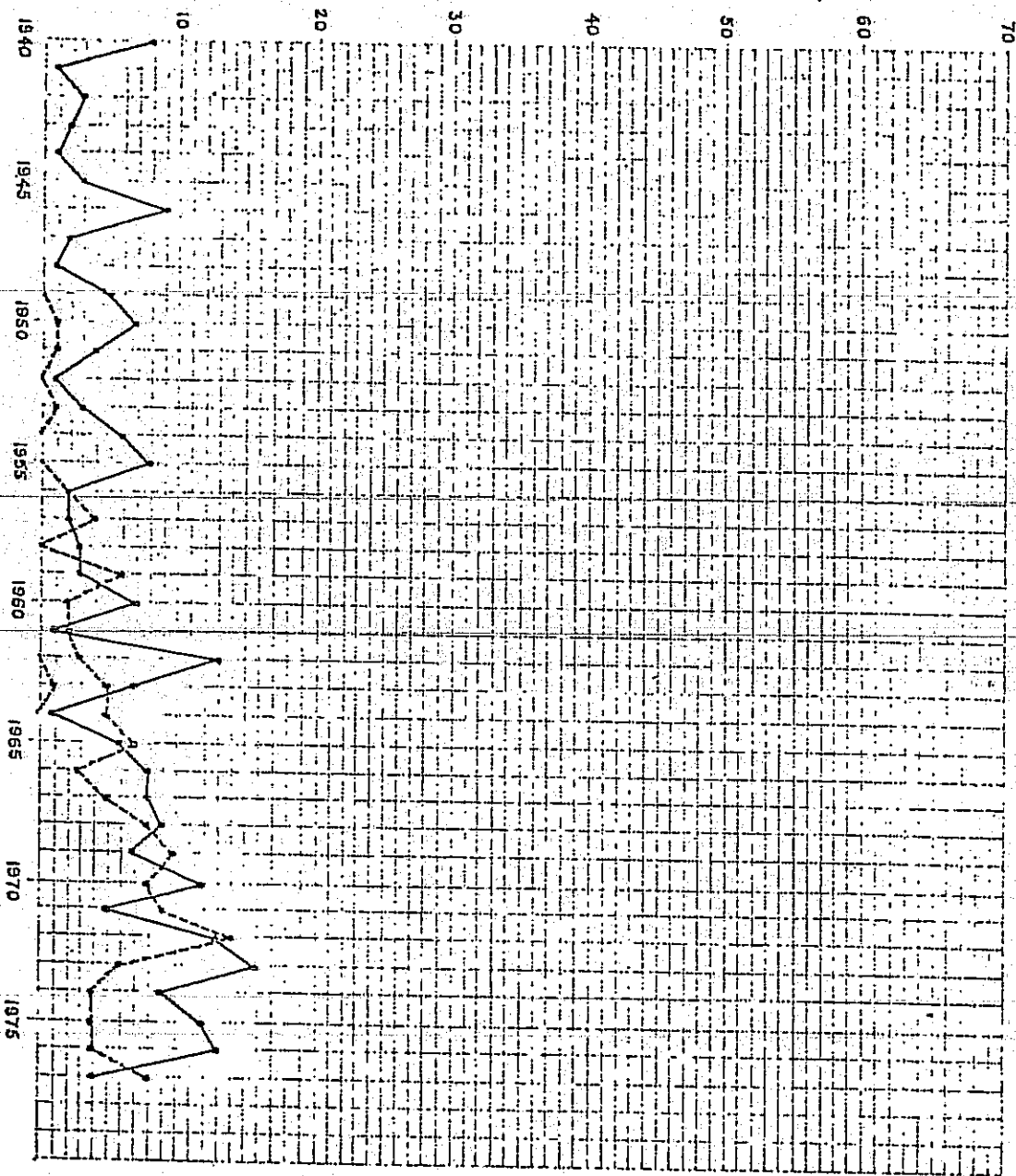
—●— SINGLE FAMILY
- - - MOBILE HOME
..... DUPLEX
- - - MULTI-FAMILY

GRAPH 8

RESIDENTIAL BUILDING ACTIVITY

ELSIE/JEWELL

1940-1976



—•— SINGLE FAMILY
 - - - MOBILE HOME
 DUPLEX
 - · - · - MULTI-FAMILY

TABLE 17

AVERAGE ANNUAL RESIDENTIAL CONSTRUCTION ACTIVITY
UNINCORPORATED COUNTY

Area	Ave. No. of Conv. Single-Family Dwellings/1960-1978	% of Total	Ave. No. of Mobile Homes 1960-1978	% of Total
Clatsop Plains	29/year	39%	12/year	25%
Northeast	20/year	27%	18/year	38%
Seaside-Rural	4-5/year	5%	6/year	13%
Southwest Coastal	3/year	4%	0	0%
Elsie-Jewell	8/year	11%	6/year	13%
Lewis & Clark	10/year	14%	5/year	11%
TOTAL UNINCORPORATED	75/year	100%	47/year	100%

Residential building activity in the unincorporated County has remained stable over this period as the cities rise and fall. This trend will probably continue for the next 10 years providing an average of between 100-150 building permits each year.

The impact of a new major industry (Brown and Root Pacific Fabricators, for instance) can change the short range picture significantly. According to the "Community Impact Assessment for the Proposed Pacific Fabricators Steel Structure Facility" prepared by the Clatsop County Impact Task Force and CTIC in December of 1978, the unincorporated County will receive approximately 400-500 or more new homes. The results of the report do not indicate the timing of the distribution or which areas would receive the brunt of the new construction. However, they will probably be distributed between Clatsop Plains, Lewis & Clark, and the Northeast County, the latter receiving the lesser amount. (See Section on Impact of Pacific Fabricators.)

DEMOLITION AND CONVERSION

Housing unit losses in the County for the ten-year period from 1960-1970 amount to 110. This is determined by the "demolition abstraction" method recommended by the State Housing Division of subtracting the number of housing units in 1960 from the number of units in 1970. The number of units built during this period is then subtracted from the difference to determine housing units lost.

Demolitions usually occur in the cities where old residential areas are in a period of transition to commercial or industrial uses. This is occurring in both Astoria and Seaside as commercially zoned vacant land becomes scarce and these homes enter the sales market. Conversions are also popular when demolition is economically feasible, especially to offices and restaurants. However, the number of such conversions are not easily ascertainable on building permit records. For the unincorporated areas the numbers of demolitions and conversions are considered negligible according to the Building Department.

TABLE 18
RESIDENCES DEMOLISHED SINCE 1970 - 1977

Astoria: Total = 52+ (Note: The number of apartment units was not recorded in all instances)

<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>
2	7 + Apts	2 + Apts	6	10	13	2 + 4 Apts	4

Seaside: Total = 43 () denotes figures which may include buildings other than residences

<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>
(14)	(14)	0	(3)	(1)	(1)	(2)	4	4

Yearly losses do not appear significant in comparison with new building construction. However, demolitions could probably not be necessary if homes were adequately maintained and moved to appropriate residential zones when necessary for redevelopment. Each demolition and conversion could be considered a loss of a potential home for a low income household.

HOUSING REHABILITATION

The condition rating used in the section on page was field checked in the summer of 1978 by John Mills, Planner, and Glen Jones, Assessor, to help identify clusters of housing which can become target areas for rehabilitation efforts. The system used was adopted from the State Housing Division (See "Condition Rating System" and "Criteria for Evaluation of Condition" in the Appendix). The areas listed below had a large proportion of substandard housing:

1. Svensen -- Township 8 Range 8 Sections 22, 23, and 27.
Number of substandard units: 54 units.
Percent of all units (236) in area: 22.9%.
2. Miles Crossing/Jeffers Garden -- Township 8 Range 9
Sections 19 and 30; and Range 10 Section 25.
Number of substandard units: 50 units.
Percent of all units (259) in area: 19.3%.
3. Jewell -- Township 5 Range 7 Sections 28 and 32; and
Township 4 Range 7 Section 4
Number of substandard units: 35 units.
Percent of all units (81) in area: 43.2%.
4. Westport -- Township 8 Range 6 Sections 35 and 36
Number of substandard units: 28 units.
Percent of all units (101) in area: 27.7%.
5. Stanley Lake and South Seaside areas -- Township 6 Range 10
Sections 15 and 28
Number of substandard units: 32 units.
Percent of all units (105) in area: 30.0%.

The preservation and restoration of this housing stock is essential in order to maintain them in a decent and safe condition. Further degeneration could eventually cause them to reach a point where they will no longer be economical to restore.

Much of the housing was built without permanent foundations, indoor plumbing, insulation, or conventional materials. In addition, much of the housing needing repair is occupied by the low income or elderly who cannot afford repair and maintenance costs.

To assist the situation of the low income homeowners, a number of programs are available for housing rehabilitation.

1. The Community Services Administration (CSA) of the federal government operates a program which grants eligible homeowners up to \$350 in labor and materials for home weatherization. This includes such things as repairing roof leaks, insulation, weatherstripping, adjusting or repairing faulty furnaces and hot water heaters, etc. This program is administered in the County by the Area Agency on Aging out of their Camp Rilea office. At least 13 households are on the waiting list at any one time and it is difficult to find volunteer labor. The weatherization program is hoping to receive a Federal Energy Conservation grant which will allow up to \$800 per household, which should improve the program immensely.
2. Clatsop and Tillamook Counties also received a federal grant, which is being administered by the Northwest Oregon Housing Association, Inc. (NOHA), to provide deferred payment loans of up to \$5,000 to eligible low and moderate income homeowners. The loan is secured by a lien against the property which does not have to be repaid until the owner moves or title is transferred. There is no interest on the loan; only the original amount of the loan is repaid. Repairs may include the installation, repair, or replacement of roofs and siding, floors and walls, electrical and plumbing, foundations and heating systems. At least 38 households are on the waiting list but no loans have been disbursed at this time. It is expected that once the program gets underway there will be more applications than money and the NOHA will be applying for new funds.
3. The Northwest Oregon Housing Association has also been administering the program for the City of Seaside in which a target area was located for a Community Development Block Grant.
4. The Farmers Home Administration 515 is administered in Astoria twice a month. The St. Helens office reveals that nearly 20 persons in Clatsop County have taken advantage of this program. Funds are limited, however, and are quickly exhausted. Loans of up to \$5,000 are available at one percent interest to those qualified. An applicant's gross income must be below \$6,000/year.
5. Funds for rehabilitation are also disbursed by FmHA under their Rural Housing program, at 9% interest.
6. Some banks offer home rehabilitation loans through the HUD Title I Property Improvement Loan Insurance Program. HUD provides insurance on these loans which carry a 10 to 12 percent interest rate, a 10-12 year term, and a maximum loan amount of \$10,000.

These loans and grants have the effect of decreasing the amount a low-income household spends on needed repairs and improving energy conservation in the home. They also help to maintain the housing stock in good condition.

TABLE 19
CLATSOP-TILLAMOOK INTERGOVERNMENTAL COUNCIL
HOUSING ALLOCATION SCHEME
TO 1980
FOR UNINCORPORATED CLATSOP COUNTY

No. of Units	Substandard	Total 1980 Units	CDBG * Rehab Units	FmHA 515	Total Assorted
5035	1396/28%	5325	100	50	150

CTIC staff coordinates housing data-gathering for both Clatsop and Tillamook Counties. In their efforts they compiled the information in the Table above to give direction for administration of various funding programs.

*CDBG (Community Development Block Grants)

EXPECTED HOUSING DEMAND TO THE YEAR 2000

The following anticipated housing demand figures were designed to accomodate the projected growth to the year 2000 and to guide in the provision of sufficient land area for a level of flexibility and freedom in the market place. The figures were computed using the population projections prepared by County staff personnel in July of 1979 and may need revision after the 1980 Census. Seasonal units for the unincorporated county were estimated through the use of past building and occupancy rates. The Southwest Coastal CAC area is expected to receive a larger percentage of recreational homes than they have in the past; the Clatsop Plains area is expected to receive a smaller percentage. (See second homes). The total number of second homes constructed is shown on the decline from an estimated 34/year to approximately 28/year.

TABLE 20
ADDITIONAL HOUSING UNITS NEEDED

<u>CAC PLANNING AREAS</u>	<u>H.H.S.*</u>	<u>YEAR 2000</u>	<u>SEASONAL UNITS</u>	<u>TOTAL</u>
Clatsop Plains	2.2	361	279	640
Northeast County	3.3	573	50	623
Seaside Rural	2.5	55	81	136
Southwest Coastal	2.0	26	49	75
Elsie Jewell	1.8	123	115	238
Lewis & Clark	2.75	<u>297</u>	<u>26</u>	<u>323</u>
TOTAL		1,435	600	2,035

No attempt has been made to distribute the number throughout the twenty-two year period since a housing market analysis every two years such as that contained in this report is a more preferrable method of determining annual needs.

*Household Size.

IMPACT OF PACIFIC FABRICATORS

The Brown and Root project is a proposal by Pacific Fabricators, Inc., a subsidiary of Brown and Root, to build a fabrication yard in Warrenton for constructing off-shore oil well drilling platforms. The construction was scheduled to begin in the Spring of 1979; however, due to delays and uncertainty, the project's starting date has been alternatively scheduled for Spring 1982.

A task force of community members met during the summer of 1978 to refine and improve the information concerning the project's impact on nearby communities that was compiled in an E.I.S. of the project by the U.S. Army Corps of Engineers.

The task force considered both the primary and secondary impacts (direct employment and related services employment) of the project using information provided by Brown and Root as well as from other projects in the country of a similar nature.

The yard is expected to take five years to build with the peak employment in the fourth year. Secondary employment in related services is expected to lag about a year behind direct employment.

Warrenton is expected to take the brunt of the new residents over the first two years; however, the unincorporated County is expected to be "significantly impacted". Three planning areas in the rural County will be in the project's growth area. The number of households and population expected in these areas are given below without an effort to distribute the impact over the five year period.

TABLE 21
BROWN & ROOT IMPACT

	<u>New Households</u>	<u>Household Size</u>	<u>Population</u>	<u>New Housing Units</u>
Clatsop Plains	275	2.7	745	247
Lewis & Clark	140	2.7	375	126
Northeast County	135	2.7	365	122
	<hr/>	<hr/>	<hr/>	<hr/>
Total Unincorporated	550	2.7	1485	495

The table above also shows the resulting population from the new households based on an assumed household size of 2.7. The table also shows the number of newly constructed homes needed to accommodate the new residents. This figure assumes that 90% of the 550 households will need to be accommodated through new construction.

Again the table includes both the direct and secondary impacts of employment from the Brown and Root fabrication project, and is based on the "Community Impact Assessment for the Proposed Pacific Fabricators' Steel Structure Facility in Warrenton, Oregon," prepared in December 1978 by the Clatsop County Community Impact Task Force and the Clatsop-Tillamook Intergovernmental Council staff.

SUMMARY OF HOUSING MARKET ANALYSIS

D

The Housing Market Analysis tables in the Appendix take into consideration a number of factors which influence housing demand, including the existing housing supply, past building permit activity, population and employment projections, vacancy rates, construction rates, and income levels of the population. Due to the rapid change in conditions a market analysis is most effective when used to project the demand for two to three years into the future.

A housing market area is the geographic area within which all dwelling units can be substituted for one another as a competitive alternative and is determined by the transportation system, the number and location of employers, and the size of the labor force. Clatsop County including all of the incorporated cities and unincorporated places can be considered as such an area. The one exception is the Crown Zellerbach Paper Mill in Wauna which attracts 450 workers out of a total 850 at the mill from Longview and Clatskanie. However for this report the employment figures used include the total employment at Wauna.

An area smaller than the total County cannot be used for analysis of housing demand because of a lack of information about employment, income levels, and vacancy rates at any smaller scale.

One problem with using the County as a market area is that the demand for second homes and/or retirement homes (two closely related markets) are unpredictable except on a larger regional basis. Because of this situation, these two types of demand have been treated separately from the more localized demand that is tied to local employment opportunities.

Another market factor that is unique to Clatsop County is the possible location of a steel fabrication yard in Warrenton in the near future. The yard, proposed by Brown & Root, Inc., would directly employ about 1000 people over 5 years.

Tables E-1, E-2, and E-3 in Appendix E give benchmark data and the projections and assumptions used to project housing demand to the year 1980. The results of this data, shown in Table E-4, shows a total of 267 dwellings needed annually plus an additional 90-100 second homes. Rental units needed are estimated to comprise 44% of new construction. Those units most in need are one-bedroom units for \$170 - \$190 per month and two-bedroom units for \$200 - \$220. A total of 151 owner occupied units (presumed to be primarily single family units) are projected each year to 1980. The price range determined to be most affordable to persons seeking housing in the area is estimated at \$45,000 - \$55,000.

The market analysis gives qualitative demand of what price ranges and rent levels will be affordable to people of the area based on estimates of income levels.

SUMMARY OF HOUSING PROBLEMS

1. Inflated home prices - Although sales prices and interest rates are high, sales activity has been very active the last couple of years. It is estimated that 2 out of 3 sales are to current homeowners who are buying to move up for investment purposes, and, anticipating more inflation in the future, are buying now rather than later. This activity affects the prospective home purchaser (buying a home for the first time) adversely--existing homeowners benefit.
2. Rising land prices are the most striking element in higher home prices.
3. Rising interest rates are the most important factor in increasing the difficulty of buying a home for the first time.
4. High construction costs are due primarily to the rising cost of wood and wood products.
5. Shortage of building sites - The lack of public facilities and new development costs have certainly been a factor in the shortage of building sites. Vast stretches of single family detached development (a phenomenon of the automobile age) however, has also contributed. To offset this shortage and to reduce costs of development, many urban areas are turning to clustering and townhouse development.
6. Mobile homes - Because of increased size and better construction methods to make mobile homes more attractive, the price of the mobile home is approaching that of the conventional dwelling.
7. Very "tight" market - Although building construction has been very active, choices are somewhat limited in the housing market.
8. Second homes - Speculating a demand for recreational properties decreases the options for the permanent resident. Those properties most suited for development are generally along the coast in and around the resort towns, where prices tend to be high. The permanent resident is, therefore, forced to compete with the potential vacation home buyer or look elsewhere.
9. Homes are older and sometimes difficult to maintain - Most of the homes in the County are over 30 years old, lack insulation, are too large to heat or too small, and are sometimes difficult to finance. Physical deterioration, however, is not inevitable.
10. Rising home maintenance costs present a major problem for the low income and elderly homeowner.
11. Shortage of rental housing for low-income - Households with fixed incomes are desperately in need of assistance in these inflated times. Many rental units do not meet the standards applied by assistance programs.

APPENDICES

- A. Housing Price Survey Results
- B. Housing Survey Results
- C. Housing Condition Guidelines
- D. School Enrollment
- E. Housing Market Analysis Tables
- F. Formula for Vacation Homes
- G. Land Values in Clatsop County
- H. Household Income Levels and Distribution

APPENDIX A

HOUSING PRICE SURVEY RESULTS

CONTRACTOR

Questions

1. You are a realtor/saleperson _____, a contractor 8, a bank/savings loan _____, a title company _____, in Astoria 3, Seaside 1, Other 1. Kelso 1
2. What do you think is the average price for a new conventional home (3 bedroom, 1 1/2 bath, about 1,200 sq.ft.)? Circle more than one if you feel there is a range.

\$49,000	3	\$53,000	2	\$57,000	2	Other	_____
\$50,000	5	\$54,000	2	\$58,000	1		
\$51,000	4	\$55,000	5	\$59,000	1		
\$52,000	4	\$56,000	2				

3. What is the average price for an existing owner-occupied home (Same type as above)? Circle more than one if you feel there is a range.

\$49,000	4	\$53,000	2	\$57,000		Other	_____
\$50,000	1	\$54,000	1	\$58,000	1		
\$51,000	1	\$55,000	1	\$59,000			
\$52,000	1	\$56,000	1				

4. What is the lowest price of a new conventional home? (2 bedroom).

\$40,000	3	\$44,000		\$48,000	1	Other	_____
\$41,000	1	\$45,000		\$49,000	1		
\$42,000	1	\$46,000		\$50,000	1		
\$43,000	1	\$47,000	1	Do not build two bedroom	1		

For realtors and contractors:

5. What price has been predominant for the homes you've sold since January 1, 1978?
Average answer: \$50,000 - \$55,000
- 5a. What has been the usual number of bedrooms?
_____ None _____ One _____ Two _____ 5 Three _____ Four _____ Other
6. How many listings/homes do you have for sale at any given time?
1-3 2 7-9 _____ 13-15 1
4-6 _____ 10-12 _____ Other _____

For realtors and contractors (continued):

- 6a. About how many of these are purchased as second (vacation) homes? 1)
66% (1) None (3)
- 6b. Where is your clientele from, predominantly?
Local (2) Clatsop Co. (1) 50 mi radius of Portland (1)
7. Do you feel there are portions of the County Zoning and Subdivision Ordinances, County Building Department, Health Department, etc. that are unnecessarily restricting or increasing the cost of housing? Please specify.
Yes (3)

For banks/savings and loan

8. Since January 1, 1978 about what percentage of your applications have been for:

Single family owner occupied _____

Single family renter occupied _____

Multi-family _____

Vacation (second) homes _____

Condominiums _____

For everyone's opinion:

9. What are the three biggest housing problems in the County by rank? (Please list 1st, 2nd, 3rd).

	<u>2nd</u>	<u>3rd</u>		<u>1st</u>	<u>2nd</u>	<u>3rd</u>	
	4		_____ escalating land costs				large amount of substandard housing
	2		_____ financing	3	1	1	shortage of building sites
	1		_____ moratoriums				inadequate housing for elderly and
			_____ need for insulation				low income families
			_____ lack of public facilities				Other _____
	1		_____ shortage of rentals				

10. Any other comments?

Too long to file a subdivision.

Financing and building costs too high.

HOUSING PRICE SURVEY RESULTS

BANK/SAVINGS LOAN TITLE COMPANY

Questions

1. You are a realtor/saleperson _____, a contractor _____, a bank/savings loan _____ 9, a title company _____ 2, in Astoria _____ 5, Seaside _____ 3, Other _____ No response _____ 2

2. What do you think is the average price for a new conventional home (3 bedroom, 1 1/2 bath, about 1,200 sq.ft.)? Circle more than one if you feel there is a range.

\$49,000	3	\$53,000	7	\$57,000	1	Other	_____
\$50,000	5	\$54,000	6	\$58,000	1		
\$51,000	6	\$55,000	6	\$59,000	1		
\$52,000	5	\$56,000	2	60,000	1		

3. What is the average price for an existing owner-occupied home (Same type as above)? Circle more than one if you feel there is a range.

\$49,000	4	\$53,000	3	\$57,000		Other	_____
\$50,000	5	\$54,000	2	\$58,000			
\$51,000	3	\$55,000	2	\$59,000			
\$52,000	3	\$56,000	1				

4. What is the lowest price of a new conventional home? (2 bedroom).

\$40,000	1	\$44,000	3	\$48,000		Other	_____
\$41,000	2	\$45,000	1	\$49,000			
\$42,000	5	\$46,000	1	\$50,000			
\$43,000	2	\$47,000					

For realtors and contractors:

5. What price has been predominant for the homes you've sold since January 1, 1978?

5a. What has been the usual number of bedrooms?
_____ None _____ One _____ Two _____ Three _____ Four _____ Other

6. How many listings/homes do you have for sale at any given time?

1-3	_____	7-9	_____	13-15	_____
4-6	_____	10-12	_____	Other	_____

For realtors and contractors (continued):

- 6a. About how many of these are purchased as second (vacation) homes?
- 6b. Where is your clientele from, predominantly?
7. Do you feel there are portions of the County Zoning and Subdivision Ordinances, County Building Department, Health Department, etc. that are unnecessarily restricting or increasing the cost of housing? Please specify.

For banks/savings and loan

8. Since January 1, 1978 about what percentage of your applications have been for: No response 3

	20% (1)	85% (1)	90% (1)
Single family owner occupied	94% (1)	98% (1)	100% (1)

Single family renter occupied 2% (1)

Multi-family

Vacation (second) homes	2% (1)	10% (1)	80% (1)
-------------------------	--------	---------	---------

Condominiums	5% (1)	4% (1)	
--------------	--------	--------	--

For everyone's opinion:

9. What are the three biggest housing problems in the County by rank? (Please list 1st, 2nd, 3rd).

1st	2nd	3rd		1st	2nd	3rd	
3	2	2	escalating land costs	1	1	2	large amount of substandard housing
2			financing	2	2	1	shortage of building sites
1	1		moratoriums		1		inadequate housing for elderly and
		1	need for insulation	1			low income families
			lack of public facilities				Other <u>Governmental Policies</u>
1	1	2	shortage of rentals				

10. Any other comments?

This information is extremely dubious.

HOUSING PRICE SURVEY RESULTS

REALTOR/SALESPERSON

Questions

1. You are a realtor/saleperson 14, a contractor , a bank/savings loan , a title company , in Astoria 4, Seaside 4, Other . No response 4 Beaverton 1
2. What do you think is the average price for a new conventional home (3 bedroom, 1 1/2 bath, about 1,200 sq.ft.)? Circle more than one if you feel there is a range.

\$49,000	6	\$53,000	6	\$57,000	2	Other	<u> </u>
\$50,000	5	\$54,000	1	\$58,000	1		
\$51,000	3	\$55,000	3	\$59,000	2		
\$52,000	3	\$56,000	2	65,000	1		
				72,000	1		

3. What is the average price for an existing owner-occupied home (Same type as above)? Circle more than one if you feel there is a range.

\$49,000	8	\$53,000	2	\$57,000		Other	\$37,500	1
\$50,000	8	\$54,000	2	\$58,000	1			
\$51,000	4	\$55,000	2	\$59,000	1			
\$52,000	2	\$56,000		72,000	1			

4. What is the lowest price of a new conventional home? (2 bedroom).

\$40,000	8	\$44,000	1	\$48,000		Other	<u> </u>
\$41,000		\$45,000	2	\$49,000			
\$42,000	1	\$46,000	1	\$50,000	1		
\$43,000	2	\$47,000	1	62,000	1		

For realtors and contractors:

5. What price has been predominant for the homes you've sold since January 1, 1978? Average answer: \$45,000 - \$50,000

5a. What has been the usual number of bedrooms?
 None One 1 Two 11 Three 2 Four Other

6. How many listings/homes do you have for sale at any given time?

1-3	<u>2</u>	7-9	<u>1</u>	13-15	<u>2</u>
4-6	<u>5</u>	10-12	<u>3</u>	Other	<u>50+</u>

For realtors and contractors (continued):

- 6a. About how many of these are purchased as second (vacation) homes?
5% (2) 10% (2) 20% (1) 60% (1) None (4) No response (4)
- 6b. Where is your clientele from, predominantly? No response (3) Warrenton (1)
Varied (2) Portland (2) Seattle (1) Astoria (3) So. County (1) Seaside (1)
7. Do you feel there are portions of the County Zoning and Subdivision Ordinances, County Building Department, Health Department, etc. that are unnecessarily restricting or increasing the cost of housing? Please specify.
- No (3)
Yes (3)
No response (8)

For banks/savings and loan

8. Since January 1, 1978 about what percentage of your applications have been for:

Single family owner occupied _____

Single family renter occupied _____

Multi-family _____

Vacation (second) homes _____

Condominiums _____

For everyone's opinion:

9. What are the three biggest housing problems in the County by rank? (Please list 1st, 2nd, 3rd).
- | 1st | 2nd | 3rd | 1st | 2nd | 3rd | |
|-----|-----|-----|-----|-----|-----|-------------------------------------|
| | 1 | 5 | 1 | 1 | 1 | escalating land costs |
| 3 | 2 | | 1 | 2 | 3 | large amount of substandard housing |
| 4 | | | 4 | | | shortage of building sites |
| | | | | | | inadequate housing for elderly and |
| | | | | | | low income families |
| | | 1 | | | | need for insulation |
| 1 | 2 | | | 2 | | lack of public facilities |
| | | | | | | Other Gov't red tape |
| | | | | | | People don't qualify |
| | | | | | | shortage of rentals |

10. Any other comments?

The cost of land and housing is way out of reach for most people.
Moratoriums help create shortages and escalating land costs.
Would like results of this survey!
Nice start on a hard job.
FHA, State GI over-appraising land - Gov't subsidy programs are driving costs up.

APPENDIX B

Housing Survey Results Clatsop Plains

4. Now, I'd like to ask you a few questions about the construction of your home or apartment.

Good Condition	Needs Minor Repair	Needs Major Repair	Don't Know	
55 (92%)	3 (5%)	1 (2%)	1 (2%)	Heating
55 (92%)	3 (5%)	1 (2%)	1 (2%)	Electrical Wiring
55 (92%)	3 (5%)	1 (2%)	1 (2%)	Plumbing
57 (95%)	2 (3%)	1 (2%)		Roof
56 (93%)	3 (5%)	1 (2%)		Exterior Walls & Siding
48 (80%)	2 (3%)	1 (2%)	9 (15%)	Foundation

5. Do you feel that the amount of insulation and other weatherization in your home is adequate or inadequate at the present time?

Adequate - 38 (70%) Inadequate - 16 (30%) No Answer - 6

- 5a. And, why is that? Specify.

1-need ceiling insulation
1-needs insulation on skirting
5-need more insulation
1-need storm windows
1-cracks in door jam cause leaking of cold air in old house
1-none in attic
1-old house, would cost too much to insulate

6. Is there anything about the construction or functioning of your home or apartment that is so objectionable that you would like to move out?

Yes - 6 (11%) No - 50 (89%) No Answer - 4

- 6a. And, why is that? Specify.

1-electrical bill too high
1-poor house construction
1-dry well

11. Finally, what is the most important repair, if any, you would like done to your dwelling?

Roof - 1 (2%)	Plumbing - 2 (4%)
Foundation - 2 (4%)	Heating system - 0
Insulation - 10 (20%)	Painting - 29 (57%)
Electrical - 0	Other - 7 (14%)
No Answer - 6	

Comments: 1-need to finish house
1-roof, gutters
1-build on porches
1-put in cement foundation
1-sunken living room needs fixed

Housing Survey Results
Wauna-Westport/Knappa-Svensen
Representing 8% of the Households

4. Now, I'd like to ask you a few questions about the construction of your home or apartment.

Good Condition	Needs Minor Repair	Needs Major Repair	Don't Know	
75 (91%)	3 (4%)	3 (4%)	1 (1%)	Heating
76 (93%)	5 (6%)		1 (1%)	Electrical Wiring
76 (93%)	4 (5%)	1 (1%)	1 (1%)	Plumbing
69 (84%)	9 (11%)	3 (4%)	1 (1%)	Roof
72 (88%)	9 (11%)		1 (1%)	Exterior Walls & Siding
73 (89%)	6 (7%)	2 (2%)	1 (1%)	Foundation

5. Do you feel that the amount of insulation and other weatherization in your home is adequate or inadequate at the present time?

Adequate - 54 (73%) Inadequate - 20 (27%) No Answer - 8

- 5a. And, why is that? Specify.

- 1-no thermal pane windows
- 3-could use storm windows
- 10-only partly insulated
- 1-half of what it should be
- 2-no insulation at all
- 1-walls are substandard and inadequate
- 1-took out most windows and put in weather stripping
- 1-have insulation everywhere but not thick enough
- 1-new house, insulation in walls and ceiling

6. Is there anything about the construction or functioning of your home or apartment that is so objectionable that you would like to move out?

Yes - 9 (12%) No - 65 (88%) No Answer - 8

- 6a. And, why is that? Specify.

- 1-boats travel up & down the river so fast, it is eroding the bank, afraid the house will slide into the John Day River
- 1-leaking roof, converted basement, very old

11. Finally, what is the most important repair, if any, you would like done to your dwelling?

Roof - 5 (7%)

Foundation - 3 (4%)

Insulation - 8 (11%)

Electrical - 0

No Answer - 6

Plumbing - 0

Heating system - 0

Painting - 38 (52%)

Other - 19 (26%)

Comments: 2-kitchen remodeling

1-storm windows

2-front porch

1-everything minor

1-water system

1-insulation

1-releveling

1-remodel bathroom

1-replace windows

1-improving house to conserve heat

1-paint exterior siding

1-thermostat moved away from fireplace, sliding door

1-disconnect phone so won't be bothered with surveys

1-landscaping

Housing Survey Results
Lewis & Clark

4. Now, I'd like to ask you a few questions about the construction of your home or apartment.

Good Condition	Needs Minor Repair	Needs Major Repair	Don't Know	
58 (94%)	2 (3%)	2 (3%)		Heating
57 (92%)	2 (3%)	3 (5%)		Electrical Wiring
52 (84%)	8	2 (3%)		Plumbing
54 (87%)	4 (6%)	4 (6%)		Roof
50 (81%)	8 (13%)	4 (6%)		Exterior Walls & Siding
51 (82%)	5 (8%)	3 (5%)	3 (5%)	Foundation

5. Do you feel that the amount of insulation and other weatherization in your home is adequate or inadequate at the present time?

Adequate - 36 (67%) Inadequate - 18 (33%) No Answer - 8

- 5a. And, why is that? Specify.

1-needs insulation under house so moisture doesn't set in
1-needs insulation everywhere
1-don't need any at all
1-can't afford it
2-needs storm windows
4-needs more insulation and other weatherization
1-new house, built to code & better.
1-hasn't lived here long enough to know

6. Is there anything about the construction or functioning of your home or apartment that is so objectionable that you would like to move out?

Yes - 5 (9%) No - 51 (91%) No Answer - 6

- 6a. And, why is that? Specify.

1-total house in poor shape
1-taxes too high
1-hates plastered walls
1-needs enlarged

11. Finally, what is the most important repair, if any, you would like done to your dwelling?

Roof - 5 (10%)	Plumbing - 2 (4%)
Foundation - 4 (8%)	Heating system - 1 (2%)
Insulation - 7 (14%)	Painting - 23 (46%)
Electrical - 1 (2%)	Other - 9 (18%)
No Answer - 4	

Comments: 1-finish upstairs
1-replace windows that are old fashion
1-enclose the porch
1-add a wood roof to mobile home
1-replace aluminum sidings
1-brand new
1-windows
1-foundation

Housing Survey Results
Jewell - Elsie
Representing 5% of the Households

4. Now, I'd like to ask you a few questions about the construction of your home or apartment.

Good Condition	Needs Minor Repair	Needs Major Repair	Don't Know	
21 (91%)	1 (4%)		1 (4%)	Heating
21 (91%)	1 (4%)		1 (4%)	Electrical Wiring
21 (91%)		1 (4%)	1 (4%)	Plumbing
20 (85%)	1 (4%)		2 (9%)	Roof
21 (91%)		1 (4%)	1 (4%)	Exterior Walls & Siding
20 (85%)		1 (4%)	2 (9%)	Foundation

5. Do you feel that the amount of insulation and other weatherization in your home is adequate or inadequate at the present time?

Adequate - 16 (89%) Inadequate - 2 (11%) No Answer - 5

5a. And, why is that? Specify. 1-need more insulation.

6. Is there anything about the construction or functioning of your home or apartment that is so objectionable that you would like to move out?

Yes - 1 (6%) No - 17 (94%) No Answer - 5

6a. And, why is that? Specify. 1-water taste stinky

11. Finally what is the most important repair, if any, you would like done to your dwelling?

Roof - 3 (16%)	Plumbing - 1 (5%)
Foundation - 0	Heating system - 0
Insulation - 0	Painting - 12 (63%)
Electrical - 0	Other - 3 (16%)
No Answer - 0	

Comments: 1-build a wooden floor
1-eves and roofs

APPENDIX C

HOUSING CONDITION GUIDELINES

1. Standard Unit: A standard unit is a dwelling unit that has a central heating system and a plumbing system complete with hot water and indoor toilet facilities that are reserved for the exclusive use of single household. In addition, the structure should have no visual defects or only slight defects that could be repaired by the average homeowner during the course of regular home maintenance. Slight defects would include the following:

- Lack of paint
- Slight crumbling of mortar between bricks
- Small cracks
- One or more broken windows
- Broken gutters or downspouts
- Missing roofing material over a small area

2. Marginal Unit: A marginal unit is a dwelling unit that has a central heating system and a plumbing system complete with hot water and indoor toilet facilities that are reserved for the exclusive use of a single household. In addition, the structure should have no more than one or two major defects which would indicate a prolonged lack of regular home maintenance and which could not usually be repaired by the average homeowner. Major defects would include the following:

- Holes, open cracks and rotted, loose or missing material in the foundation, walls or roof over a substantial, but not overly large, area
- Several broken windows and cracked or broken frames
- Broken or missing doors
- Broken or otherwise unsafe porches, stairs, etc.

3. Substandard Unit: A substandard unit is a dwelling unit that lacks a central heating system or has a plumbing system that is not reserved for the exclusive use of a single household or is lacking hot water or indoor toilet facilities. A substandard unit is also one which has several major defects (see 2 above) or one or more critical defects which would prevent the structure from providing safe and adequate shelter. Critical defects would include the following:

- Holes, open cracks and rotted, loose or missing material in the foundation, walls or roof over a large area
- Substantial sagging of the floor, walls or roof
- Extensive and unrepaired damage by storms; i.e., floods, winds, wind-driven rains; etc.
- Damaged and unsafe chimney
- Inadequate original construction--tents, huts with dirt floors or no foundations, barns, or converted garages.

Source: Handbook for Housing Data Collection, Oregon State Housing Division.

APPENDIX D

TABLE D-1

SCHOOL ENROLLMENT - SEPTEMBER REPORTS

<u>SCHOOL DISTRICT</u>	<u>1970</u>	<u>1972</u>	<u>1975</u>	<u>1978</u>	<u>CHANGE 1970 to 1978</u>	
Astoria (1-C)	2500	2338	1953	1722	-778	(31%)
Seaside (10)	1487	1402	1386	1501	+ 14	1%
Warrenton/ Hammond (30)	647	634	619	676	+ 29	4.5%
Lewis & Clark (5)	415	389	356	328	- 87	(21%)
Olney (11-C)	62	58	44	64	+ 2	3%
Northeast Co. (50)	774	799	773	745	- 29	(3.5%)
Jewell (8)	96	110	107	109	+ 13	13.5%

PRIVATE SCHOOLS

Lewis & Clark Assembly of God			35	87	+ 52	149%
Star of the Sea	120			174	+ 54	45%

NOTE: In 1978 most of the schools in the County added kindergarten grade. This added an age group of children that were not going to school in earlier years. In order to look at growth in the same age group over time, the kindergarten grade in 1978 is not counted above.

It is important to note that these schools all have several grades (1-12) and that some of these grades have seen rapid growth while others have declined. For example, the high school in Northeast Co. has doubled in students since 1970 while the much larger enrollment in the lower grades has declined slightly.

APPENDIX E

HOUSING MARKET ANALYSIS TABLES

Table E-1 shows the "bench mark data" that the Market Analysis is based upon. As these variables change the demand will also necessarily change.

TABLE E-1 BENCHMARK DATA
CURRENT ESTIMATES AND PROJECTIONS

	<u>1960</u>	<u>1970</u>	<u>Current Jul. 1, 1978</u>	<u>Projected Jul. 1, 1980</u>
Labor Force	9740	12,540	14,400	14,800
Unemployment Rate	8.7%	9.2%	7.20%	7.432%
Employment	8893	11,387	13,363	13,557
Participation Rate	0.356%	0.440%	0.457%	0.462%
Population	27,300	28,473	31,462	32,000
Household Size	2.823%	2.683%	2.604%	2.54%
Households	9448	10,205	12,082	12,598
Owner Ratio	0.664%	0.668%	0.668%	
Vacancies	2944	2297	3021	
Available	911	538	395	
Sales Rate	2.49%	1.66%	1.6%	
Rental Rate	19.37%	11.11%	4.9%	
Seasonal & Other Vac.	2033	1759	2626	
Inventory	12,392	12,502	15,103	

Source: State Employment Division, and Housing Report, 1978.

TABLE E-2
AVERAGE ANNUAL CHANGES

	<u>1960 - 1970</u>		<u>1970-Current</u>		<u>Current-Projected</u>	
	<u>Rate</u>	<u>No.</u>	<u>Rate</u>	<u>No.</u>	<u>Rate</u>	<u>No.</u>
Labor Force	2.874	280	1.854	232	1.389	200
Employment	2.799	249	2.169	247	0.726	97
Population	0.428	117	1.312	373	0.854	269
Households	0.771	76	2.299	235	2.135	258
Inventory		11		325		

following

In the Quantitative Demand table the final figure was obtained by taking the household growth from 1978 to 1980 plus losses of houses due to demolitions, minus excess vacancies, minus excess houses under construction, minus mobile home demand and divided by two years to give the annual estimated demand. The figures in parenthesis on the right give the assumptions used. After "construction rate" the (3.0) and (9.0) indicate the number of months needed to construct a single family and multi-family structure respectively.

TABLE E-3
CLATSOP COUNTY
ESTIMATED NET QUANTITATIVE DEMAND

	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	
Household Growth	516	345	171	(0.668)
Shift in Tenure		0	0	
Net Losses	28	20	8	(0.700)
Current Avail. Vacant	395	157	238	(1.6)(4.9)
Target Vacancies	367	147	220	(1.5)(4.5)
Excess (-) Vacancies	-28	-10	-18	
Under Construction	120	114	6	
Desirable Constr. Rate	138	59	80	(3.0)(9.0)
Excess (-) Constr.	18	-55	74	
Mobile Home Demand	-150	-128	-22	(0.850)
Net Quantitative Demand	384	173	213	
Annual Quant. Demand	192	87	107	

Implied Owner Ratio on Forecast Date = .649012

The three tables above give benchmark data and the projections and assumptions used to project housing demand to the year 1980. The price and rent distributions in the next two tables were derived from income distribution figures. (See Income Distribution) The Annual Changes Table above shows a slight drop in the rate of population and Labor Force. It also shows a steady decline in household size because of more single households and more elderly. Another factor is the increasing number of "delayed" families, people who have put off having children, and childless couples.

TABLE E-4
ESTIMATED ANNUAL DEMAND FOR NEW NON-SUBSIDIZED HOUSING

Owner-Occupied Units

<u>Price Class</u>	<u>Number of Houses</u>	<u>Percent of Total</u>
Under \$45000	14	9.0
\$45000 - 49999	40	26.9
50000 - 54999	40	26.9
55000 - 59999	7	4.5
60000 - 64999	19	13.3
65000 - 69999	14	9.0
70000 - 74999	7	4.5
75000 - 79999	9	5.9
TOTAL	151	100.0

TABLE E-4. (cont'd)

Rental Units

<u>Gross Monthly Rent</u>	<u>Efficiencies</u>	<u>One Bedroom</u>	<u>Two Bedrooms</u>	<u>Three or More Bedrooms</u>
Under - \$150	10	0	0	0
\$150 - 159	0	0	0	0
160 - 169	0	0	0	0
170 - 179	0	20	0	0
180 - 189	0	15	0	0
190 - 199	0	10	0	0
200 - 209	0	5	15	0
210 - 219	0	5	10	0
220 - 229	0	0	5	0
230 - 239	0	0	5	0
240 - 249	0	0	5	0
250 - 259	0	0	5	0
260 - 269	0	0	0	0
270 - 279	0	0	0	0
280 - 289	0	0	0	0
290 - 299	0	0	0	0
300 - 309	0	0	0	9
310 - 319	0	0	0	0
320 - 329	0	0	0	0
340 and Over	0	0	0	0
TOTAL	10	55	45	9 = 118

Source: HUD

Housing construction for seasonal occupancy (second homes) creates an additional and significant demand for new single family units in Clatsop County. This demand is not reflected in household growth and so is not included in the quantitative or qualitative demand for single family housing above. The volume of seasonal construction is difficult to measure but for this report (see Second Home Demand Section) the estimated annual demand for Clatsop County (incl. cities) to July 1, 1980 is estimated as 90-100 second homes per year.

Table E-5 below was used as a check of past trends against the figures generated for the market analysis. The total market area had an average of 242 new units constructed per year over the 7 years shown.
single family

TABLE E-5
BUILDING CONSTRUCTION FOR SINGLE FAMILY RESIDENCES

	<u>Mobile Homes</u>	<u>Conventional Single Family</u>
1970	68	115
1971	67	155
1972	85	145
1973	108	225
1974	78	121
1975	68	165
1976	58	235
	532 (ave.=76)	1161 (ave.=166)
	(Total ave. = 242)	

Source: Assessor's Records - Year Built

The market analysis estimate of 151 owner-occupied units plus the demand for 90-100 second homes per year totals an estimated demand for 241-251 new single family units per year up to 1980. Because the market analysis is based strongly on past trends, the result is confirmation that the benchmark information and assumptions that were used represent a fair model of the actual situation.

The demand for condominiums includes both seasonal and permanent occupancy. No attempt has been made here to distinguish the demand for this type of housing from single family housing. In other words, the demand for condominiums is incorporated within the demand for single family units both seasonal and permanent.

APPENDIX F

FORMULA FOR VACATION HOMES

Procedure

The number of second homes in Oregon was determined by using the 1970 Census of Housing "Detailed Housing Characteristics, Oregon". To determine the number of units per county, the following formula was employed: $\text{SECOND HOMES} = \text{"SEASONAL AND MIGRATORY" UNITS} + \text{"OTHER VACANT" UNITS} - \text{"UNITS HELD FOR MIGRATORY WORKERS"}$.

"Seasonal" units are defined as: "... units intended for occupancy during only certain seasons of the year. Included are such units intended for recreational use as beach cottages and hunting and fishing cabins; units offered to vacationers in the summer for summer sports or in the winter sports ..." ¹⁴⁸

"Migratory" units are defined as: "... vacant units held for occupancy by migratory labor employed in farm work during the crop season." ¹⁴⁹

"Other vacant" units are defined as "... units held for personal reasons of the owner." ¹⁵⁰

The proportional distribution of second homes by county was derived by determining location quotients for each county. Location quotients are described in the next section of the chapter. To avoid redundancy, only the formula will be discussed at this time. The formula for a location quotient is:

$$\text{LOCATION QUOTIENT} = \frac{x/y}{x_1/y_1}$$

where: x = the number of second homes in a specific county
 y = the total number of housing units in that county
 x_1 = the total number of second homes in Oregon
 y_1 = the total number of housing units in Oregon

¹⁴⁸ U. S. Department of Commerce, U.S. Bureau of the Census, 1970 Census of Housing, "Detailed Housing Characteristics", Oregon, 1970, Appendix B, App. 6.

¹⁴⁹ Ibid.

¹⁵⁰ Ibid.

coastal counties adjacent to or in relative proximity to the state's metropolitan areas. They are Lincoln, Tillamook and Clatsop. The second cluster is located in central and north central Oregon. These counties are Jefferson, Grant, Sherman, Gilliam and Morrow.

Table F-1: The Proportional Distribution, in Rank Order, of Second Homes in Oregon -- 1970

<u>County</u>	<u>Location Quotient- Proportional Distribution</u>	<u>Corresponding Rank in Absolute Distribution</u>
Tillamook	10.20	10
Tillamook	8.69	2
Gilliam	7.34	28
Lincoln	6.65	1
Grant	5.39	15
Morrow	4.80	23
Sherman	4.00	34
Clatsop	3.70	5
Jefferson	3.60	20
Wheeler	3.50	36
Deschutes	3.39	6
Lake	3.17	26
Union	2.80	14
Klamath	2.70	4
Harney	2.50	29
Baker	2.47	17
Walheur	1.91	16
Umatilla	1.86	8
Crook	1.69	31
Hood River	1.60	25
Curry	1.13	33
Wasco	1.13	24

County	Location Quotient- Proportional Distribution	Corresponding Rank in Absolute Distribution
Clackamas	1.10	3
Josephine	1.08	18
Douglas	.91	12
Linn	.82	13
Jackson	.69	11
Yamhill	.69	22
Columbia	.57	32
Marion	.56	9
Lane	.52	7
Coos	.47	21
Benton	.44	27
Polk	.26	35
Washington	.26	19
Clatsop	.03	30

Source: U.S. Department of Commerce, U.S. Bureau of the Census, 1970
Census of Housing, "Detailed Housing Characteristics" : Oregon,
 HC (1) B.39, Table 60, pp. 99-107.

Data for Appendix F from: Oregon Second Homes: A Market Analysis of
 Recreational Vacation Homes. Donald Ulrich, Univ. of Oregon. Winter, 1973.

Table F-2: The Absolute Number, in Rank Order, of Second Homes in Oregon - 1970

<u>County</u>	<u># of Vacation Homes</u>	<u>% of Total Vacation Homes</u>
1. Lincoln	1,797	10.7
2. Tillamook	1,569	9.4
3. Clackamas	1,360	8.1
4. Klamath	1,126	6.7
5. Clatsop	1,058	6.3
6. Deschutes	870	5.2
7. Lane	818	4.9
8. Umatilla	683	4.1
9. Marion	677	4.0
10. Wallawa	614	3.7
11. Jackson	548	3.3
12. Douglas	491	2.9
13. Linn	462	2.8
14. Union	451	2.7
15. Grant	340	2.0
16. Malheur	330	2.0
17. Baker	324	1.9
18. Josephine	323	1.9
19. Washington	289	1.7
20. Jefferson	248	1.5
21. Coos	211	1.3
22. Yamhill	209	1.2
23. Morrow	193	1.2
24. Wasco	186	1.1
25. Hood River	177	1.1
26. Lake	175	1.0
27. Benton	173	1.0
28. Gilliam	160	1.0

<u>County</u>	<u># of Vacation Homes</u>	<u>% of Total Vacation Homes</u>
29. Harney	151	0.9
30. Multnomah	148	0.9
31. Crook	143	0.9
32. Columbia	124	0.7
33. Curry	121	0.7
34. Sherman	80	0.5
35. Polk	75	0.4
36. Wheeler	64	0.4

Quartiles

First	9,958	59.4
Second	3,883	23.1
Third	1,861	11.1
Fourth	1,066	6.4
Total	16,768	100.0

source : U.S. Department of Commerce, U.S. Bureau of the Census, 1970 Census of Housing, "Detailed Housing Characteristics" : Oregon, HC (1) B39, Table 60, pp. 99-107.

tions, the second preference to be for lake amenities, and the third to be for gulf features.¹⁶⁰

Table F-3: Income as Related to Types of Amenities Demanded for Second Home Location

<u>Feature</u>	<u>< \$10,000</u>	<u>\$10,000-14,999</u>	<u>\$15,000-24,999</u>	<u>\$25,000+</u>
Mountains	22.6	24.6	27.0	5.3
Lake	41.5	47.7	27.0	15.8
Desert	3.8	0.0	2.7	0.0
Ocean	18.9	9.2	18.9	63.2
Marsh	0.0	0.0	0.0	0.0
Flat inland	5.7	3.1	5.4	5.3
Primitive	3.8	13.9	13.5	0.0
Gulf	0.0	0.0	2.7	10.5
Other	3.8	1.5	2.7	0.0

source : Future Second Homes, Midwest Research Institute, 1971.

Distance from Primary Home

The distance between the natural amenities demanded for second home locations and the primary residence of the potential purchaser of a second home will help determine the market potential for second home development in the areas under study. In general, the larger the metropolitan area in which a potential second home owner lives, the greater the traveling distance necessary for attaining environmental amenities. If past trends are any indication, this distance may be expected to increase.

It is safe to assume, however, that the necessity for traveling greater distances will not deter the potential

160. Midwest Research Institute, Future Second Homes, pp. 382, 383.

that about two-fifths of the second home owners in the southern United States live in excess of 200 miles from their second home. In the north central and north eastern regions, second homes are more likely to be located within 100 miles of the primary home and, in the west, they are usually located from 50 to 200 miles from the owner's primary residence.¹⁶⁵

Table F-4: Travel Distance Between Primary and Second Homes

<u>Distance</u>	<u>U.S.</u>	<u>N.East</u>	<u>N.Central</u>	<u>South</u>	<u>West</u>
<50 miles	30	43	25	25	17
50-100 miles	28	25	36	18	33
100-200 miles	21	19	15	19	36
200+ miles	21	13	24	38	14

Source : U.S. Department of Commerce, U.S. Bureau of the Census, Second Homes in the United States, 1969, p. 5.

Other Determinants of Location

Although environmental amenities, most specifically water and mountain features, along with relative proximity to the primary home tend to define the demand for a specific second home site, other salient considerations exist.

The Midwest Research Institute survey indicates that about 21 percent of all western second home owners purchased their unit for investment purposes. This compared to about 20 percent on the national scale.¹⁶⁶ The proximity of relatives or friends who own a second home in an area will also influence the potential purchaser's choice of location.¹⁶⁷

¹⁶⁵ U.S. Department of Commerce, U.S. Bureau of the Census, Second Homes, 1969, p. 5.

¹⁶⁶ "Future Second Homes", Midwest Research Institute, n. 369.

¹⁶⁷ Ibid.

APPENDIX G
1977 Land Values in Clatsop County

<u>Land Types</u>	<u>Ave. Yearly % Increase 1974-1977</u>	<u>Values per Acre</u>
Farmland		
1,2,3,4, Soils		\$ 1,000 to \$ 1,500
Dike Tideland		800 to 1,200
Non Tillable (hills, brush lots)		500 to 1,000
Rural Tracts	21% improved	2,000 to 4,000
5 to 10 Acres	20% unimproved	1,000 to 2,500
1 Acre Home Site	21% improved	8,000 to 10,000
	20% unimproved	5,000 to 8,000
100' x 100' Knappa	18% improved	3,000 to 6,000
Ocean Frontage	4% improved	<u>Surf Pines</u> 12,000 to 15,000 120' x 300' to 600'
	19% improved	<u>Arch Cape</u> 30,000 to 35,000 50' x 100'
	19% improved	<u>Falcon Cove</u> 40,000 100' x 100'
Ocean View	19% improved	<u>Surf Pines</u> 7,500 100' x 100'
		<u>Arch Cape</u> 18,000 to 22,000 50' x 100'
		<u>Falcon Cove</u> 15,000 to 20,000 100' x 100'
Recreation/Water Lots		<u>Cullaby Lake</u> (Smith lake property is somewhat lower in value)
	19% improved	canal, 15,000 to 20,000
	19% improved	water, 25,000 to 35,000 90' x 100'
	19% improved	proximity to area, 10,000 to 12,000
		<u>Necanicum/Nehalem River</u> 12,000 to 20,000 1 acre
Commercial Lots		<u>North of Gearhart</u> 12,750 to 15,000 1 acre
		<u>Knappa/Svensen Area</u> 10,000 to 15,000 1/2 acre

NOTE: Improved property has road access, water and septic tank.

Source: Estimated by Dick Robertson, Assessor's Office, Clatsop County.

APPENDIX H

Household Income Levels and Distribution

The following income after tax tables were determined through information obtained from HUD. An example of how this table reads is "in 1978, 20% of the renters in the County had an income after taxes of \$5904.88."

TABLE H-1

CLATSOP COUNTY 1969 AFTER TAX INCOME BY DECILES

<u>DECILES</u>	<u>FAMILIES</u>	<u>RENTERS</u>
1	3019.87	2635.73
2	4694.27	4097.15
3	6107.66	5389.81
4	7488.46	6608.33
5	8581.08	7655.43
6	9714.27	8666.38
7	10920.2	9636.71
8	12568.5	11091.3
9	16996.4	14834.5
9.5	19799.2	17280.7

CLATSOP COUNTY CURRENT AFTER TAX INCOME BY DECILES

<u>DECILES</u>	<u>FAMILIES</u>	<u>RENTERS</u>
1	4547.72	3754.73
2	7124.15	5904.88
3	9330.49	7848.
4	11451.8	9661.71
5	13100.8	11200.2
6	14780.2	12664.8
7	16531.	14049.6
8	19302.2	16471.
9	24756.4	21082.9

A November, 1977 Housing Survey of the unincorporated County reflected a median income between \$14,000 to \$14,999. The Indicators of Depressed Social-Economic Conditions for the State of Oregon gives a median income of \$14,875 for the whole County in 1977.

TABLE H-2
MEDIAN INCOME

<u>Income in Dollars</u>		<u>Survey County</u>	<u>Indicators of Depressed Social-Economic Conditions County</u>
0 - 5,999	17%	28%	25%
6,000 - 9,999	11%		
10,000 - 11,999	4%	26%	23%
12,000 - 13,999	14%		
14,000 - 14,999	8%		
15,000 - 17,999	9%		
18,000 - 21,999	17%	48%	48%
22,000 - 24,999	8%		
25,000 - Plus	14%	Plus	

From this table it appears that the unincorporated County contains a somewhat higher proportion of families with incomes of 0 - \$10,000 than the County as a whole.

The table below shows the percentage of income spent on housing at various income levels in the unincorporated County.

TABLE H-3
INCOME SPENT ON HOUSING

<u>Income Per Year</u>	<u>Housing Cost Per Year</u>	<u>% of Income Spent on Housing</u>	<u># Families</u>
5,000	1,273	25	22
8,000	1,804	22	14
11,000	2,064	18	5
13,000	2,742	21	20
14,500	2,940	20	11
16,500	2,658	16	13
20,000	2,504	13	27
23,500	2,445	10	12
25,000	2,769	11	20
			144

Source: November 1977 Housing Survey

It is interesting to note that as the income increased, the percentage spent on housing diminished. Those households with incomes of \$5,000 per year are spending an average of \$106 per month on housing.