

May 17, 2022

To: Yachats Planning Commission

From: Jacqueline Danos

Re: Update on HNA & HPS Grants

The first meeting of the Project management Team included the following participants from Yachats:

- The following people from Yachats Project Management Team have responded as to date and time availability and have been invited:
  - Council Member, Mary Ellen O'Shaughnessy
  - Kathryn Guenther, Yachats City Planner
  - Jacqueline Danos, Planning Commissioner
  
- Next meeting of the Project Management Team is scheduled for May 25, 2022. Invitations were sent to:
  - Council Member, Mary Ellen O'Shaughnessy
  - Heidi Lambert, Yachats City Manager
  - Kathryn Guenther, Yachats City Planner
  - Jacqueline Danos, Planning Commissioner
  - John Theilacker, Planning Commissioner

The purpose of this upcoming meeting will be to review the draft Housing Needs Projection. We will be joined by FCS Group ( <https://fcsgroup.com/profile/>) the contractor handling the Housing Needs section of the grant.

At the first meeting a preliminary map of the Buildable Lands Inventory was reviewed. Katherine Guenther, Yachats City Planner, said she was impressed by the work generated thus far and would add notes on specific properties to the online inventory map.

Attached are the meeting notes that Cascadia Partners sent as well as a PDF of a PowerPoint presentation Yachats can use as part of the Citizen Engagement plan. My recommendation is for the Project Management Team to reach out to local organizations so we can use this presentation as the first step in answering any questions the community has about what these grants are and why Yachats is undertaking the work.



## MEETING NOTES

MEETING: **Yachats PMT Meeting 1**

PROJECT: Yachats HNA

DATE: 04/22/22

ATTENDEES: Rachel Cotton, Jamin Kimmell, Katherine Guenther, Mary Ellen O'Shaughnessey, Hul Rodomsky, Jacqueline Danos

Discussion & Agreements	Action Item(s)
<p><b>Draft Buildable Land Inventory</b></p> <ul style="list-style-type: none"> <li>• Cascadia Partners (CP) presented the methodology of the BLI</li> <li>• Jacqueline question: Were there many lots that fit the partially vacant? Rachel responded that yes there are a significant number of lots over ½ acre with land left to subdivide.</li> <li>• CP presented the key findings of the BLI in terms of buildable acres and housing units and reviewed BLI maps.</li> <li>• The group discussed several specific areas and topics pertaining to the BLI:               <ul style="list-style-type: none"> <li>○ Fire district lot on north side of town: some boundary changes recent; staff will follow up with info via map comments</li> <li>○ Staff suggested that areas considered not buildable due to steep slopes have been built on and perhaps the threshold of 25% slope is too low. CP responded that there are advantages to classifying those areas as unbuildable in this analysis because they are less practical and economical to build in many cases.</li> <li>○ Single-family houses in multi-family and commercial zones - staff commented that many have been built and have made it difficult to build multi-family with remaining lots. CP suggested considering minimum density standards or other zoning changes to address the issue.</li> <li>○ The minimum lot areas required in multi-family zones may be too high to allow dense infill development.</li> <li>○ Larger 30 acre parcel off Yachats River Road in SE part of city - there was a proposal to build about 22 homes at one point but never materialized. Difficult to serve with water.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> City: Review draft BLI webmap and add comments (City)</li> <li><input type="checkbox"/> CP: Continue to refine BLI map for final version</li> </ul>

<ul style="list-style-type: none"> <li>▫ Parcel off Crestview Road: also difficult to serve, but development had been proposed. A portion is outside the UGB.</li> </ul>	
<p><b>Engagement Updates</b></p> <ul style="list-style-type: none"> <li>● Rachel presented that CP has prepared a Housing Needs Analysis 101 slide presentation. City staff can use this slide deck to present information about the project to the public.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> City: Review slide deck and reach out to CP with any questions on how to use it or requests for additional materials for community engagement.</li> </ul>
<p><b>Next Steps</b></p> <ul style="list-style-type: none"> <li>● Rachel reviewed the project schedule moving forward.</li> <li>● Jacqueline asked if the housing need projections will be informed by interviews or feedback with local residents and business owners. CP responded that it is primarily based on quantitative data but can be supplemented by this qualitative feedback.</li> <li>● The team identified the need to come up with a plan to collect additional feedback beyond what will be collected during the community meeting.</li> <li>● The next PMT meeting will occur in late May. The draft housing needs projections will be reviewed at that time.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Identify ways to collect additional input from the community (CP and City)</li> <li><input type="checkbox"/> Prepare draft Housing Needs Projection (CP and FCS Group)</li> <li><input type="checkbox"/> CP: Schedule PMT #2</li> </ul>



# **Housing Needs Analysis 101**

For the City of Yachats

## What are Yachats' Housing Needs?

No matter if you are a renter or looking to own, housing in Oregon is becoming less affordable, available, and attainable. Currently, there are limited housing options to meet the needs for both existing and future residents of Yachats, and there is no established roadmap for understanding and determining the types of housing that are most needed, and to what degree.

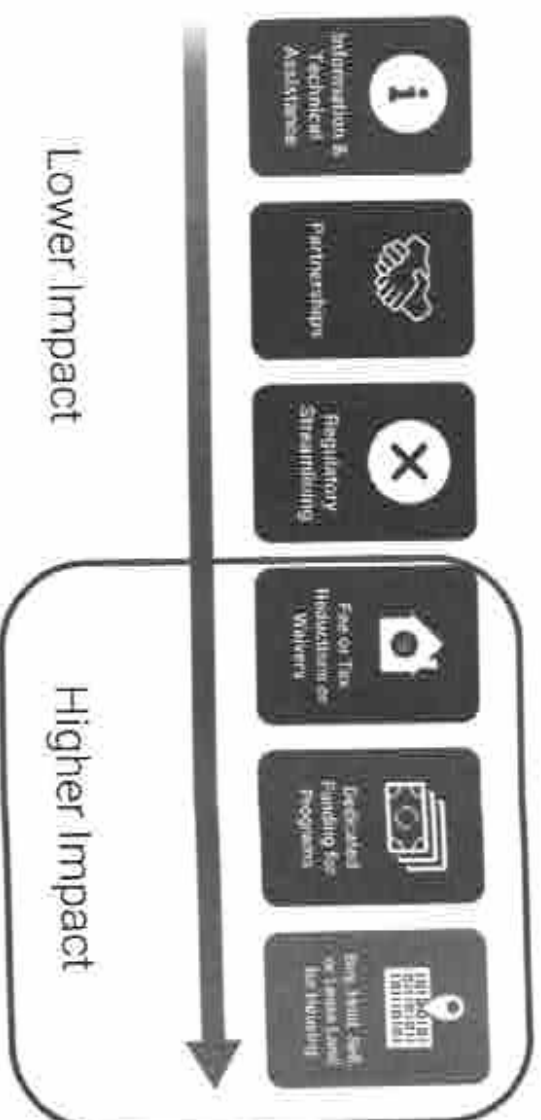
Luckily, the City of Yachats has been awarded funding through the State of Oregon to tackle this problem by (1) evaluating the cities' housing needs and (2) identifying actions and solutions to address those housing needs.

This process is called a Housing Needs Analysis (HNA).



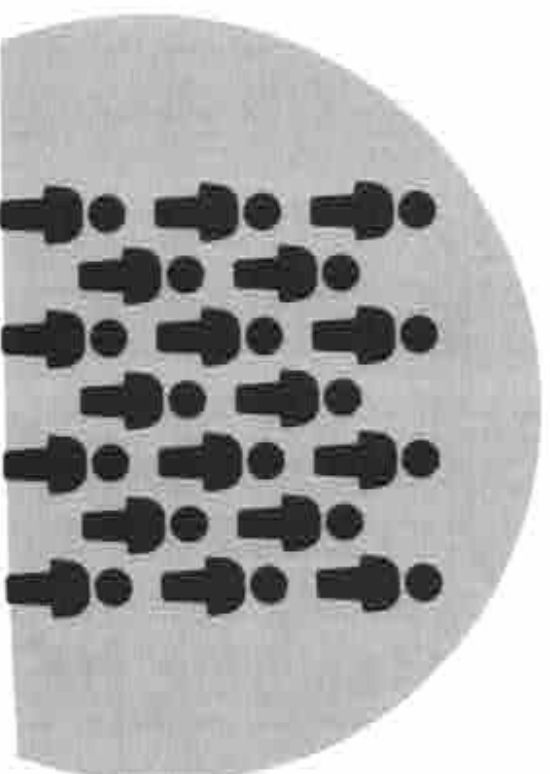
## What is a Housing Needs Analysis (HNA)?

A Housing Needs Analysis (HNA) is a study of a city's existing and future housing needs. The HNA is used to determine if the city has enough land zoned for housing to meet projected needs over 20 years. It also helps a city determine if more land is needed for specific type(s) of housing, such as apartments or single-family detached houses. Further, the findings of an HNA help the city to identify actions and solutions to facilitate development of the housing that is needed, such as zoning changes or incentive programs.



## Which jurisdictions are required to conduct a Housing Needs Analysis?

- **HB 2003 requires cities in Oregon with a population greater than 10,000 to analyze what housing is needed for current and future residents and update a local Housing Needs Analysis (HNA) every six to eight years.**
- The bill also requires each city to adopt a housing production strategy within a year of completing the analysis.
- The strategy must list specific actions the city will take to promote the development of all identified housing needs – such as revising regulations or providing financial incentives.



**Pop. = 10k+**

Why is Yachats creating these plans if they are not required by the state?

- Though the City of Yachats is not required by the state to produce a Housing Needs Analysis or a Housing Production Strategy, the city was awarded a technical assistance grant through the Department of Land Conservation and Development (DLCD) to produce its first Housing Needs Analysis.
- The goals of this project include developing an updated understanding of what housing is needed for current and future residents and recommending a set of actions for the cities to take to promote the development of all identified housing needs.



**OREGON**  
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**TECHNICAL  
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