



CLATSOP COUNTY

BOARD OF COMMISSIONERS AGENDA WORK SESSION VIRTUAL MEETING

Wednesday, August 02, 2023

BOARD OF COMMISSIONERS:

Mark Kujala, Dist. 1 – Chair
Courtney Bangs, Dist. 4 – Vice Chair
John Toyooka, Dist. 2
Pamela Wev, Dist. 3
Lianne Thompson, Dist. 5

commissioners@co.clatsop.or.us

CONTACT:

800 Exchange, Suite 410
Astoria, OR 97103
Phone (503) 325-1000
Fax (503) 325-8325

www.co.clatsop.or.us

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1-253-215-8782

Meeting ID: 897 5531 9964
Passcode: 527525

WORK SESSION: 10:30 AM

Work Sessions are an opportunity for Board members to discuss issues informally with staff and invited guests. The Board encourages members of the public to attend Work Sessions and listen to the discussion, but there is generally no opportunity for public comment. Members of the public wishing to address the Board are welcome to do so during the Board's regularly scheduled meetings held twice monthly.

TOPICS:

1. County Manager Update {5 min}
- [2.](#) EFU Zone Procedures for Alteration, Restoration, or Replacement of a Lawfully Established Dwelling {5 min} {Page 3}
- [3.](#) Geologic Hazard Permit Exemptions {5 min} {Page 5}
- [4.](#) Housing Update {45 min} {Page 15}

ADJOURNMENT

As necessary Executive Session will be held in accordance with but not limited to: ORS 192.660 (2)(d) Labor Negotiations; ORS 192.660 (2)(e) Property Transactions: ORS 192.660 (2)(f)

Agenda packets also available online at www.co.clatsop.or.us

This meeting is accessible to persons with disabilities or wish to attend but do not have computer access or cell phone access. Please call 325-1000 if you require special accommodations at least 48 hours prior to the meeting in order to participate.

Board of Commissioners Clatsop County

WORK SESSION AGENDA ITEM SUMMARY

August 2, 2023

Topic: EFU Zone Procedures for Alteration, Restoration, or Replacement of a Lawfully Established Dwelling

Presented By: Ian Sisson, Senior Planner

**Informational
Summary:**

The Oregon Revised Statutes (ORS) allow “alteration, restoration or replacement of a lawfully established dwelling” in exclusive farm use zones under ORS 215.291, subject to review criteria and development standards. These criteria and standards are codified in the Clatsop County Land and Water Development and Use Code (LAWDUC) Section 3.9140.

The Exclusive Farm Use Zone (EFU) lists “alteration, restoration or replacement of a lawfully established dwelling” as a Type II use, which requires a conditional use permit. Staff has determined that the ORS does not require the County to use a Type II review; and that the criteria in Section 3.9140 can reasonably be evaluated under a Type I procedure.

The proposed LAWDUC amendment would move the use from Section 4.3330 Conditional Development and Use to Section 4.3320 Development Permitted. Revising the type of review as proposed would reduce the application fee from \$1,200 to \$85 and would significantly reduce the time associated with reviewing and permitting the alteration, restoration, or replacement of a lawfully established dwelling in the EFU Zone.

Attachment List

- A. Proposed LAWDUC Amendment

SECTION 4.3300. EXCLUSIVE FARM USE ZONE (EFU)

Section 4.3320. Development and Use Permitted

The following developments and their accessory uses are permitted under a Type I procedure subject to applicable development standards.

[...]

20) Alteration, restoration, or replacement of a lawfully established dwelling subject to 3.9080(2) and 3.9140.

Section 4.3330. Conditional Development and Use [Ord. 18-02]

The following developments and their accessory uses may be permitted under a Type II procedure and subject to applicable criteria and development standards and site plan review.

[...]

25) Alteration, restoration, or replacement of a lawfully established dwelling subject to 3.9080(2) and 3.9140.

2625) Equine and equine-affiliated therapeutic and counseling activities, subject to 3.9030(6). [ORD. 23-02]

Board of Commissioners Clatsop County

WORK SESSION AGENDA ITEM SUMMARY

August 2, 2023

Topic: Geologic Hazard Permit Exemptions
Presented By: Ian Sisson, Senior Planner

**Informational
Summary:**

Under Statewide Planning Goal 7, Clatsop County is required to regulate development in identified geologic hazard areas. This is done through Land and Water Development and Use Code (LAWDUC) [Section 5.3000, Geologic Hazards Overlay District \(GHO\)](#). The intent of the GHO is to minimize building hazards and threats to life and property that may be created by landslides, ocean flooding and erosion, weak foundation soils, and other hazards.

To achieve the intent of the GHO and compliance with Statewide Planning Goal 7, a geologic hazard permit is currently required for **any** activity, regardless of scope or scale, if that activity would require a development permit and if the activity is also on property located in an identified geologic hazard area. Before the development permit can be approved, the applicant must submit a geotechnical report for review. The conclusions and recommendations of that report are used to determine permit requirements for the proposed activity. A waiver of the geologic hazard permit requirement may be granted if/when a qualified professional determines the development site does not contain the identified hazard(s).

In [Preparing for Landslide Hazards: A Land Use Guide for Oregon Communities](#), prepared by the Oregon Department of Geologic and Mineral Industries (DOGAMI), an outline for a model geologic hazards code includes exemptions to the requirement for a geologic hazard permit. Zoning codes for geologic hazard areas in various Oregon jurisdictions are analyzed in the report, many of which provide exemptions for specific development activities. The exempted activities generally involve minimal ground-disturbance and are not expected to exacerbate hazards to life or property, therefore, detailed site investigation and analysis for these activities is not necessary. Providing exemptions in LAWDUC to the geologic hazard permit requirement would eliminate an often expensive and cumbersome step from the permitting process for developments that are considered low-risk, low-intensity, or small scale. The proposed LAWDUC amendment,

attached, is based on staff input and analysis of peer jurisdictions. The amendment would also increase the period geologic hazard reports are considered valid from two years to five years.

Attachment List

- A. Proposed LAWDUC Amendment

SECTION 5.3000. GEOLOGIC HAZARDS OVERLAY DISTRICT (GHO)

Section 5.3005. Purpose

The intent of the geologic hazards overlay is to minimize building hazards and threats to life and property that may be created by landslides, ocean flooding and erosion, weak foundation soils, and other hazards as identified and mapped by the County. This purpose is achieved by basing County decisions on accurate geologic and soils information prepared by qualified professionals.

Section 5.3010. Applicability

This section applies to all development in the following potentially hazardous areas:

- 1) Areas subject to mass wasting including:
 - (A) Active landslides, inactive landslides, landslide topography and mass movement topography identified in the Oregon Department of Geology and Mineral Industries (DOGAMI) Bulletins 74 and 79;
 - (B) Faults including definite, indefinite, inferred and concealed in the Oregon Department of Geology and Mineral Industries (DOGAMI) Bulletins 74 and 79;
 - (C) All areas identified in the report, "A Field Inventory of Geologic Hazards from Silver Point to Cove Beach, Clatsop County, Oregon", prepared by Martin Ross in 1978, as needing site specific investigations;
- 2) Areas subject to wave attack, including:
 - (A) All oceanfront lots; and
 - (B) The beach and dune hazard area as defined in Section 5.4020.
- 3) Areas with compressible soils identified in the Soil Survey of Clatsop County (SCS) and referenced in Clatsop County's Comprehensive Plan Background Report, Natural Hazards.
- 4) The determination of whether a property is located in one of the above referenced potentially hazardous areas shall be made at the sole discretion of the Director. The mapping that forms the basis for the identification of the above areas may be generalized in nature. A specific site may not include the characteristics for which it is mapped. In these circumstances, the Director may grant a waiver from the requirements of Section 5.3000. The waiver shall be in the form of a written finding. The finding shall be based on a report, from a professional specified in Section 5.3020, detailing the basis for the determination that the site does not contain the identified potentially hazardous geologic condition.

Section 5.3015. Geologic Hazard Permit Requirements

All persons proposing any activity requiring a development permit on property located in potentially hazardous areas identified in Section 5.3010 shall obtain a geologic hazard permit.

- 1) Application for a geologic hazard permit shall be on forms provided by the County and shall include a geotechnical report prepared in conformance with the requirements of Section 5.3020.
- 2) Before a development permit can be issued, the geotechnical report must be approved as part of the development permit approval process.

- (A) Where a geotechnical report recommends that additional site investigations, such as borings or test pits, are undertaken, application for geologic hazard permit will be deemed incomplete until the results of those investigations have been provided to the County.
- (B) Where an application is made for a conditional use permit, a variance, a subdivision, a partition, or a planned development located in an area identified in Section 5.3010, a geotechnical report in conformance with Section 5.3020 shall be prepared. The Director may also require a geotechnical report in conjunction with a proposed zone change.
- 3) Application for a geologic hazard permit may be made concurrently with an application for a development permit.
- 4) The approved site investigation report shall be referred to in deed and other documents of sale and shall be recorded with the record of deeds.

Section 5.3020. Exemptions

The following development activities are exempt from the requirement for a Geologic Hazard Permit:

- 1) Maintenance, repair, or alterations to existing structures that do not alter the building footprint or foundation;
- 2) Exploratory excavations under the direction of a certified engineering geologist or registered geotechnical engineer;
- 3) Site evaluations, installation, and repair of onsite sewage disposal systems;
- 4) Construction of structures for which neither a development permit or building permit would otherwise be required;
- 5) Excavation which is less than two feet in depth and which involves less than twenty-five cubic yards of volume;
- 6) Fill which is less than two feet in depth and which involves less than twenty-five cubic yards of volume;
- 7) Retaining walls up to two feet in height which do not support a building;
- 8) Forest operations subject to regulation under ORS 527 (the Oregon Forest Practices Act);
- 9) Mining operations subject to regulation by the Oregon Department of Geology and Mineral Industries (DOGAMI);
- 10) Maintenance and repair of public and private roads, streets, parking lots, driveways, culverts, and utility lines, provided the work does not extend outside the existing right-of-way boundary;
- 11) Maintenance and repair of utility lines, and the installation of individual utility service connections;
- 12) Emergency response activities intended to reduce or eliminate an immediate danger to life, property, or flood or fire hazard; and
- 13) Beachfront protective structures subject only to regulation by the Oregon Parks and Recreation Department under OAR Chapter 736, division 20.

Section ~~5.3020~~ 5.3025 Geotechnical Report Requirements

For areas identified in Section 5.3010(1) and 5.3010(2), the geotechnical report shall be prepared by a certified engineering geologist or a registered professional geologist. If a geotechnical report is prepared

by a geologist and structural recommendations are incorporated into that report, those recommendations, must be made in consultation with an engineering geologist, structural engineer, or civil engineer.

- 1) For areas identified in Section 5.3010(1), the geotechnical report shall:
 - (A) Identify the hazards to life, public and private property which may be caused by mass movement (landsliding and sloughing), soil erosion or deposition, and earthquakes;
 - (B) Identify the hazards to life, public and private property, and the natural environment which may be caused by the proposed use and other human activities;
 - (C) Describe how the proposed development or use will be adequately protected from geologic hazards, including landsliding and sloughing, soil erosion or deposition, and earthquakes; and
 - (D) Describe how the proposed development is designed to minimize the adverse effects it might have on the site and adjacent areas.
- 2) For areas identified in Section 5.3010(2), and in addition to the standards identified in Section 5.3020(2), the geotechnical report shall identify the hazards to life, public and private property which may be caused by wind erosion or accretion, wave undercutting (erosion), and ocean overtopping (flooding, including tsunami),
- 3) For areas identified in Section 5.3010(1) and 5.3010(2), the geotechnical report shall describe how the proposed development provides for temporary and permanent stabilization and the planned maintenance of new and existing vegetation. Existing stabilizing vegetation, particularly trees, shall not be removed on slopes of 20% or greater.
- 4) For areas identified in Section 5.3010(1) and 5.3010(2), the geotechnical report shall be prepared in conformance with the document “Clatsop County – Geotechnical Report Content Standards”.
- 5) For areas identified in Section 5.3010(3), the geotechnical report shall be prepared by a certified engineering geologist, soils engineer, or civil engineer. Geotechnical reports prepared for areas identified in Section 5.3010(3) shall incorporate specific construction and structural recommendations to address the soil characteristics of the site. Where pertinent, the discussion of specific construction and structural recommendations shall include: site preparation such as compaction or replacement of existing soils, bearing loads and the corresponding amount of settlement, steps to be taken with respect to ground and surface water, special foundation requirements, and foundation recommendations based on bearing capacity, design criteria, and the effect of adjacent loads.
- 6) For all areas identified in Section 5.3010, the geotechnical report shall be prepared in conformance with the document “Clatsop County – Geotechnical Report Content Standards”.

Section ~~5.3025~~ 5.3030. Geologic Hazard Permit Review

An application for a geologic permit shall be reviewed under a Type I procedure.

- 1) A geologic hazard permit shall be approved by the Director if:
 - (A) The conclusions of the geotechnical report support a finding that there are no adverse effects of the site’s geologic characteristics on the proposed development and the

proposed site modifications will not adversely affect geologic conditions and processes in the immediate area: or

- (B) The conclusions of the geotechnical report support a finding that if specified actions are taken to address an identified potential hazard then the effects of the site's geologic characteristics on the proposed development will be at an acceptable level and the effects of the proposed site modifications on the geologic conditions and processes in the immediate area are at an acceptable level.
- 2) Specific recommendations contained in the geologic report shall be incorporated into the approved geologic hazard permit. Based on content, recommendations and conclusions of the geotechnical report, the Director may apply other conditions to the issuance of a geologic hazard permit.
 - 3) The specific recommendations contained in the geotechnical report, and conditions applied to the geologic hazard permit shall be incorporated into the plans and specifications of the development which is the subject of the development permit.
 - 4) Where there is not a concurrent application for a geologic hazard permit and a development permit for a specified development, the person(s) who prepared the geotechnical report shall submit a letter to the Director verifying that the proposed plans, details, and specifications of the proposed development have been reviewed and are in keeping with the recommendations contained in the geotechnical report that formed the basis for the issuance of the geologic hazard permit, or they shall make recommendations or changes that are needed in the proposed development in order to bring it into conformance with the recommendations contained in the geotechnical report.
 - 5) When a geotechnical report submitted in conjunction with a development permit that is more than **two-five (5)** years old, a letter shall be submitted to the Director from the person(s) who prepared the report. The letter shall provide verification that the geotechnical report is still valid for the proposed project.

Section ~~5.3030~~ 5.3035. Independent Review

The Director, at his discretion and at the applicant's expense, may require an evaluation of a geotechnical report by another expert of his choosing. As part of its review of a land use application located in an area subject to Section 5.3010, the Hearings Officer, Planning Commission, or Board of Commissioners may also require, at the applicant's expense, an evaluation of a geotechnical report that was prepared in conjunction with the land use application. The results of that evaluation shall be used in making the final decision on the effected land use permit.

Section ~~5.3035~~ 5.3040. Standards

The review and approval of development permits in the geologic hazard overlay district shall be based on the conformance of the proposed development plans with the following grading standards. Conditions of approval may be imposed on the development permit to assure that the development plan meets the standards of this section and to prevent the creation of a hazard to public or private property.

- 1) Site Plan Information Required. In addition to the information required for a development permit, the site plan shall show where clearing, grading, excavation or filling is to occur, the area where existing vegetative cover will be retained, the location of any streams and wetland areas on immediately adjacent to the property, and the general direction of slopes. A statement shall be provided summarizing the extent of land clearing and grading and the quantity of cut and/or fill material involved.
- 2) Preparation of Grading Plan Based on the findings and conclusions of the geotechnical report, or the nature of the proposed development, The Planning Director, at his sole discretion, may require that a grading plan prepared by a registered engineer be submitted with the application for a development permit. The Planning Director may require that such a grading plan, in addition to information required by Section 5.3035(1) include the following additional information:
 - (A) Existing and proposed contours of the property, at two-foot contour intervals;
 - (B) The location of the existing structures and building, including those within twenty- five feet of the property;
 - (C) The location of all surface and subsurface drainage devices to be constructed; and
 - (D) Design details of proposed retaining walls.
- 3) General Standards. The proposed development plans shall meet the following general standards:
 - (A) Natural vegetation will be protected and retained wherever possible;
 - (B) To the extent possible, roads and driveways shall follow the natural contours of the site; and
 - (C) An erosion control plan shall be prepared and implemented in conformance with the requirements of Section 3.2000.
- 4) Cuts. Proposed cuts shall meet the following standards:
 - (A) The site development shall be designed to minimize the need for cuts.
 - (B) The slope of cut surfaces shall not be steeper than is safe for the intended use and shall not be steeper than two horizontal to one vertical unless an engineering report finds that a cut at a steeper slope will be stable and not create a hazard to public or private property;
 - (C) Cuts shall not remove the toe of any slope where a potential for landslide exists;
 - (D) Cuts shall be setback from property lines so as not to endanger or disturb adjoining property; and
 - (E) Retaining walls shall be constructed in accordance with the Oregon State Structural Specialty Code.
- 5) Fills. Proposed fills shall meet the following standards:
 - (A) The site development shall be designed to minimize the need for fill.
 - (B) The slope of fill surfaces shall not be steeper than is safe for the intended uses and shall not be steeper than two horizontal to one vertical unless an engineering report finds that a steeper slope will be stable and not create a hazard to public or private property. Fill slopes shall not be constructed on natural slopes steeper than two horizontal to one vertical.

- (C) Fill shall be setback from property lines so as not to endanger or disturb adjoining property.
 - (D) The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, topsoil and other unsuitable materials, and scarifying to provide a bond with the new fill.
 - (E) Structural fill shall be designed by a registered civil engineer in accordance with standard engineering practices.
- 6) Drainage. The following standards shall be met:
- (A) Proposed grading shall not alter drainage patterns so that additional storm water is directed onto adjoining property.
 - (B) Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.
 - (C) The site grading and drainage improvements shall be designed to carry both concentrated water and surface sheet flow water to the nearest practical drainage way, as specified by the Planning Director.

5.3040 5.3045. GEOLOGIC HAZARD REQUIREMENTS

5.3045 5.3050. Special Requirements for Hazard Areas

The special requirements applicable in the Hazard maps in the Comprehensive Plan are set forth in Section 5.3040 to Section 5.3065. The general procedures and requirements for approving development in the district are contained in Sections 5.3000 through 5.3035 of this Ordinance. The standards in Section 5.3040 to Section 5.3065 shall be used in conducting such approvals.

5.3050 5.3055. Preliminary Site Investigation

Subject to Sections 5.3000-5.3035.

5.3055 5.3060. Detailed Site Investigation for Geologic Hazard Areas

Development in a Geologic Hazards Overlay District requires a detailed site investigation report if the preliminary site investigation report required in Section 5.3050 confirms existence of a geologic hazard area or is in a geologic hazard area identified by Martin Ross' report "A Field Inventory of Geologic Hazards from Silver Point to Cove Beach, Clatsop County, Oregon". The report shall contain the information listed below together with appropriate identification of information sources and the date of the information.

Before a development permit can be issued, the site investigation report must be approved as part of the development permit approval process. The approved site investigation report shall be referred to in the deed and other documents of sale and shall be recorded with the record of deeds.

- 1) Background Data in Report. The site investigation report shall contain the following background information:
 - (A) The methods used in the investigation and the approximate number of man-hours spent on the site.

- (B) A general analysis of the local and regional topography and geology including the faults, folds, geologic and engineering geologic units and any soil, rock and structural details important to engineering or geologic interpretations.
 - (C) A history of problems on and adjacent to the site, which may be derived from discussions with local residents and officials and the study of old photographs, reports and newspaper files.
 - (D) The extent of the surface soil formation and its relationship to the vegetation of the site, the activity of the land form and the location of the site.
 - (E) The following ground photographs of the site with information showing the scale and date of the photographs and their relationship to the topographic map:
 - 1. A view of the general area.
 - 2. The site of the proposed development.
 - 3. Any features which are important to the interpretation of the hazard potential of the site.
 - 4. Unusual natural features and important wildlife habitat.
- 2) Topography Map. a topography base map of (1 to 100) scale and with a contour interval of (two feet) shall be prepared identifying the following features and shall be accompanied by references to the source and date of information used.
- (A) The position of the lot line.
 - (B) The boundaries of the property.
 - (C) Species identification of major plant communities.
 - (D) Any springs, streams, marshy areas or standing bodies of water.
 - (E) Areas subject to flooding, including those shown on the flood hazard maps prepared under the HUD National Flood Insurance Program.
 - (F) Areas subject to stream erosion and areas exhibiting significant surface erosion due to improper drainage and runoff concentration.
 - (G) Geological information, including lithologic and structural details important to engineering and geologic interpretation.
- 3) Subsurface Analysis. If upon initial investigation it appears there are critical areas where the establishment of geologic conditions at depth is required, a subsurface analysis obtained by drill holes, well logs and other geophysical techniques shall be conducted by the person responsible for the site investigation report to include the following data as appropriate.
- (A) The lithology and compaction of all subsurface horizons to bedrock.
 - (B) The depth, width, slope and bearing of all horizons containing significant amounts of silt and clay and any other subsurface waters.
 - (C) The depth, bearing and capacity of seasonal and permanent aquifers.
 - (D) Underlying areas of buried vegetation.
- 4) Development Proposal. The site investigation report shall include the following information on the proposed development as applicable. The information will be shown on the maps described above or appropriately referenced.
- (A) Plans and profiles showing the position and height of each structure, paved area and area where cut and fill is required for the construction.

- (B) The percent and location of the surface of the site which will be covered by impermeable or semi-impermeable surfaces.
- (C) Points to preserve for public access.
- (D) a description of the impact of the development on any critical biological habitats.
- (E) A stabilization program for the development describing:
 - 1. how much of the site will be exposed during construction and what measures will be taken to reduce erosion.
 - 2. a revegetation program designed to return open areas to a stable condition as soon as possible following construction.
 - 3. the time of commencement of revegetation planting.
- (F) a description of safeguards that will be provided as part of the proposed development.
- (G) For a logging or farming operation, areas to be protected from vegetation loss or groundwater pollution shall be identified and means for protection described.
- 5) Special Review for Water Supply or Sewerage. If a well or an on-site sewage disposal system is planned, the proposed location shall be described and the following shall be determined:
 - (A) The maximum and minimum levels (seasonal extreme) in water table height.
 - (B) The expected water needs of the proposed development.
 - (C) The water supply capacity and the expected effect of the increased water consumption on the water table.
 - (D) Any detrimental contamination of the groundwater, lakes or marshes that may occur.
- 6) Conclusions in the Report.
 - (A) The site investigation report shall contain conclusions stating the following:
 - 1. How intended use of the land is compatible with the existing conditions.
 - 2. The existing or potential hazards found during the investigation.
 - 3. The manner for achieving compliance with applicable development criteria and standards.
 - (B) Recommended safeguards and mitigation for specific areas and hazards shall be specified.
 - (C) Conclusions shall be based on data included in the report and the sources of information and facts shall be referenced.

5.3060 5.3065. Site Investigation Report Review

The Community Development Director, Planning Commission or Board of Commissioners may want to have a technical site investigation report reviewed including the methods actually used to avoid hazards. The Community Development Director, Planning Commission or Board of Commissioners may request the owner or developed to pay for a portion or all of the review on behalf of the County.

5.3065 5.3070. Qualifications

The site investigation report shall be conducted by a registered engineering geologist. The Department of Community Development shall maintain a list of qualified geologists.

Board of Commissioners Clatsop County

WORK SESSION AGENDA ITEM SUMMARY

August 2, 2023

Topic: Housing Update
Presented By: Elissa Gertler, Housing Manager

**Informational
Summary:**

Since June, Clatsop County has had full-time staff focused on the issue of housing, one of the Board's key priorities. This update is to share with the Board the key activities that the Housing Manager has been working on, and to seek Board feedback on areas of interest or priority for further work.

Staff has divided the work into several key categories:

- Partnerships
- Policies
- Programs
- Projects
- Production
- People

Staff will discuss the work underway in each category.

Attachment List

- A. Clatsop County Housing Framework Slideshow



Clatsop County Housing Framework

Presented by
Elissa Gertler
Housing Manager

Date:
August 2, 2023





A Framework for Housing in Clatsop County

VALUES

- What values guide the county's housing focus?

OUTCOMES

- What results does the County want to see?

ACTIONS

- What is the County's role?
- What resources can the county provide?

2019
**CLATSOP
COUNTY
HOUSING
STRATEGIES**
SUMMARY
REPORT

County Levers, Resources, Tools



Partnerships



Regional Housing Task Force

Assistance to Cities

- Seaside Housing RFP
- Astoria DLCD requirements

Social Service Agencies

- Columbia Inn
- MAC Group
- Housing Data Sharing

Policies



Governor's Housing Production Advisory Council (HPAC)

Monitor State and Federal Housing Legislation



Programs



Housing Dashboard

Brownfields Assessment for Housing

- Copeland Commons
- Seaside HS

ARPA Predevelopment Funding

- Owens II
- CBH KFC?
- Copeland Commons ?

Projects



Affordable Housing Development Projects

Astoria

- Owens II (NOHA)
- Copeland Commons (IHI/Presbyterian Church)

Seaside

- High School Site
- Red Lion (CPCCCO)

Warrenton

Fort Pointe

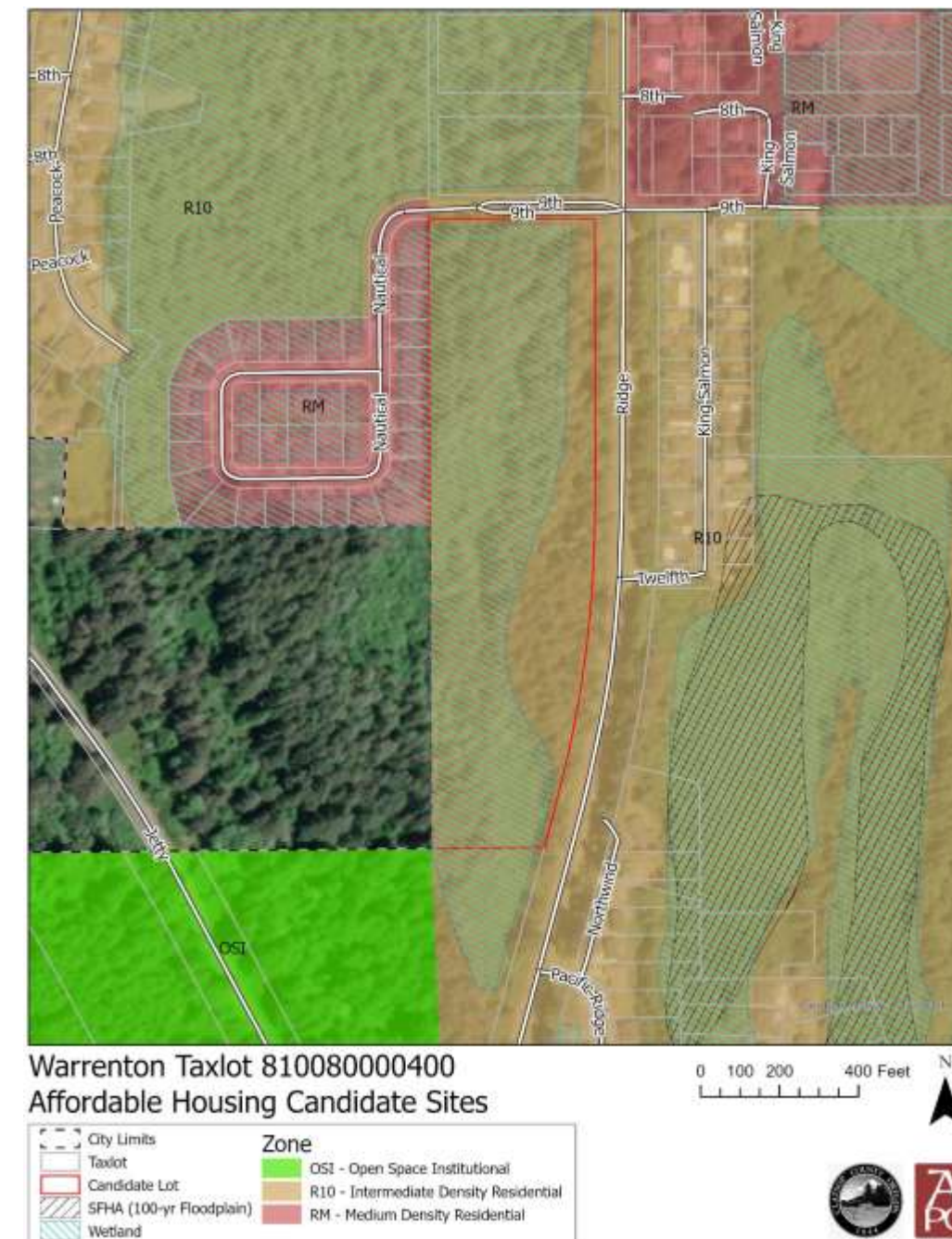


Production



County Land for Housing Production

- Suitability Evaluation Underway
- Identification of Possible Sites

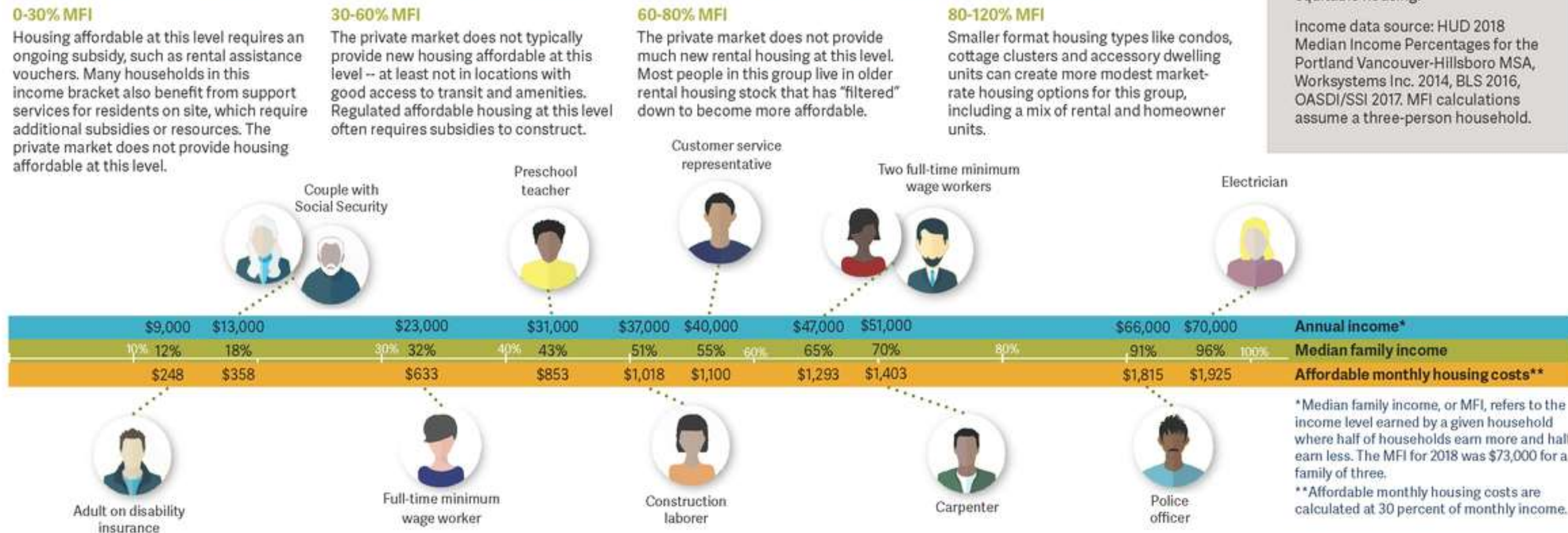




People

Regional affordable housing framework: Connecting equitable housing strategies to the needs of residents

What does the housing market currently provide? The private market typically provides new housing for households above 80 percent of median family income; public subsidies tend to be targeted at households earning less than 60 percent.



Strategies: Regional partners are working with a variety of tools to serve families at different income levels.

Increase and optimize resources (helps families with 0-60% MFI)

Increase funding flexibility and pursue coordinated investment strategies to expand the region's supply of regulated affordable housing with tools such as:

- tax increment financing
- revolving loan funds
- donation of public/surplus land
- housing trust funds
- rental assistance vouchers
- dedicated public funding
- transit-oriented development grants.

Mitigate displacement (helps families with 0-80% MFI)

Support public and nonprofit partners to prevent rent increases and evictions that may accompany property improvements and infrastructure investments with tools such as:

- public/nonprofit acquisition/rehabilitation
- real estate investment trusts
- rental rehabilitation grants
- tenant protections (e.g. notifications for no-cause evictions, rent stabilization)
- short-term rental or utility assistance.

Leverage growth for affordability (helps families with 30-80% MFI)

Encourage for-profit developers to include some income-restricted units in market-rate projects or to pay into a fund for affordable housing with tools such as:

- tax exemptions
- density bonuses
- fast-tracked permitting
- linkage fees
- inclusionary zoning.

Increase and diversify market-rate housing (helps families with 60-120% MFI)

Eliminate regulatory barriers, deliver education, and create incentives for transit oriented development, missing middle housing and accessory dwelling units using tools such as:

- zoning/building code changes
- developer/homeowner education
- fast-tracked permitting
- innovative financing for accessory dwelling units
- scaled or waived system development charges
- reduced parking requirements
- vertical housing tax credits
- transit-oriented development grants.

Stabilize homeowners and expand access to homeownership (helps families with 60-120% MFI)

Pursue strategies that bridge the homeownership gap for lower income groups and communities of color and create stability for homeowners with diminishing or fixed incomes with tools such as:

- foreclosure prevention
- weatherization assistance
- community land trusts
- limited equity cooperatives and shared appreciation mortgages
- accessory dwelling unit financing tools
- down payment assistance.



Potential

Additional Capacity To Identify

- New Resources
- New Partnerships
- New Housing





QUESTIONS?

Presented by
Elissa Gertler
Housing Manager

Date:
August 2, 2023