WARRENTON
HOUSING NEEDS ANALYSIS
& COUNTY HOUSING STUDY
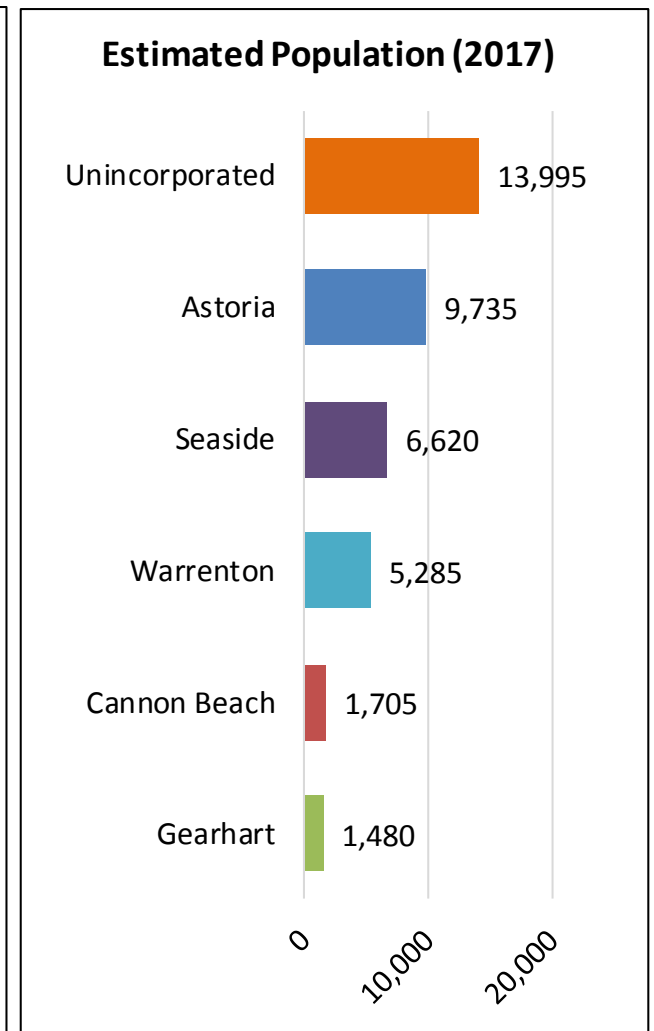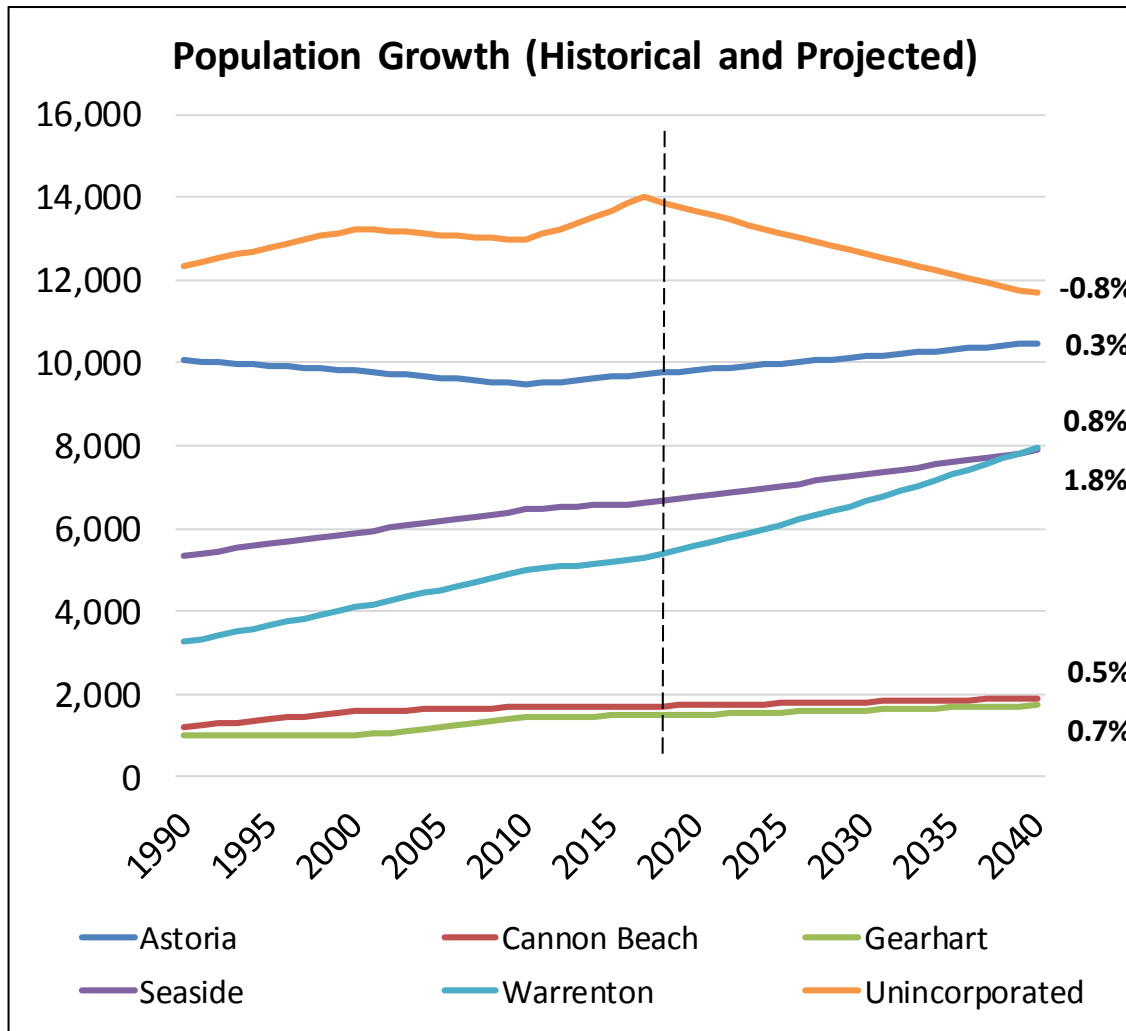
JOHNSON ECONOMICS

APG

Clatsop County Housing Study

- Coalition of County and Cities

- Assess current & future housing inventory and needs

- Assess available residential land

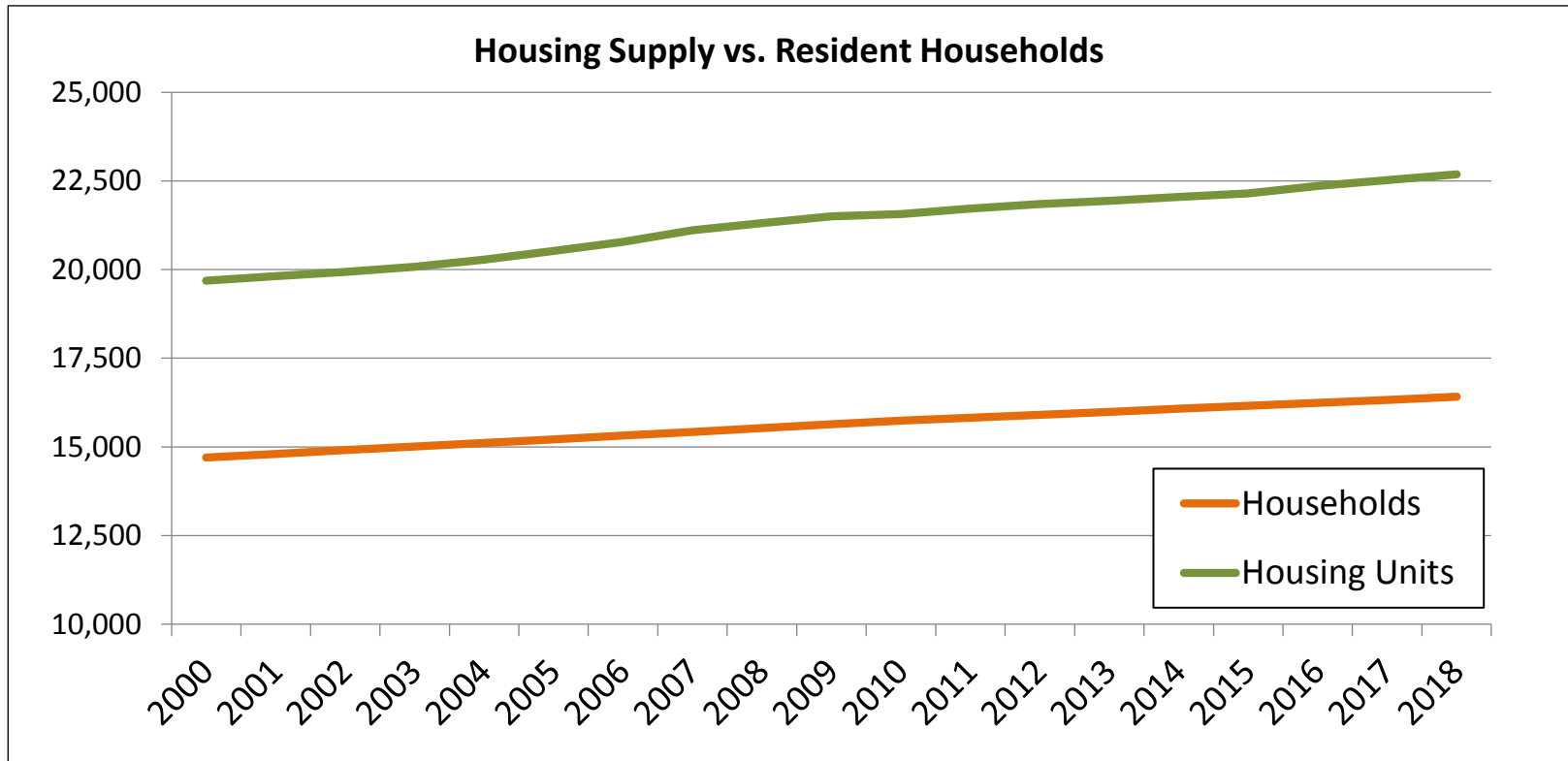- Identify major issues/gaps

- Strategies and recommendations

Warrenton Housing Needs Analysis

- Meet Goal 10 requirements

- Adoption-ready Comp Plan documents

POPULATION GROWTH

Population Growth (Historical and Projected)

Legend: Astoria, Cannon Beach, Gearhart, Seaside, Warrenton, Unincorporated

Growth rate labels: -0.8%, 0.3%, 0.8%, 1.8%, 0.5%, 0.7%

Estimated Population (2017)

Area	Population
Unincorporated	13,995
Astoria	9,735
Seaside	6,620
Warrenton	5,285
Cannon Beach	1,705
Gearhart	1,480

Source: US Census, PSU Population Research Center
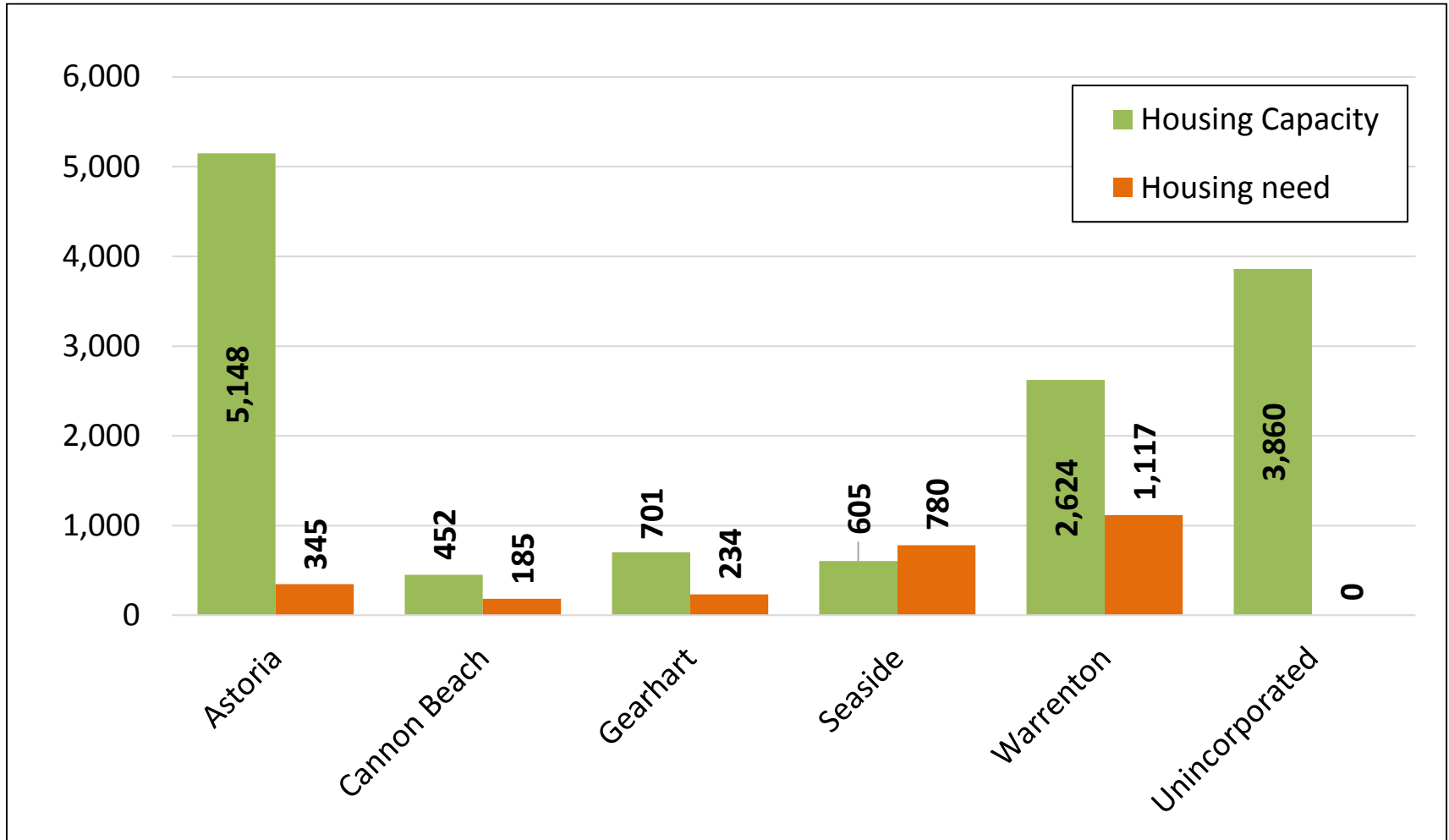
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HOUSING SUPPLY VS. NEED (COUNTY)

Housing Supply vs. Resident Households

- Since 2000: 1,700 households / 3,000 units

- 1.4 housing units for each household

- Ample 20-Year land supply (countywide)

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RESIDENTIAL LANDS ANALYSIS

Land Capacity vs. Projected Need

OVERVIEW OF COUNTY STUDY FINDINGS

OVERVIEW OF GENERAL FINDINGS

1) **Housing Supply is Not All Serving Local Residents**

- Technically, there seems to be a sufficient supply of land and number of housing units. However, much of this supply serves the second-home and short-term rental market, leaving insufficient supply for year-round residents to both purchase or rent.

OVERVIEW OF GENERAL FINDINGS

2) Add the Right Types of Supply

- Home-buying opportunities at affordable price points, and more multi-family rental housing.
- "Missing middle" housing types such as townhomes, cottage clusters, and medium-density housing can help to meeting the needs of first-time homebuyers.
- Multi-family rental housing development to serve the local service, tourism, and other working-class sectors.
- Location outside of most-desirable vacation areas.

OVERVIEW OF GENERAL FINDINGS

3) Control Commercial Use of Residential Land

- Non-residential uses of housing units should be monitored and/or controlled to the extent possible. Pure commercial uses may not be appropriate in residential zones.

- This does not necessarily include second homes, which may be vacant for much of the year, but are not being used as a commercial venture.

OVERVIEW OF GENERAL FINDINGS

4) Use Available Residential Land Efficiently

- Encourage middle- and high-density residential zones to be used for housing at these densities, and not be built out with low-density housing that don't meet the intention of the zones.

- Efficient use encourages housing types that may more naturally serve the local residents, including "missing middle" types and multi-family rental housing.

OVERVIEW OF GENERAL FINDINGS

5) Focus on Workforce Housing

- Focus on the needs of the county's current and future workforce (at all income levels.)

- Continue to support subsidized housing through existing programs and institutions.

- Filtering allows older housing to become available to lower income residents as well. Naturally occurring affordable housing.

HOUSING STRATEGIES

- Land Supply

- Policy and Code

- Incentives for Development

- Funding Tools & Uses

- Regional Collaboration & Capacity Building

GOAL 10 HOUSING NEEDS ANALYSIS
CITY OF WARRENTON

RECENT DEMOGRAPHIC TRENDS (WARRENTON)

	2000	2018	Change
Population	4,160	5,420	+1,250 (30%)
Households	1,650	1,990	+340 (21%)
Hsg. Units	1,800	2,460	+660 (37%)

- Growing household size (2.5 to 2.6)

- More family households (68%), fewer seniors

- Housing vacancy 19% = vacation properties

Source: US Census, PSU Population Research Center

Projected 20-Year Growth (Warrenton)

	2018	2039	Change
Population	5,420	7,880	+2,460 (45%)
Households	1,990	2,890	+900 (45%)
Hsg. Units	2,460	3,570	+1,110 (45%)

- Group housing population: 330

- Vacation properties: 500+, 14%

- Market vacancy rate: 5%

Source: US Census, PSU Population Research Center

BUILDABLE RESIDENTIAL LAND INVENTORY METHODOLOGY

1. Identify environmental constraints

2. Classify parcels by development status

3. Estimate developable residential lands

4. Calculate housing unit capacity

5. Integrate inventories from Astoria, Seaside

BUILDABLE RESIDENTIAL LAND INVENTORY

Jurisdiction and Zone	Density (units/ net acre)	Unconstrained Acres					Housing Unit Capacity				
		Difficult to Serve	Partially Vacant	Vacant	Total	Share of Total	Difficult to Serve	Partially Vacant	Vacant	Total	Share of Total
R40 - Low Density Residential	4	3	41	62	107	25%	8	121	167	296	11%
R10 - Intermediate Density Resid.	4	0	7	83	91	22%	1	18	202	221	9%
RGM - R-10 Growth Mgmt Zone	4	--	10	40	50	12%		29	102	131	5%
RM - Medium Density Residential	10	10	10	41	61	14%	61	68	272	401	15%
RH - High Density Residential	18	--	2	119	121	28%		26	1,549	1,575	60%
Total		13	71	344	429		70	262	2,292	2,624	

BUILDABLE RESIDENTIAL LAND INVENTORY
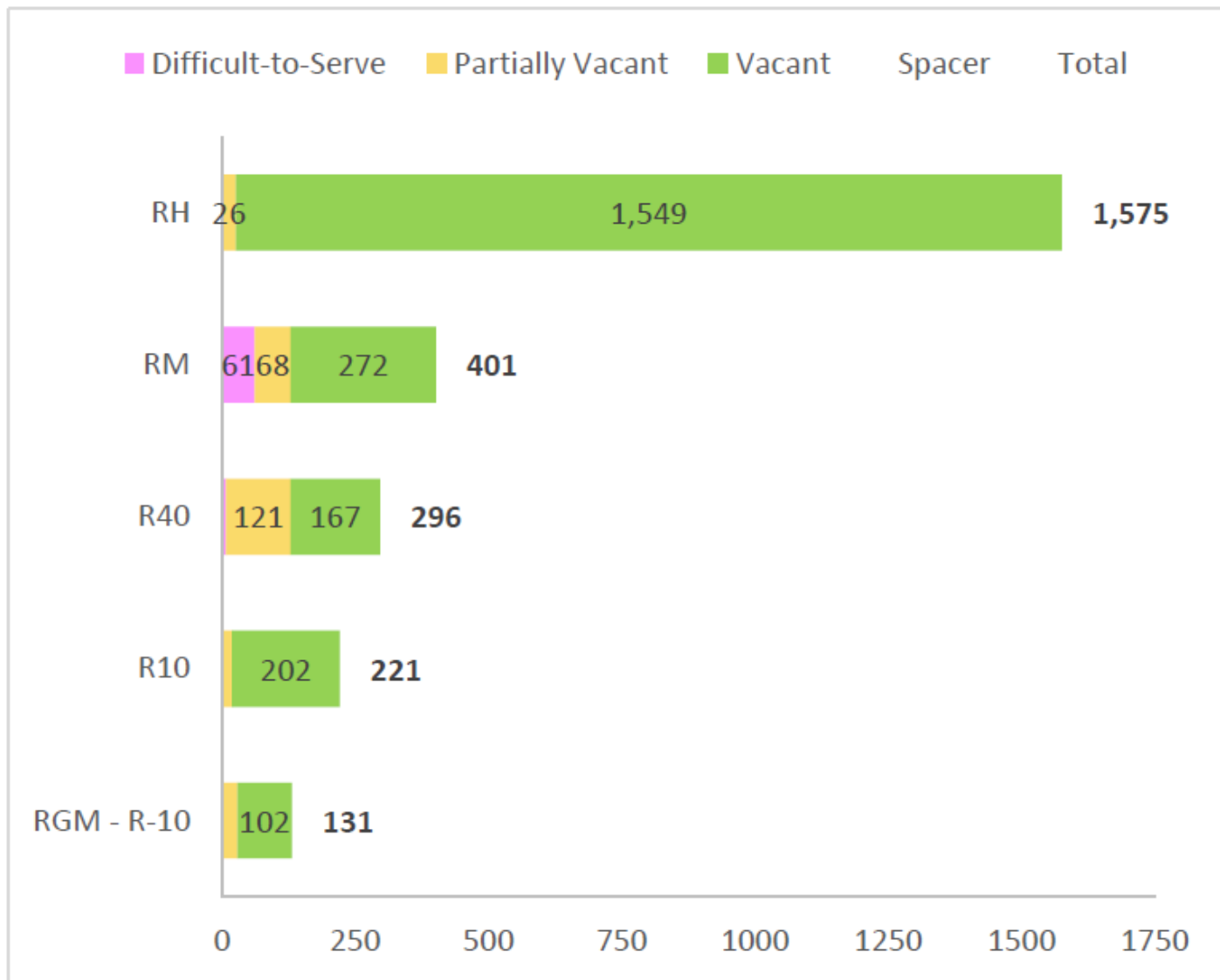
COMPARISON OF 20-YEAR NEED TO LAND SUPPLY

LAND INVENTORY VS. LAND NEED	Unit Type			TOTAL
	Single Family Detached	Medium-Density Attached	Multi-Family	
Buildable Land Inventory (Acres):	248	61	121	430
Estimated Land Need (Acres):	237	13	2	252
Land Surplus (Inventory - Need:)	*11*	*48*	*119*	*178*

Preliminary Housing Strategies
City of Warrenton

LAND SUPPLY STRATEGIES

1) Site-specific studies of constraints

2) Ensure higher-density land is preserved

3) Consider opportunities to rezone commercial land

4) Research UGB land swap(s)

POLICY AND CODE STRATEGIES

1) Adopt supportive Comp Plan policies

2) Incentivize affordable and workforce housing

3) Facilitate "missing middle" housing types

4) Support high-density housing in commercial zones

5) Right-size minimum off-street parking requirements

6) Promote Accessory Dwelling Units

7) Encourage cottage cluster housing

INCENTIVES

1) System development charge and/or fee waivers or deferrals

2) Tax exemptions and abatement programs

FUNDING

1) Construction excise tax

2) Tax Increment Financing (Urban Renewal)

HOUSING APPROACHES & PROGRAMS

1) Public/Private Partnerships

2) Use surplus public lands/ land acquisition

3) Community land trust

4) Regional collaboration and capacity building

WARRENTON
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POLICY AND CODE STRATEGIES

1) Update Comprehensive Plan policies

	Policy Amendment	Currently Covered?	Purpose	Recommendation
1	Affirms Fair Housing goals	No	Acknowledge that policies meet Fair Housing requirements	Update Comp Plan
2	Supports mixed use development	No	Language to explicitly support new housing types	Update Comp Plan
3	References Accessory Dwelling Units	Yes	Acknowledge intent to meet new state rules on allow ADUs	No change
4	Supports flexible zoning	No	Language to support flexible residential zoning that allows a range of types	Update Comp Plan
5	Addresses land supply goals	No	Acknowledge goal to maintain sufficient buildable land and periodically update the inventory	Update Comp Plan
6	Supports manufactured homes	No	Acknowledge state rules on allowing manufactured homes in residential zones	Update Comp Plan

POLICY AND CODE STRATEGIES

2)   Potential Code Strategies

	Code Provision	Recommendation	Purpose
1	Housing Types Allowed	Allow ADUs outright in all zones where currently allowed	Remove conditional use barriers, streamline process
		Allow triplexes in R-M	Encourage more units; and more affordable housing types
		Do not allow SFD in R-H	Ensure the higher density zone is not used for low density development

	Code Provision	Recommendation	Purpose
2	Density/ Minimum Lot Size/ Building Height	Reduce minimum lot sizes for SFD in R-10 and R-M	Encourage more units; and more affordable housing types
		Reduce minimum lot sizes for duplexes in R-M	Encourage more units; and more affordable housing types
		Reduce minimum lot sizes for triplexes in R-H, C-MU	Encourage more units; and more affordable housing types

POLICY AND CODE STRATEGIES

2)   Potential Code Strategies

	Code Provision	Recommendation	Purpose
3	Accessory Dwelling Units	Increase minimum allowed size	Increase attractiveness of developing ADU's and functionality of the units
		Consider changing owner occupancy requirement	Allow for additional rental units to be supplied
		Ensure clear, objective standards	Create certainty and rules for building ADU's, and ensure they meet community goals

	Code Provision	Recommendation	Purpose
4	Cottage Cluster Housing	Allow, and create specific standards	Encourage more units; and more affordable housing types

POLICY AND CODE STRATEGIES
2)   Potential Code Strategies

	Code Provision	Recommendation	Purpose
5	Off-Street Parking Requirements	No change recommended	

	Code Provision	Recommendation	Purpose
6	Short-Term Rental (STR) Rules	Consider using service to track and identify unregistered STR	Quantify scale of STR usage; maximize lodging tax; penalize abuse
		Consider owner-occupancy standard	Ensure the properties are not used soley for short-term rental
		Consider limits on number of STR	Control amount of housing used for STR (Cannon Beach, Gearhart)
		Consider limits on number of days per year a unit may be rented	Control amount of housing used for STR (Portland)
		Consider limits on geography of STR	Control amount of housing used for STR; limit in some neighborhoods (Astoria)