



MEMORANDUM

TO: Katherine Guenther, City Planner, City of Yachats;
Heide Lambert, City Manager, City of Yachats;
Jacqueline Danos, Yachats Planning Commissioner

FROM: Rachel Cotton, Senior Associate at Cascadia
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DATE: August 15, 2022

PROJECT: Yachats' Housing Needs Analysis

SUBJECT: *Residential Land Needs Analysis*

This memorandum summarizes the 2022 Residential Land Needs Analysis (RLNA) results and methodology for the City of Yachats' Urban Growth Boundary (UGB). This analysis uses findings from Yachats' buildable land inventory (land supply analysis) and Yachats' 20-year housing needs projection (housing demand analysis) to conclude whether Yachats has enough buildable land to accommodate its housing needs for the 20-year period between 2022 and 2042.

The results of the RLNA will inform recommended measures and strategies for the City to address its housing needs. These measures and strategies will be identified in the final Housing Needs Analysis (HNA) report.

Summary of Residential Land Needs Analysis

Yachats has enough land to accommodate population growth over the next 20 years and satisfy the need to develop various housing types according to current demographic trends and maximum zone densities.

According to the 20-year housing needs projection, Yachats will need an additional 271 units to accommodate the city's growth in the next 20 years. The buildable land inventory identified 79.7 acres of buildable vacant and partially vacant land in Yachats. It is estimated that 326 housing units could be developed on these buildable lands, exceeding the projected need for 271 units.

Evaluating housing capacity by housing type, however, highlights a potential deficit of land for townhomes/plexes and multi-family housing. As indicated in Table 1, there is a projected deficit of 23 townhome/plex units and a deficit of 4 multi-family units. Although townhomes/plexes and multi-family housing types are allowed in most zones, very few have been built in Yachats since 2000. If these development trends continue it is likely that the residential land supply will be used predominantly for single-family detached housing and result in a shortage of land available for townhomes/plexes, and multi-family housing.

Table 1. 20-year Housing Need vs Estimated Unit Capacity by Housing Type, City of Yachats UGB, 2022

<i>Housing Type</i>	<i>20-Year Need</i>	<i>Estimated Capacity</i>	<i>Surplus/(Deficit) (Capacity – Need)</i>
Single Family Detached	190	251	61
Townhomes/Plexes	38	15	(-23)
Multi-Family (5+ units)	32	28	(-4)
Manufactured Homes	11	32	21
Total	294	326	55

There are several strategies and measures available to the City to address this deficit. Some of these strategies include:

- **Rezone an area of the R-1 zone** to one of the city’s higher density residential zones that allow townhomes/plexes and multi-family housing, such as R-3 or R-4
- **Prohibit single-family detached housing** in one or more of the city’s higher density residential and commercial zones, such as R-3, R-4, and C. This would preserve buildable land in these zones for townhomes/plexes and multi-family housing.
- **Establish a minimum density** standard in higher density residential and commercial zones which would encourage townhomes/plexes and multi-family units and discourage lower density single-family housing.
- **Reduce minimum lot size** standards in one or more of the city’s higher density residential and commercial zones in order to use land more efficiently and increase the capacity for townhomes/plexes and multi-family housing in those zones.

These strategies and other approaches will be evaluated in more detail in the draft HNA report.

Methodology

To assess Yachats' supply of residential land, this analysis pulls findings from both the previously completed buildable land inventory and the housing needs projection. The analysis also uses data on historical residential development patterns and zoning standards to make projections about the mix of housing types that are projected to be developed in each zone.

Buildable Land Inventory Findings

The buildable land inventory indicates that Yachats has 79 acres of unconstrained vacant and partially vacant residential land across all zones that allow residential uses. Table 2 summarizes the buildable land inventory by zone district.

Table 2. Buildable Land Inventory, City of Yachats UGB, 2022

<i>Plan Designation or Zone District</i>	<i>Gross Acres</i>	<i>Constrained Acres</i>	<i>Vacant Acres</i>	<i>Partially Vacant Acres</i>	<i>Net Buildable Acres</i>
<i>Commercial</i>	20.7	2.5	2.2	0.2	2.4
<i>R-1 - Single Family Residential</i>	271.1	145.8	41.2	7.2	48.4
<i>R-2 - Single Family & Duplex</i>	33.3	9.1	1.8	1.4	4.8
<i>R-3 - Single, Duplex, Multi-Family</i>	60.8	28.7	9.6	2.9	12.5
<i>R-4 - Single, Duplex, Multi-Family & Motel</i>	55.2	14.6	2.9	7.2	11.5
TOTAL	441.0	200.7	57.7	18.8	79.7

Housing Needs Projection Findings

The housing needs projection concludes that Yachats will need 271 additional housing units in the next 20 years to accommodate its population growth. The housing type distribution of these units was based on Yachats' existing housing type distribution, demographic and housing factors detailed in the housing needs projection memorandum, and direction received from the Yachats City Council and Planning Commission stating that the city anticipates that housing need will include an increased share of multiple-unit housing over the next 20 years.

The housing needs projection includes an allowance for seasonal, vacant, and for-sale housing based on the city's current vacancy rate of 58 percent. Table 3 is based on data included in the housing needs projection memorandum and depicts the breakdown of projected housing need by housing type.

Table 3. Housing Need Projection by Housing Type,
City of Yachats UGB, 2022 – 2042

<i>Housing Type</i>	<i>Existing Distribution</i>	<i>Projected Distribution</i>	<i>Projected 20-Year Need (Units)</i>
<i>Single Family Detached</i>	81%	70%	190
<i>Townhomes/Plexes</i>	7%	14%	38
<i>Multi-Family (5+ Units)</i>	8%	12%	32
<i>Manufactured Homes</i>	4%	4%	11
<i>Total</i>	<i>100%</i>	<i>100%</i>	<i>271</i>

Residential Land Needs Analysis Methodology

Findings from the buildable land inventory and housing needs projection alone can conclude that Yachats has more than enough land to accommodate future housing need. The RLNA is seeking to further confirm that Yachats' sufficient buildable land and estimated unit capacity can satisfy future housing need by housing type. To do so, this analysis assumes a projected housing mix of estimated capacity by zone based on historical development trends and existing code allowances.

HISTORICAL DEVELOPMENT PATTERNS

According to county assessor data, depicted in Table 4 and reflecting development trends since 2000, 282 new dwelling units have been constructed and/or installed since 2000.

- Just over half of these units (144 total) were built in the R-1 zone, and slightly less than one quarter (64 total) were built in the R-4 zone.
- 82% of housing built in Yachats since 2000 has been single family detached housing, 2% has been townhouse or plex housing, 7% has been multi-family housing, and 9% has been manufactured housing.

These development patterns indicate that property owners and developers primarily pursued the construction or installation of single-family homes and manufactured homes on individual lots, with a few townhouses and plexes developed in the Commercial zone. The Fistera Gardens project in the R-3 zone is the only multi-family project that has been developed in Yachats since 2000.

Table 4. Housing Built by Housing Type and Zone, 2000 - 2022, City of Yachats UGB

	C	R-1	R-2	R-3	R-4
Number of Units					
Single Family Detached	12	131	20	5	64
Townhouses/Plex	6	0	0	0	0
Multi-Family (5+ Units)	0	0	0	19	0
Manufactured Homes	2	13	6	4	0
Total	20	144	26	28	64
Percent of Total Units					
Single Family Detached	60%	91%	77%	18%	100%
Townhouses/Plex	30%	0%	0%	0%	0%
Multi-Family (5+ Units)	0%	0%	0%	68%	0%
Manufactured Homes	10%	9%	23%	14%	0%
Total	7%	51%	9%	10%	23%

Source: Lincoln County Assessor Data

PROJECTED HOUSING MIX AND DENSITY

A projected mix of housing types in each zone was estimated using development trends in Yachats since the year 2000 detailed in Table 4 as well as the overall mix of housing in the city. A baseline estimate of at least 60% single family detached housing was projected for each zone, with a higher percentage of other housing types projected in zones that allow higher density housing. The share of multi-family development in the R-3 zone detailed in Table 4 was treated as an outlier case rather than a trend.

Given the projections included as Table 5, there is a potential deficit of land for townhomes/plexes and multi-family housing in Yachats. There are several strategies and measures available to the City to address this deficit. These strategies and measures will be evaluated in more detail in the draft HNA report.

Table 5. Projected Housing Mix and Capacity by Zone, City of Yachats UGB

	<i>C</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>
<i>Projected Mix (% of Units)</i>					
Single-Family Detached	60%	90%	80%	60%	60%
Townhouses/Plex	10%	0%	10%	10%	10%
Multi-Family (5+ Units)	20%	0%	0%	20%	20%
Manufactured Homes	10%	10%	10%	10%	10%
<i>Projected Density (u/ac)</i>					
Single-Family Detached	4.4	3.5	4.4	4.4	4.4
Townhouses/Plex	8.7	--	7.0	7.0	7.0
Multi-Family (5+ Units)	10.5	--	--	8.5	8.9
Manufactured Homes	4.4	3.5	4.4	4.4	4.4
<i>Overall Average Density</i>	6.0	3.5	4.6	5.5	5.5
<i>Buildable Acres</i>	2.4	48.4	4.8	12.5	11.5
<i>Total Unit Capacity</i>	4	169	22	68	63
<i>Total Unit Capacity by Type</i>					
Single-Family Detached	2	152	18	41	38
Townhouses/Plex	0	0	2	7	6
Multi-Family (5+ Units)	1	0	0	14	13
Manufactured Homes	0	17	2	7	6