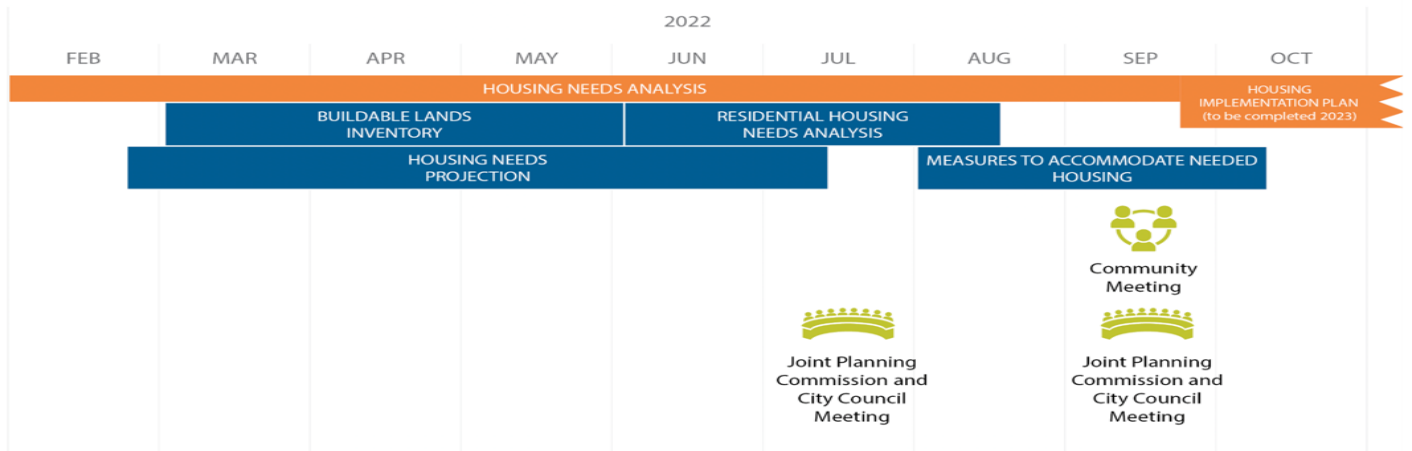


## Planning Commission – Housing Grants Update

By: Jacqueline Danos

Last month I shared with you this project timeline:



We have now had the first Joint Meeting of the City Council and Planning Commission where Cascadia Partners presented the Draft Housing Needs Assessment (HNA) There were twenty-two participants, thank you all for joining us.

The City has posted the Housing Needs Assessment presentation. You can find the video under the agenda section of the website for both the Planning & City Council July 25th meeting. For the audio/visual presentation click on the small "TV" icon, for audio only the regular icon has that. These are large files so they take a bit of time to load. Here is a link for the Housing meeting: <https://yachatsoregon.org/AgendaCenter>

I hope this helps you to locate these materials easily. Please take the time to review them. For example, some of the interesting findings from this work taken from the Draft report:

- Yachats is home to an estimated 1,010 people and 509 jobs. Over 9 in 10 jobs in Yachats are filled by workers living outside of the city. Just over half of the workers employed in Yachats commute less than 10 miles to their job. Another 30% of workers commute between 10 and 50 miles while the remaining 20% commute greater than 50 miles
- Like many rural communities across the U.S., an increasing share of Lincoln County and Yachats households are experiencing economic hardship as the cost of living rises faster than income levels.

In recognition of the short comings associated with federal poverty statistics, the United Way now provides a new measure of economically distressed households struggling in each county in a state. This effort provides a framework, to measure households that do not earn enough to afford basic necessities, with a population segment called ALICE (Asset Limited, Income Constrained, Employed). The ALICE methodology takes into account the total cost of household essentials – housing, childcare,

food, transportation, technology, and health care, plus taxes and a 10 percent contingency. ALICE data are calculated separately for each county, and for six different household types. For more information, please check out: <https://www.unitedforalice.org/methodology>

As of year 2018, 43.3% of the households in Yachats were either living in poverty or classified in the ALICE category, which is slightly above the state average of 42.6%. In light of the most recent recession that occurred during the first quarter of 2020 and the significant increase in housing costs that followed, the share of households living in poverty and in the ALICE category has likely increased.

- Local housing inventory and tenancy patterns shed light on housing conditions and market demand preferences. In 2020, there were 783 housing units in the City of Yachats of which 330 units were classified as occupied and 453 units were considered as seasonal housing, vacant or for-sale.

Owner-occupied housing represents 55% of the local occupied housing inventory, while renter-occupied units account for the other 45% of the occupied housing inventory

Like most cities in Oregon, single-family detached housing is the most prevalent housing type representing 81% of the local housing stock. The remaining housing inventory in Yachats includes multifamily (8%), townhomes and plexes (7%), and mobile homes (4%)

There will be another joint meeting/presentation of the Housing Needs Assessment in September along with a public in-person community workshop. The information gathered from this Housing Needs Assessment (HNA) and the accompanying Buildable Lands Inventory (BLI) will be used to influence the next phase of the grant process which will be to develop and outline ways in which Yachats can absorb the increases in population that it is currently experiencing along with what the future will bring us.

The most effective way to handle urban growth because growth comes whether a community invites it or not, is to plan for the growth. Put in place mechanisms such as an updated Comprehensive Plan and supporting municipal code, as well as possible alterations to zoning and development criteria which align with the long-term views of the community. These decisions need the input and support of the entire community which is why it so important for everyone to participate as best as they can and help Yachats' City Council, Planning Commission as we embark on the next chapter of our beautiful coastal community.