

**City of Rainier
Housing Committee Meeting
October 10, 2022
6 p.m.
Rainier City Hall**

Chair Paul Langner called the meeting to order at 6 p.m.

Committee Members Present: Connie Budge, Terry Deaton, Jeremy Howell, Randall Johnstun, Paul Langner and Paul Rice

Committee Members Absent: Mike Avent

City Staff Present: W. Scott Jorgensen, City Administrator; Sue Lawrence, Public Works Director; Skip Urling, City Planner

Flag Salute

Visitor Comments: There were no visitor comments at this time.

New Business

- a. Possible Urban Growth Boundary Land Swap—Chair Paul Langner said that the Planning Commission has been talking about swapping some of the land within the city’s Urban Growth Boundary (UGB) for land outside of it. When small cities did their original UGBs, it was an extensive, time-consuming process. But nobody realized at the time that it would be a heavy lift to change it. There are properties with hills in the UGB and nobody will ever build there. It limits what the city can do. So the challenge now is to figure out how to do a swap without spending too much time or money on it. City Administrator W. Scott Jorgensen went over the materials he included in the meeting packet. It includes a section from the current comprehensive plan stating that it’s a city policy for the first priority for future urbanization outside the UGB to be the Beaver Creek Valley area around the high school. That is because the city provides services to that area and the topography is suitable for urban uses. The packet also included a document the county put together for him showing the zoning of the areas he proposes to have removed from and added to the UGB. The county also put together some maps showing those areas. He had spoken with officials from the City of Sutherlin about their experience doing a UGB land swap. They sent him a document detailing the steps they used in that process. The City is already doing many of the things on that list.
- b. Existing City Infrastructure—Jorgensen went over the maps included in the meeting materials that detail where the city’s water and sewer lines run. Langner asked Public Works Director Sue Lawrence to verify that the City has adequate water rights to do a UGB swap. Lawrence said the City is at 50 percent capacity for both water and sewer. Infiltration into the system is the biggest issue and she’s having smoke testing done to determine where it’s happening. The City’s sewer line goes to Dyke Road. It could benefit the City to extend that line to the lift station at Rockcrest. The water line goes out to Young Road. Langner confirmed with Terry Deaton that the water quality is poor on the west side of town. Randall Johnstun said the wells are shallow over there.
- c. Future Meeting Topics
 - i. Possible Rezoning Opportunities—Langner said that the large property at the end

of A Street is zoned waterfront mixed use. It's 12 acres and has city services. Housing is a conditional use in that zone, but the property could be rezoned for housing. The city's Transportation System Plan (TSP) was adopted in 1995 and needs to be updated. A Street dead ends, but the TSP shows it going through the Teevin Brothers property, which was developed in 2005. The Department of Land Conservation and Development was adamant that the street had to be developed. There was discussion about properties on the west end of town that are currently zoned commercial. They've been difficult to develop because they're wetlands. Perhaps those properties could be rezoned for housing. Budge suggested that it could be mixed use. Deaton said the land is developable, but maybe it would be better for small businesses. City Planner Skip Urling said that there are notice requirements for the state and county for rezones and the City would have to build a case on the need for the change. Paul Rice said the church has a big building. Maybe it would make more sense to have the zoning changed to allow for residential use.

ii. Central Business District Code

Langner adjourned the meeting at 7:34 p.m.

Paul Langner, Chair

W. Scott Jorgensen, City Administrator

Areas per Zoning Category

OLD UGB:	1066 ac		
COL. CO. ZONE	Proposed Area Removed	Proposed Area Added	
		<i>Addition 1</i>	<i>Addition 2</i>
INDUSTRIAL <i>(M1, M2)</i>	0 ac	0 ac	0 ac
COMMERCIAL <i>(C-3, EC)</i>	0 ac	0 ac	0 ac
RESIDENTIAL <i>(MFR, R-10)</i>	331 ac	134 ac	208 ac
RESOURCE LAND <i>(PA-80, PF-80, FA-80)</i>	126 ac	45 ac	106 ac
Community Service Institutional (CS-I)	0 ac	0 ac	54 ac
Subtotal:		179 ac	368 ac
TOTAL:	527 ac	457 ac	
NEW UGB:	1156 ac		

City of Rainier
Potential Urban Growth Boundary Land Swap

November 1, 2022 meeting with Oregon Department of Land Conservation and Development (DLCD) representatives:

-Laura Kelly, DLCD Regional Representative assigned to this portion of Columbia County
-Kevin Young, DLCD Urban Land Specialist

-A UGB swap doesn't require analysis for housing or employment land
-The burden on the City is to prove that it will have the same level of buildable land in its UGB
-Land with slopes of 25 degrees or greater or that is in a 100-year flood plain are NOT considered buildable
-A key test is whether or not the City can provide infrastructure to the areas it hopes to bring within its UGB

Process:

-The City schedules a hearing before the Planning Commission.

-35 days prior to the hearing, the City submits a post-acknowledgement plan amendment to DLCD, also known as the "green sheet." It includes a staff report with findings. The notice needs to include projected dates for the first and final hearings.

That amendment defines and establishes the study area, which is half an acre outside of the existing UGB.

There are areas you can exclude from the study area, including those that are prone to landslides, flooding or tsunamis.

This must also include a prioritization of lands to come into the UGB. The first priority is non-resource lands, such as those zoned rural residential, then marginal lands, with farm and forest lands such as those zoned Exclusive Farm Use, going last.

-Planning Commission recommends adoption of the new boundaries and revised maps.

-The county must hold a separate set of hearings because its comprehensive plan is going to be amended through the process. The county needs to agree with what the City is proposing.

-The City Council adopts an ordinance codifying the new boundaries and revised maps. The County Board of Commissioners does the same.

-The City provides DLCD with a notice of adopted change.

-DLCD reviews the materials. There is a timeline for appeal.

-The final step is DLCD's acknowledgement of the plan amendment.

Scott Jorgensen

From: Robin Gallo <Robin.Gallo@columbiacountyor.gov>
Sent: Wednesday, October 12, 2022 3:27 PM
To: Scott Jorgensen
Cc: Brittney Henderson
Subject: RE: UGB
Attachments: AcChanges.xls; Map1-RainierUGBExisting.pdf; Map2-UGB Changes Rev10-12-22.pdf; Map3-RainierUGBChangesWithCoZoning.pdf; Map4-ProposedRainierUGB.pdf

Hi Scott,

Here you go...

Attachments:

AcChanges.xls: Acreage breakdown by zone
Map 1: I did an 'existing' City Limit & UGB map
Map 2: Removals/additions
Map 3: Removals/additions/County Zoning
Map 4: City Limits and Proposed UGB

Let me know if there is anything you would like changed/added.

Regards,

Robin R. Gallo
GIS Program Manager

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230 Strand Street
St. Helens, OR 97051-2040
ph: 503-397-2240, ext. 8422
email: Robin.Gallo@columbiacountyor.gov
<https://www.columbiacountyor.gov/Assessor>




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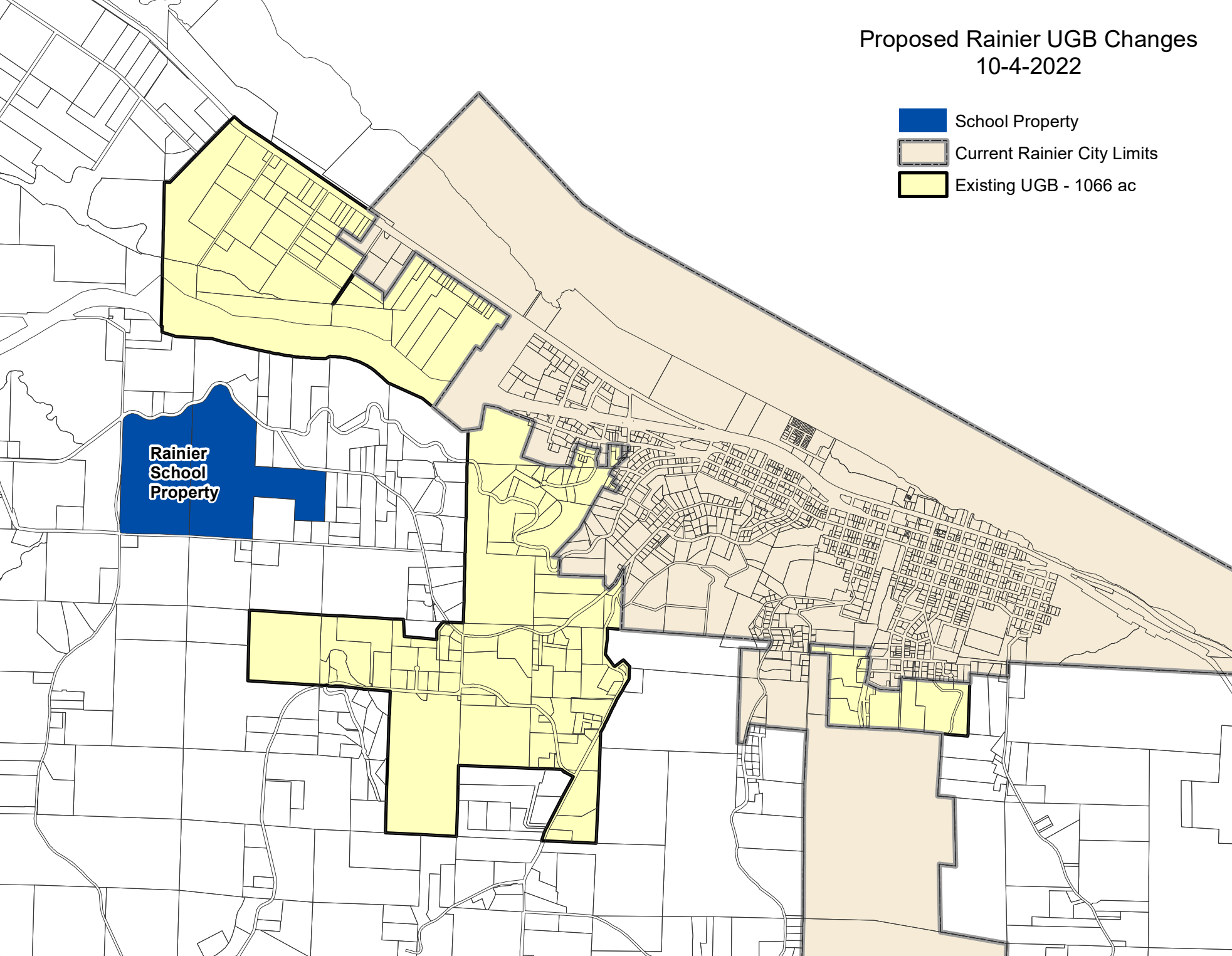
From: Scott Jorgensen <Sjorgensen@cityofrainier.com>
Sent: Wednesday, October 12, 2022 2:55 PM
To: Robin Gallo <Robin.Gallo@columbiacountyor.gov>
Subject: RE: UGB

Do whatever you need to do, you're doing me a huge favor here.

From: Robin Gallo <Robin.Gallo@columbiacountyor.gov>
Sent: Wednesday, October 12, 2022 1:13 PM
To: Scott Jorgensen <Sjorgensen@cityofrainier.com>
Subject: UGB

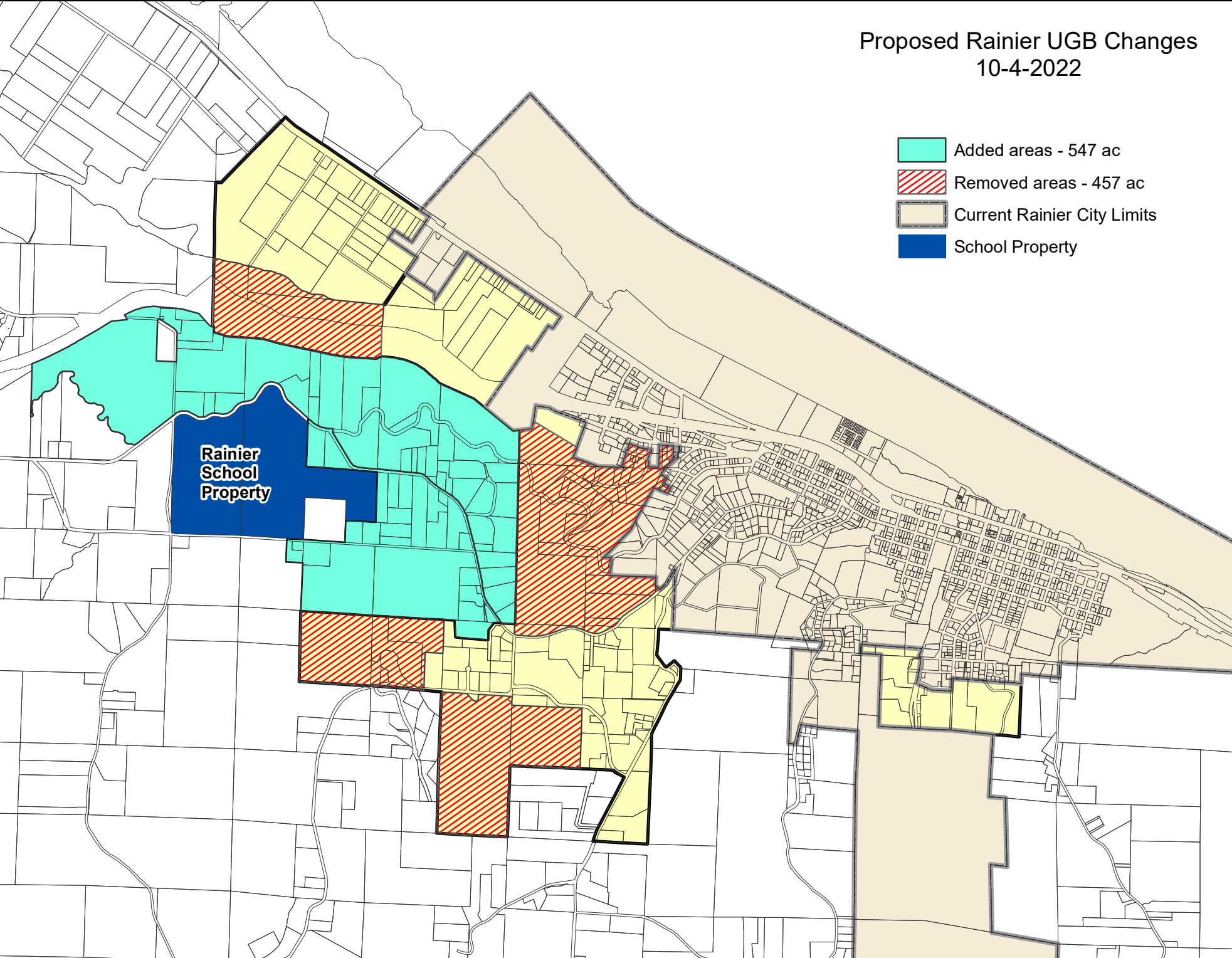
Proposed Rainier UGB Changes
10-4-2022

-  School Property
-  Current Rainier City Limits
-  Existing UGB - 1066 ac

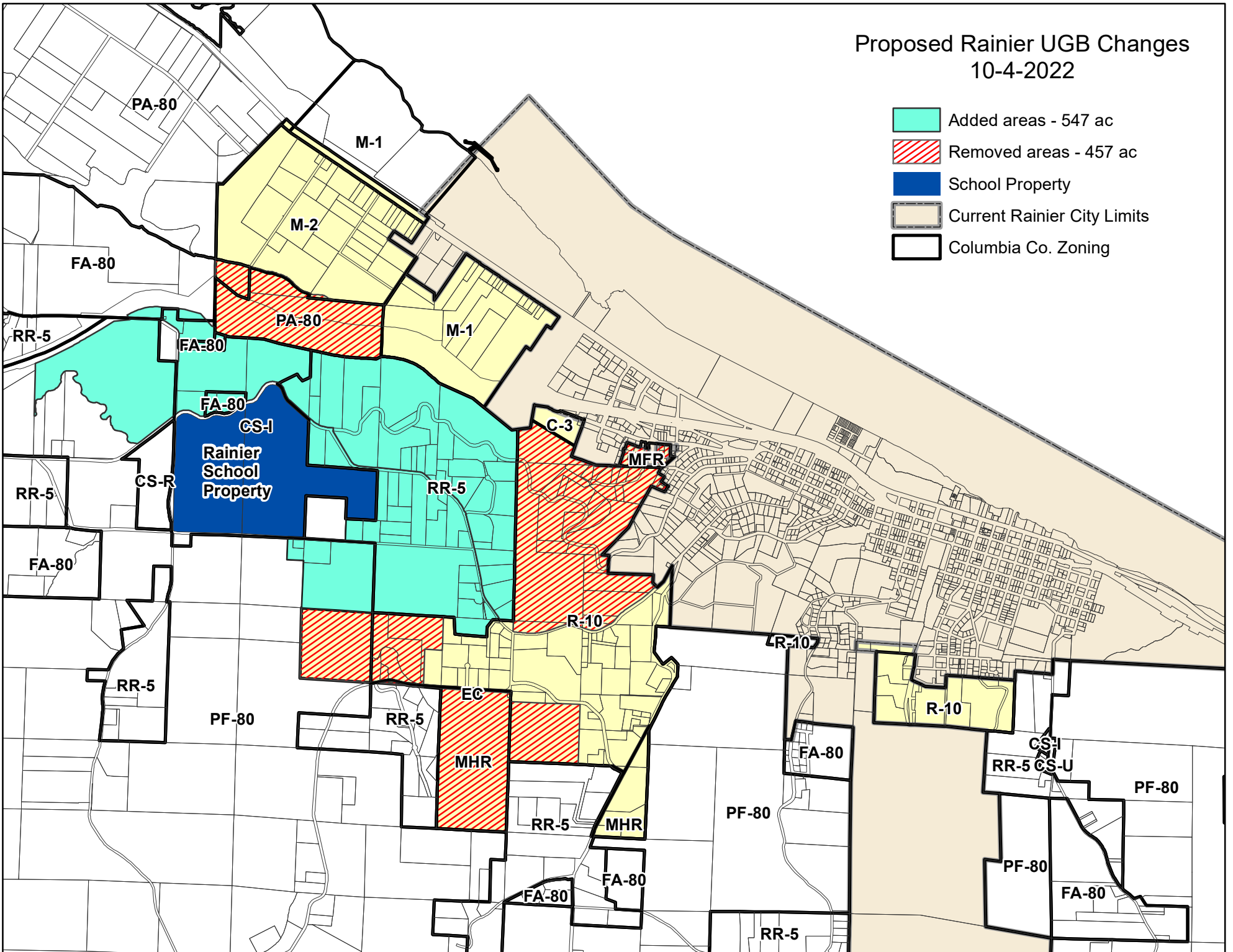


Proposed Rainier UGB Changes
10-4-2022

- Added areas - 547 ac
- Removed areas - 457 ac
- Current Rainier City Limits
- School Property

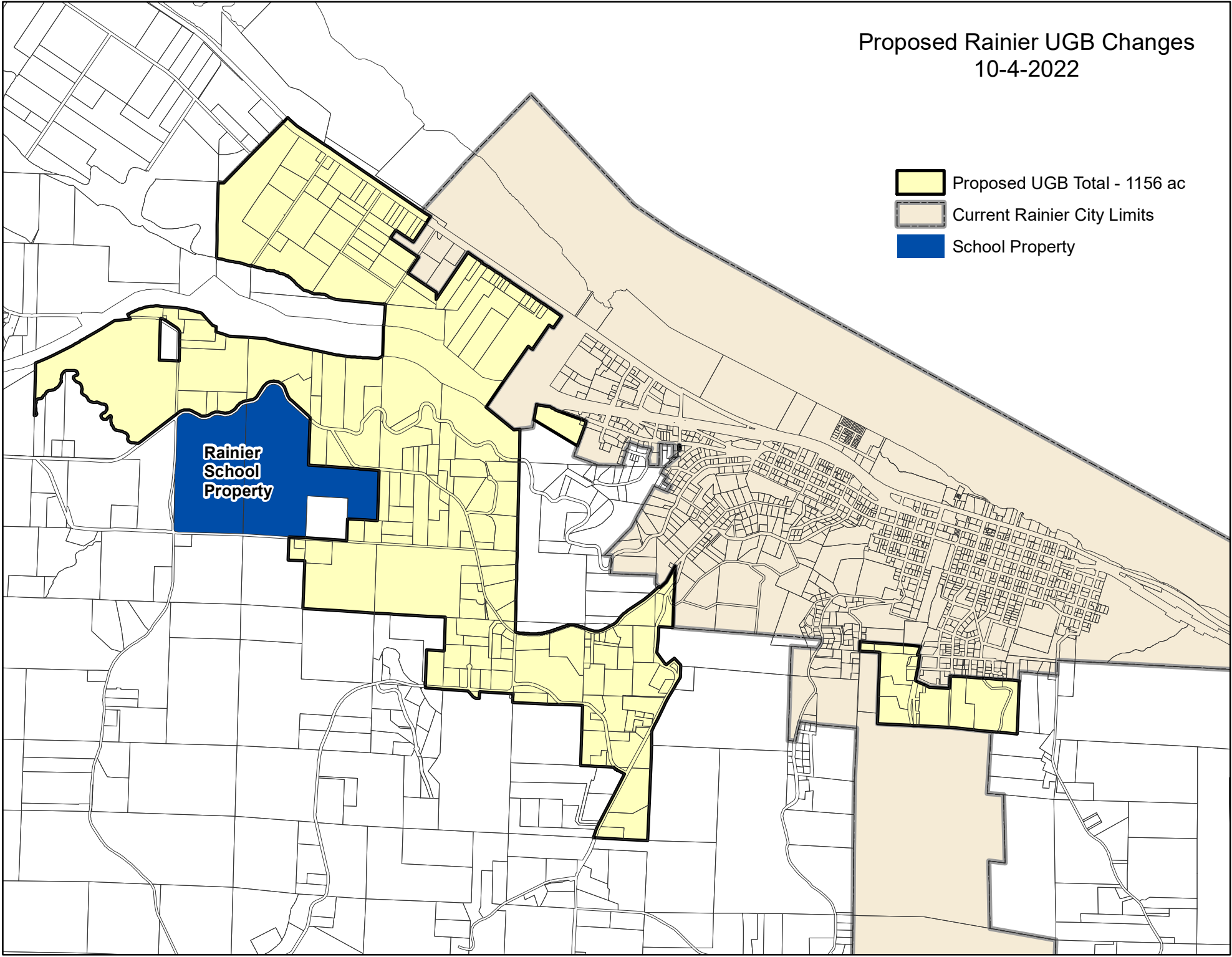


Proposed Rainier UGB Changes 10-4-2022



Proposed Rainier UGB Changes
10-4-2022

- Proposed UGB Total - 1156 ac
- Current Rainier City Limits
- School Property





Columbia County Housing Implementation Plan

Advisory Committee Meeting #1

May 24, 2022



1

Introductions

2

Project Context and Objectives

3

Conditions and Trends

4

Housing Needs Scenarios

5

Strategic Implications

6

Next Steps

Project Context and Objectives

Project Background

Columbia County, in partnership with the Col-Pac and the Columbia Economic Team, is working with Cascadia Partners to prepare **a housing implementation plan.**

The project will help Columbia County, participant cities of Clatskanie, Columbia City, Rainier, and Vernonia and other partners identify and implement **a set of strategies and actions to help address both short-term and long-term housing needs.**

Key baseline housing issues that drove this project

- Low vacancy rates
- Rising prices and rents
- Lack of new housing development
- Older housing stock in need of rehabilitation

NEXT Renewables

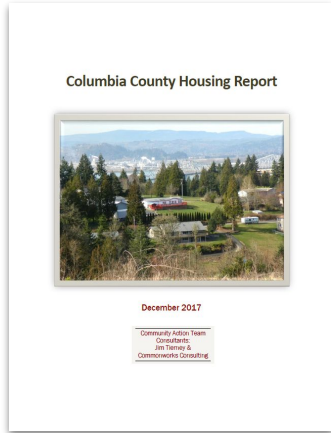


NEXT Renewables will be adding both temporary and permanent jobs to the area, as well as anticipated indirect and induced jobs.

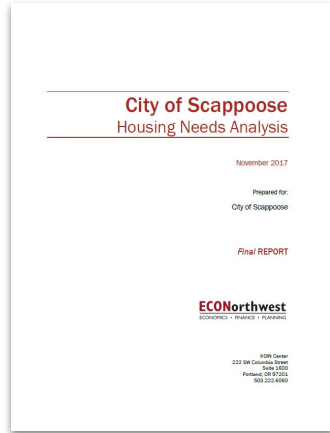
PORT WESTWARD

NEXT Renewable Fuels Oregon, LLC is planning to build and operate a renewable green diesel fuel processing facility located at the Port Westward Industrial Park near Clatskanie in Columbia County, Oregon.

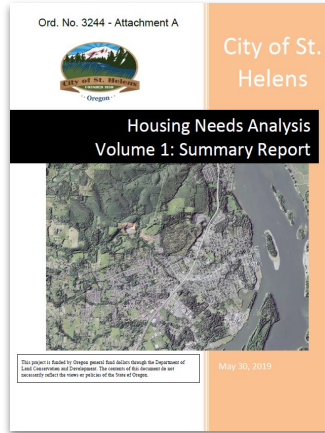
Related Projects



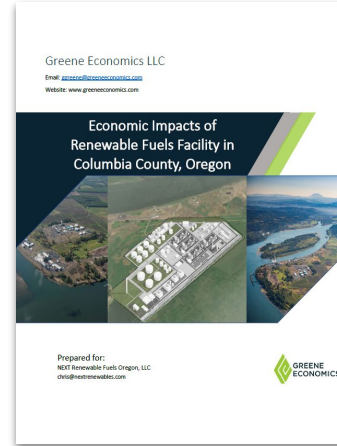
Columbia County Housing Report (2017)



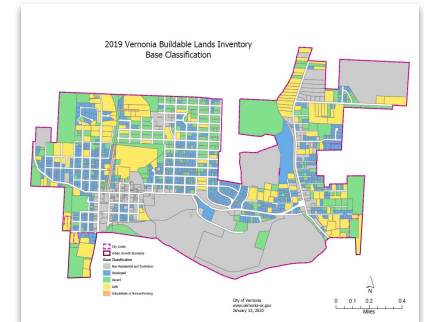
Scappoose HNA (2018)



St. Helens HNA (2019)



NEXT Economic Impact Study (2021)



Vernonia BLI (2019)

Project Objectives

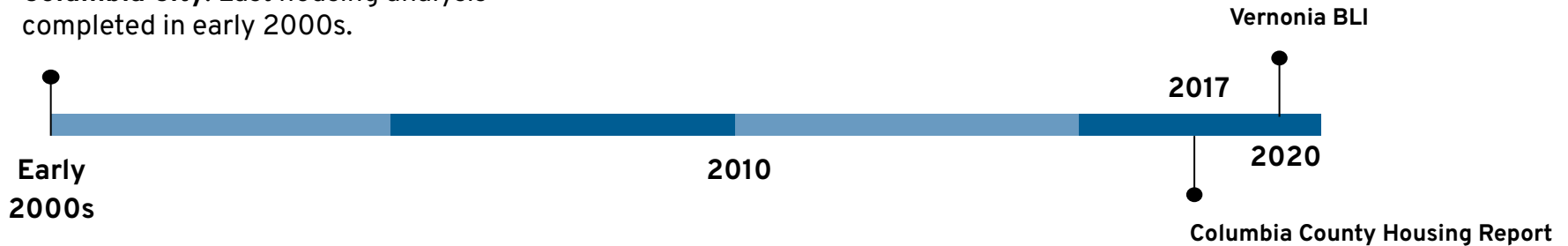
1. Project the short-term and long-term housing needs of Columbia County and participant cities
2. Identify a set of market-feasible housing prototypes for Columbia County and a set of strategies that the County and partners can use to facilitate development of these housing prototypes
3. Evaluate the supply of sites in participant cities and County that are suitable for development of housing prototypes
4. Refine broad housing strategies into specific actions tailored to each jurisdiction based on local issues and capacity
5. Synthesize project findings and recommendations into a final set of housing strategies and implementation steps

Need for Updated Data and Housing Planning

Clatskanie: Last housing analysis completed in early 2000s.

Rainier: Last housing analysis completed in early 2000s.

Columbia City: Last housing analysis completed in early 2000s.



Project Schedule



Jurisdictional Interviews - Key Takeaways

- Cities are generally **supportive of jobs and housing growth**, but there are some concerns about managing growth from the community, including neighborhood character, traffic, and other issues.
- **Young families, seniors, renters, and low-income households** are underserved by current housing options.
- Key housing needs are **rental units, senior living/assisted living, more affordable homeownership** options, and “middle housing” such as duplexes and townhomes.
- Some cities do not have adequate **water and sewer infrastructure** to accommodate development in some areas. Others have recently made significant investments in infrastructure improvements to aid in development.
- Most cities agree there is a need for **zoning changes** to remove barriers to housing development, but unsure what type of changes will be effective or what community would support.
- **Geography and land supply is a challenge for most cities.** Steep slopes, wetlands and floodplains and landslide risk contribute to a lack of buildable land. Rainier and Vernonia pursuing UGB adjustment (land swap - not expansion) to increase land supply.

Housing Conditions and Trends

Population Growth

Columbia County is expected to add roughly 6,600 new residents by 2040.

- The participant cities are expected to grow at rates of between 0.2% and 0.6% annually.
- Columbia City and Clatskanie are expected to grow at slightly higher rates than Rainier and Vernonia over the 20 year period.

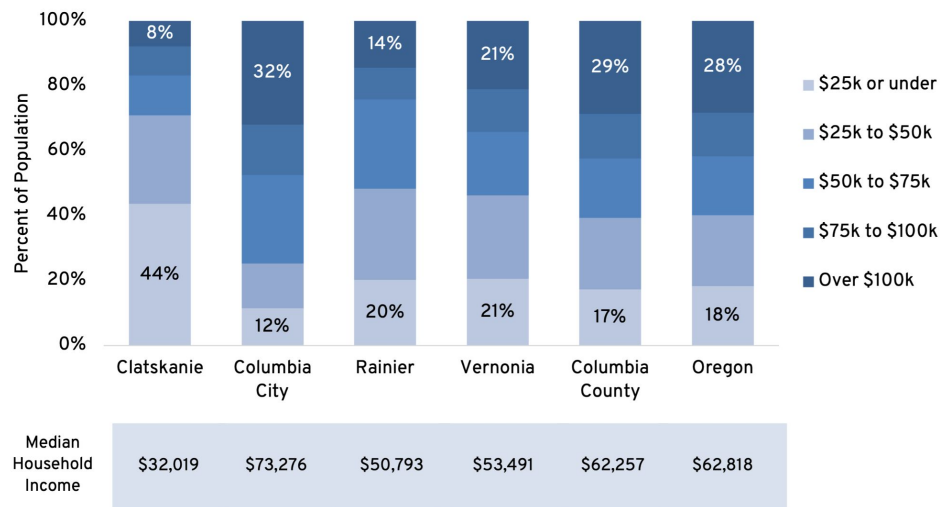
Jurisdiction	2020	2025	2040	AGR 2020-2040
Columbia County	51,623	52,981	58,204	0.6%
Columbia City	1,871	1,899	2,096	0.6%
Vernonia	2,039	2,037	2,113	0.2%
Clatskanie	1,822	1,865	1,993	0.5%
Rainier	2,378	2,414	2,579	0.4%

Source: PSU Population Research Center; AGR = Annual Growth Rate

Household Income

Income levels vary significantly throughout the County.

- On average, household incomes in Columbia County are similar to those in Oregon as a whole.
- However, household incomes in three of the four participant cities are lower than County and state averages. Columbia City is the exception and has a higher Median Household Income and higher share of high income households (32% of total) than county and state averages.
- Clatskanie has the highest share (44% of total) of low income households, earning \$25k or under annually, and the lowest share of high income households (8% of total) of the jurisdictions included in the study.

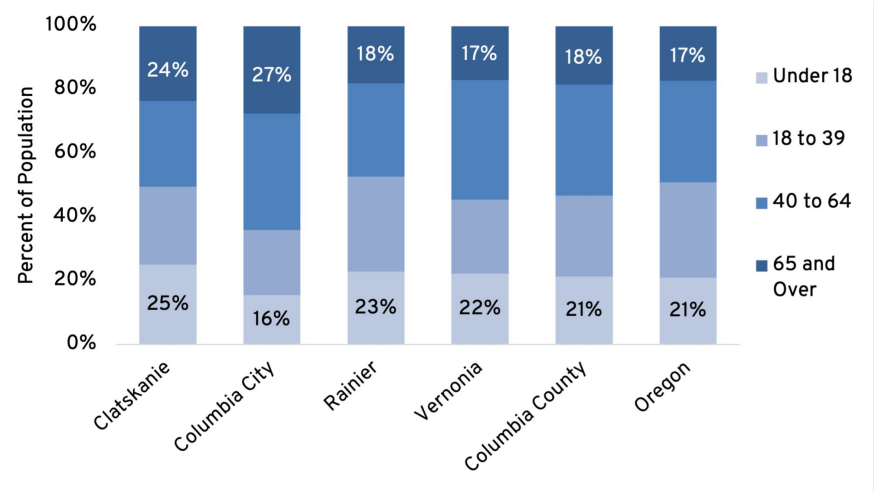


Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Age

Columbia County residents are slightly older than Oregonians on average, with some variation among communities.

- While the average ages of populations in Vernonia and Clatskanie roughly align with state averages, populations in Rainier and Columbia City are slightly older than state and county averages.
- Clatskanie and Columbia City have higher shares of seniors, age 65 and over, than Columbia County and Oregon.
- Clatskanie has the highest share of youth under 18 (25% of total) of the participant cities.

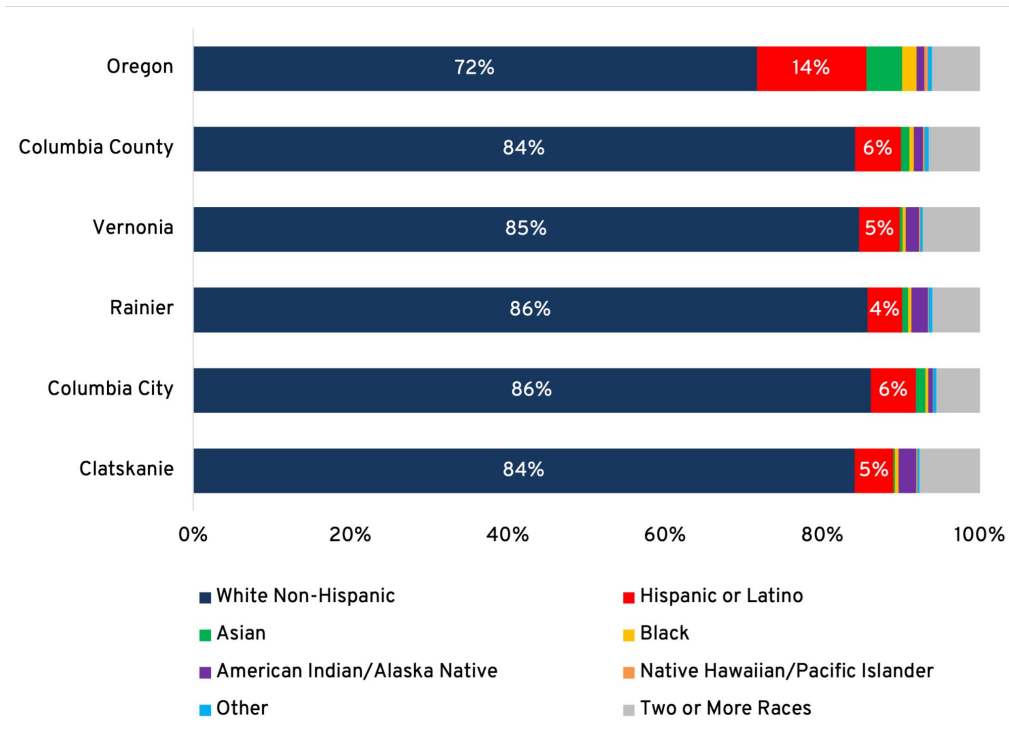


Jurisdiction	Median Age
Clatskanie	38.9
Columbia City	48.4
Rainier	43.9
Vernonia	38.2
Columbia County	41.3
Oregon	38.4

Race and Ethnicity

Columbia County is less diverse than the state of Oregon as a whole.

- Whereas roughly 28% of Oregonians identify as Black, Indigenous, and People of Color, roughly 16% of Columbia County's population is made up of Communities of Color.
- 14% of Oregonians identify as Hispanic or Latino, and only 4-6% of residents of participant cities and Columbia County identify as Hispanic or Latino.

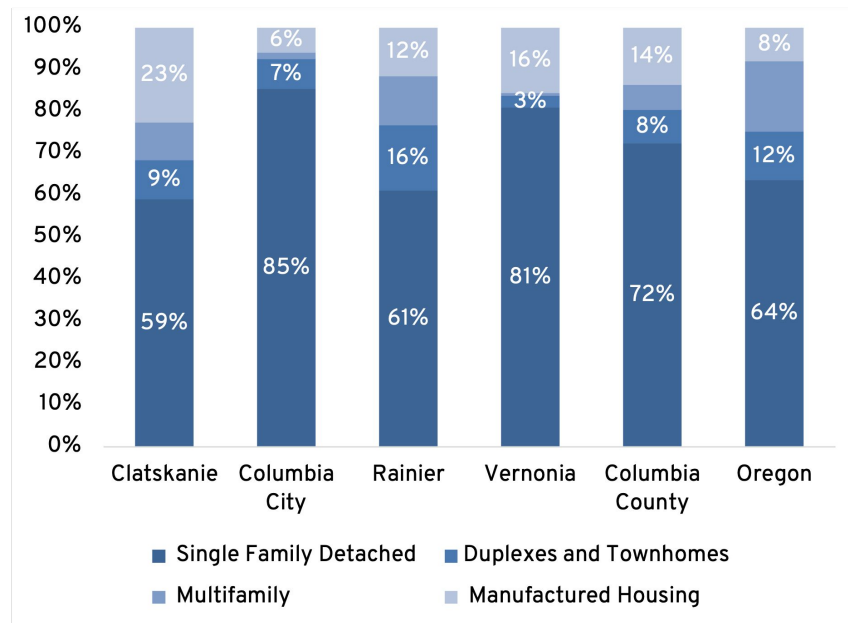


Source: U.S. Census Bureau, 2020 Census

Housing Types

Single family detached housing dominates the county's housing mix.

- With the exception of Rainier, where 28% of the city's housing stock consists of attached multiple-unit housing, the County and all the cities are well above the state's average (72% of total) for share of housing that is single family detached or manufactured.
- All of the participant jurisdictions have a higher share of manufactured housing than the state average, and roughly 23% of Clatskanie's housing stock consists of manufactured housing, which is the highest among participant jurisdictions.
- Rainier has the highest share of middle housing (16% of total) and multifamily housing (12% of total) of all participant jurisdictions.

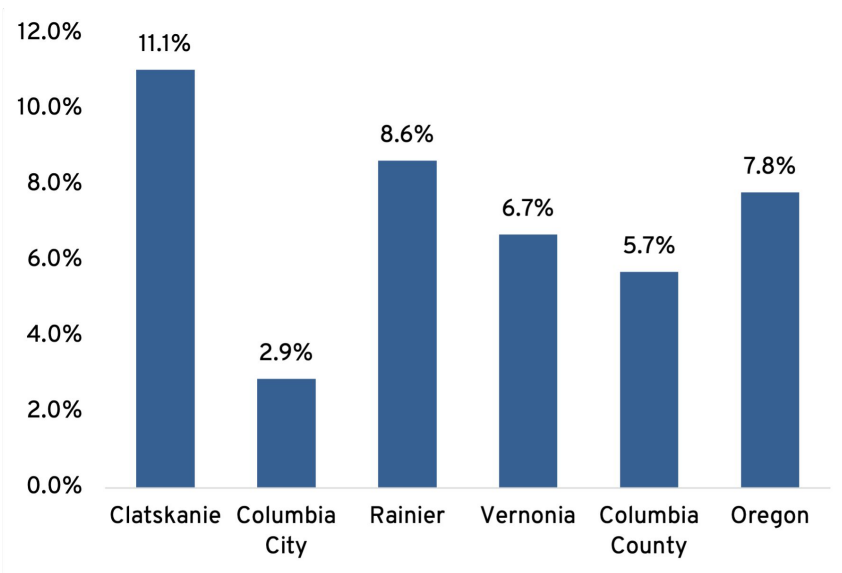


Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Housing Vacancy Rates

Vacancy rates in Columbia County are lower than the state average, with some variations among participant cities.

- Clatskanie (11.1%) and Rainier (8.6%) have the highest housing vacancy rates among participant cities.
- Columbia City has the lowest vacancy rate (2.9%) among participant cities.



Source: U.S. Census Bureau, 2020 Census

Condition of Housing Stock

The age of homes in Columbia County is slightly older than in Oregon on average, with some variations among participant cities.

- Rainier, Vernonia and Clatskanie have the oldest housing stock of the participant cities, and Columbia City has the newest.

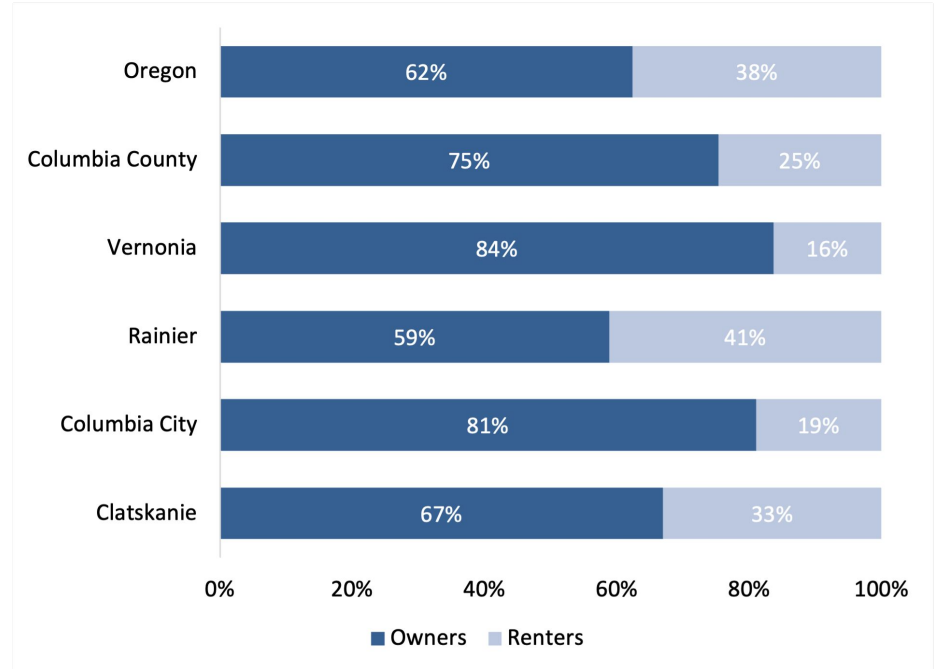
Jurisdiction	Median Year Built
Clatskanie	1973
Columbia City	1992
Rainier	1970
Vernonia	1971
Columbia County	1977
Oregon	1979

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Tenure

Owner-occupied housing is more prevalent in Columbia County than in Oregon on average.

- Roughly 3/4 of residents of Columbia County are owners, and 1/4 are renters.
- Vernonia and Columbia City have more owner-occupied housing than the county average.
- Rainer has the highest share of renters (41%) of all participant jurisdictions, followed by Clatskanie (33%).

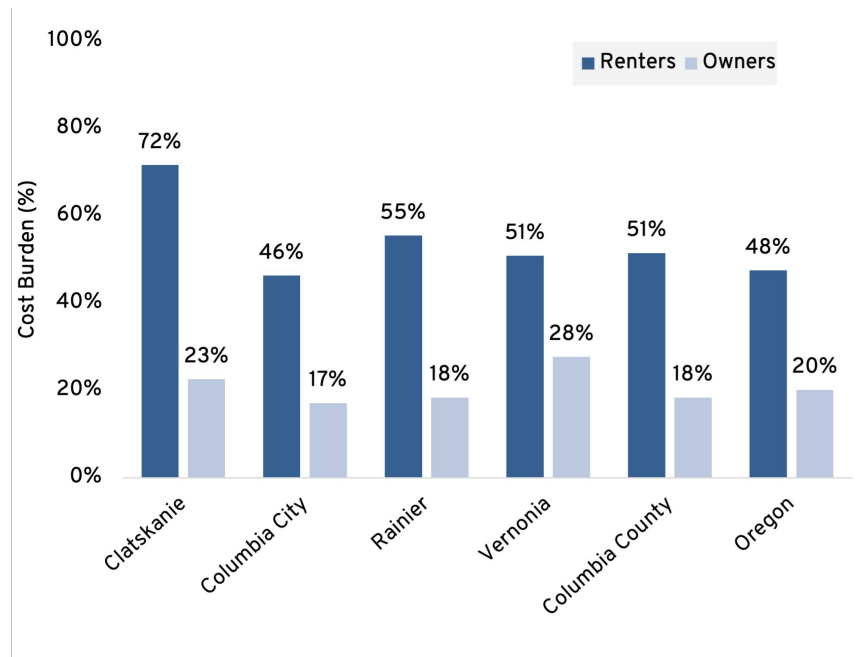


Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Cost Burden

Cost burden for owners and renters is more prevalent in some parts of Columbia County than in Oregon on average.

- Roughly 18% of homeowners in Columbia County are cost burdened, paying more than $\frac{1}{3}$ of their monthly income in housing costs. Homeowners in Vernonia and Clatskanie are among the most cost burdened in the region.
- With the exception of Columbia City, renters in the participant cities are more cost burdened than in Oregon on average. More than half of all renters in Clatskanie, Rainier and Vernonia spend more than $\frac{1}{3}$ of their income on housing.
- Renters in Clatskanie experience the most cost burden of all participant jurisdictions.



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Affordable Housing Inventory

There is a significant deficit of housing that is affordable to Columbia County's lowest income residents.

- Roughly 17% of Columbia County's households earn less than \$25,000 per year.
- There are 450 rent-restricted housing units in Columbia County, and approximately 5,218 cost burdened households.

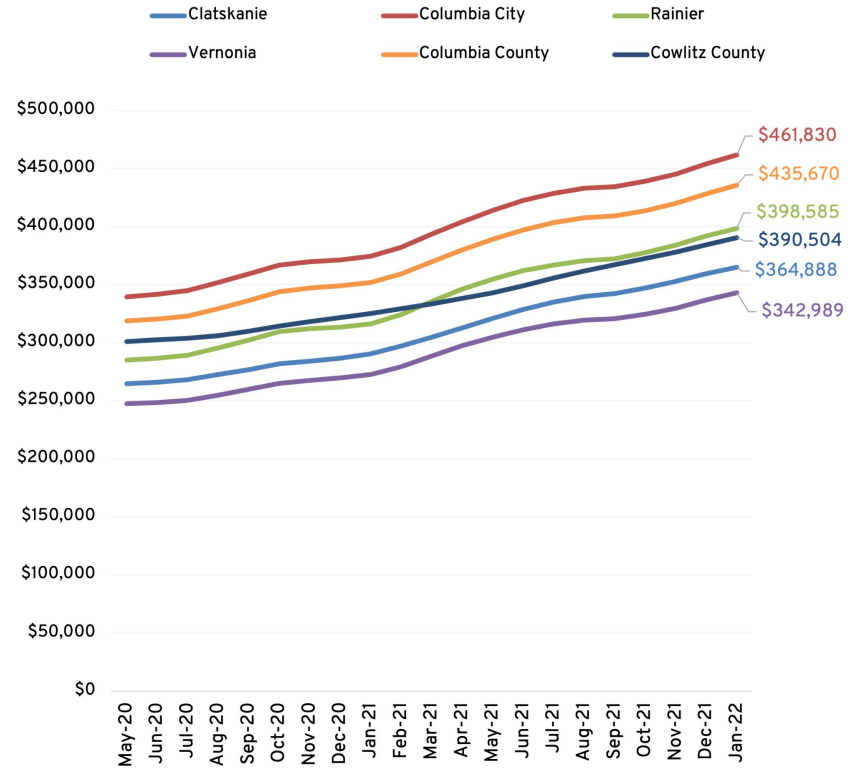
Jurisdiction	Restricted Housing Units	Burdened Households	Approximate Need Met
Clatskanie	57	277	21%
Columbia City	0	178	0%
Rainier	27	261	10%
Vernonia	29	232	13%
Columbia County	450	5,218	9%

Source: Oregon Housing and Community Services

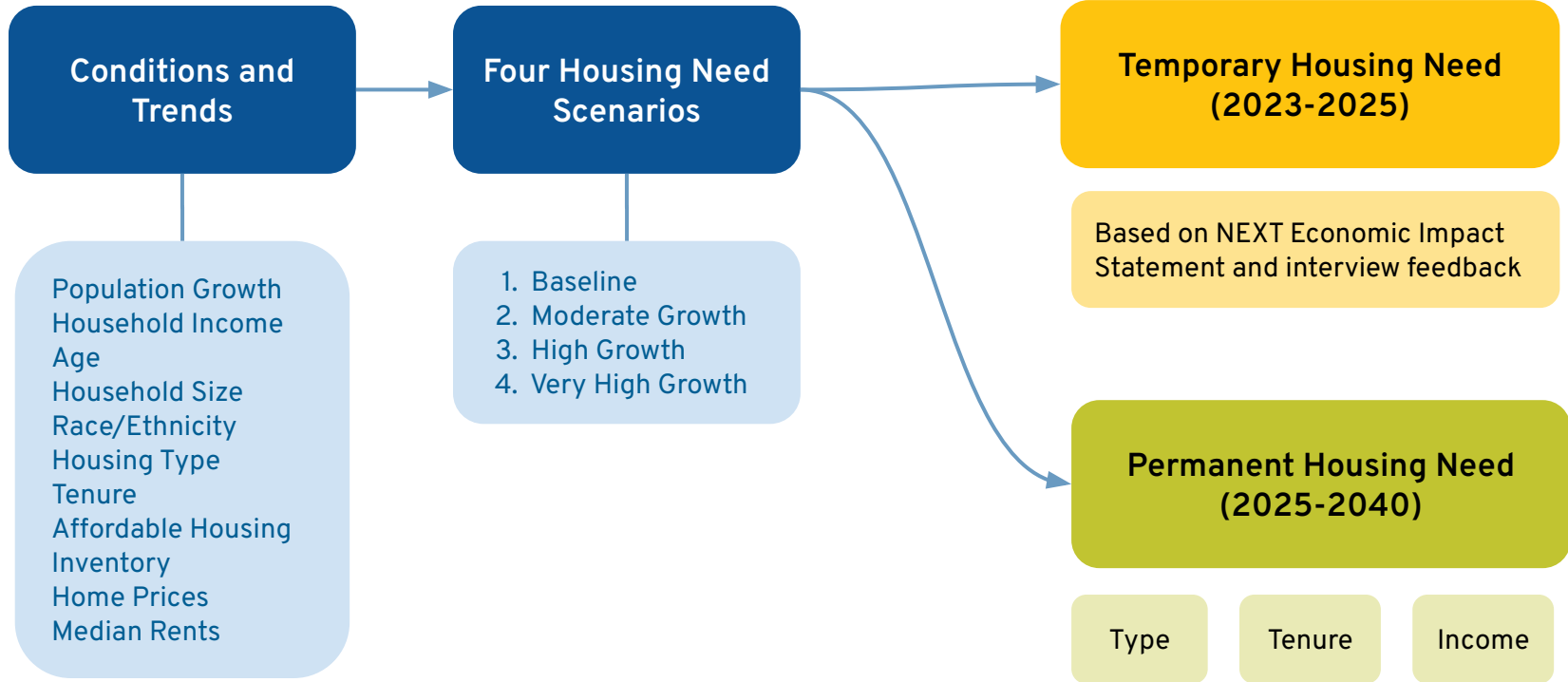
Housing Prices

Although home prices are still lower than in Oregon on average, Columbia County home prices have increased rapidly since 2020, with median prices up by 30 percent year-over-year (January 2020 to January 2022).

- In January of 2022, the average home price in Columbia County was \$435,670.
- Although home prices in Clatskanie and Vernonia remain slightly lower than regional averages, they have increased more rapidly than county prices since 2020.
- Median home prices in Columbia City are the highest in the region.



Housing Needs Scenarios



Temporary Housing Need Scenarios

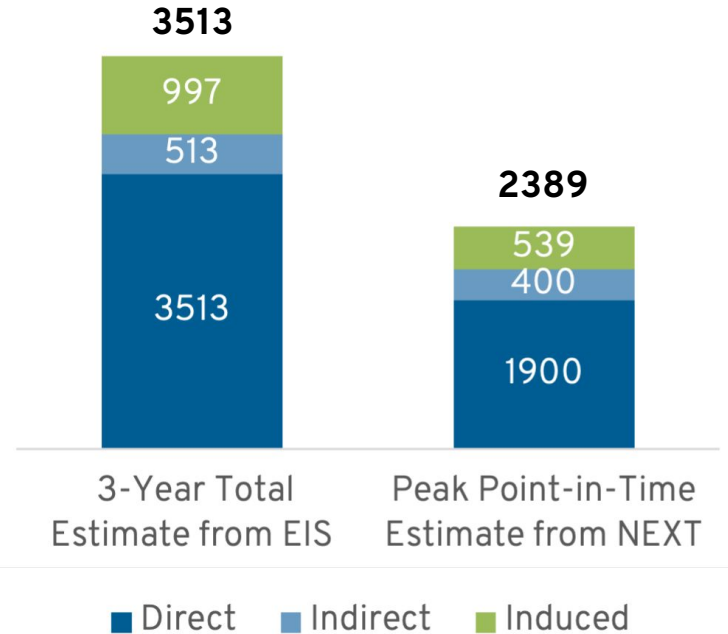
How will the temporary influx of workers for the NEXT project affect the local housing market?

Total Short Term Construction Employment Estimates

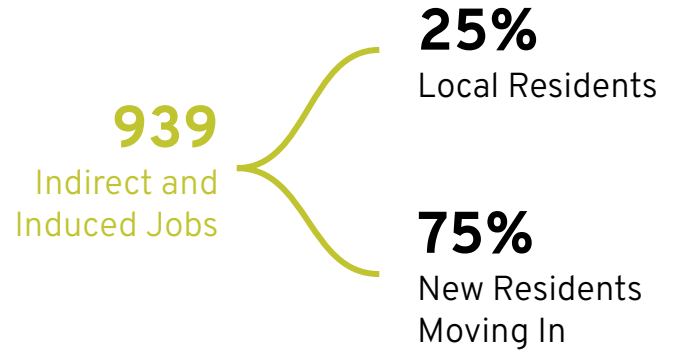
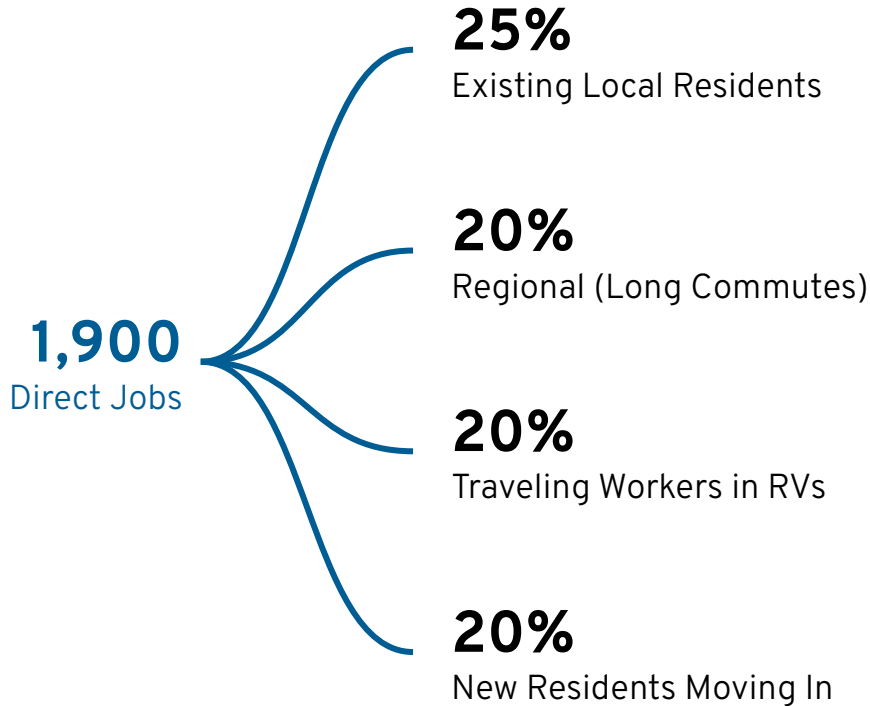
The NEXT Economic Impact Study estimated that the construction of the facility would generate 3,500 jobs over the 3-year construction period (2023-2025)

NEXT representatives estimate that there will be a total of 1,900 construction workers on-site at the peak of the project. They also estimate approximately 400 indirect jobs supporting the construction workforce (suppliers, administration, etc).

We adjusted the estimate for induced employment associated with the project proportionally to estimate the number of jobs in support industries (lodging, restaurants, etc.) at any given time during the construction period.

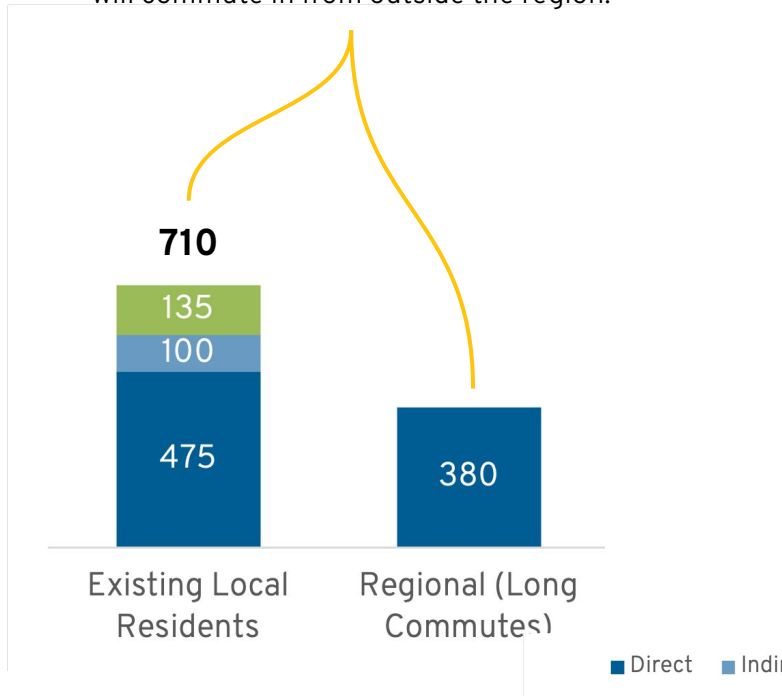


Distribution of Jobs by Location/Type

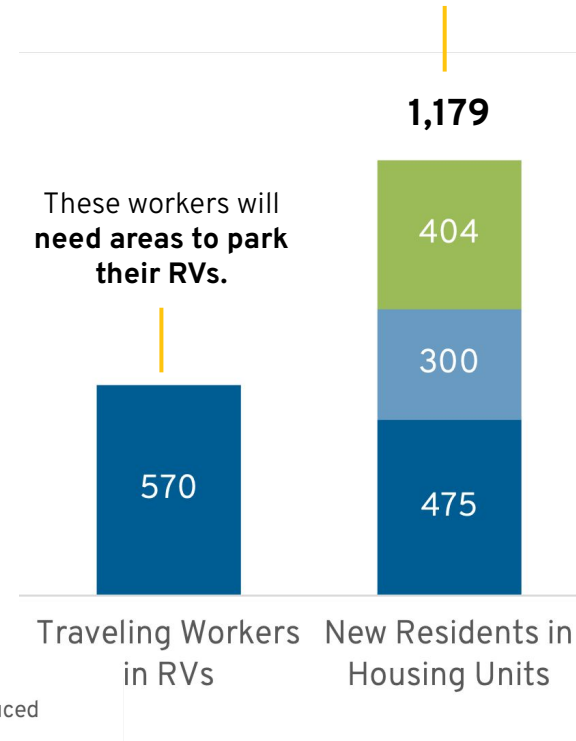


Distribution of Jobs by Location/Type

These workers will **not need new housing** units because they are already existing residents or will commute in from outside the region.

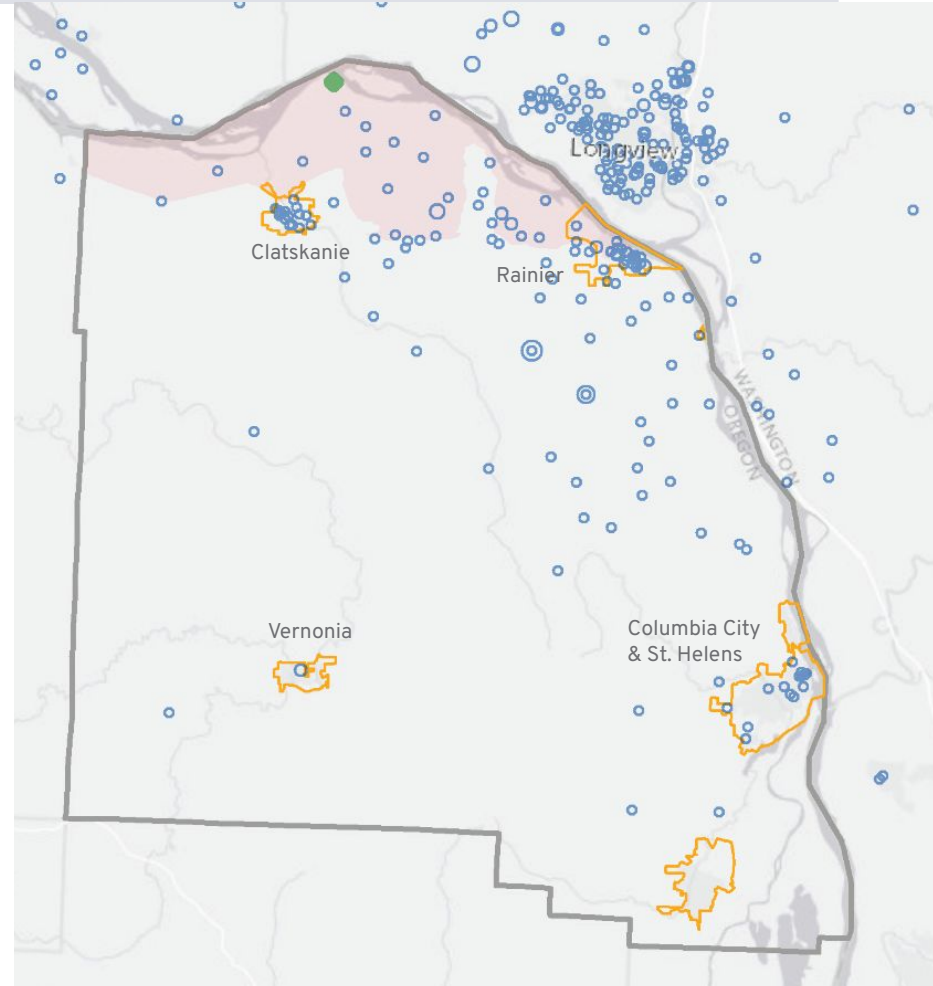
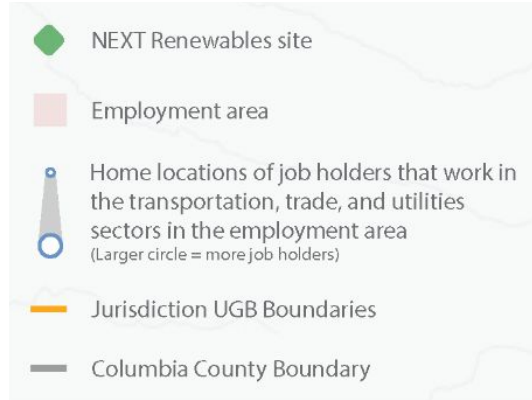


These workers will look for **rental housing, motels, or other temporary housing options.**



Distribution of New Residents

We used Census commute data to estimate the current home locations of employees that currently work in the vicinity of the Port Westward. The data is imprecise but it offers a reasonable starting point for projecting where new employees that work in the area may choose to live.



Source: U.S. Census Bureau. LEHD Origin-Destination Employment Statistics (2002-2019) Longitudinal-Employer Household Dynamics Program. <https://onthemap.ces.census.gov>.

Distribution of New Residents

We modeled three scenarios for where the new job holders would live based on the existing commute data. The scenarios vary based on how many of the job holders are concentrated in one of the four jurisdictions.

Jurisdiction	Share of New Job Holders Residing in Jurisdiction		
	Existing Concentration	High Concentration: 125% of Existing	Very High Concentration: 150% of Existing
Rainier	8.0%	10.0%	14.9%
Clatskanie	5.2%	6.5%	9.8%
Vernonia	0.5%	0.6%	0.9%
Columbia City	0.1%	0.2%	0.2%
Other Columbia County (other cities and unincorporated areas)	26.5%	24.8%	20.5%
Outside Columbia County	59.7%	58.0%	53.7%

Rainier and Clatskanie are projected to see the most new residents.

Vernonia and Columbia City are unlikely to see substantial growth.

The great majority of new residents will live outside the four cities.

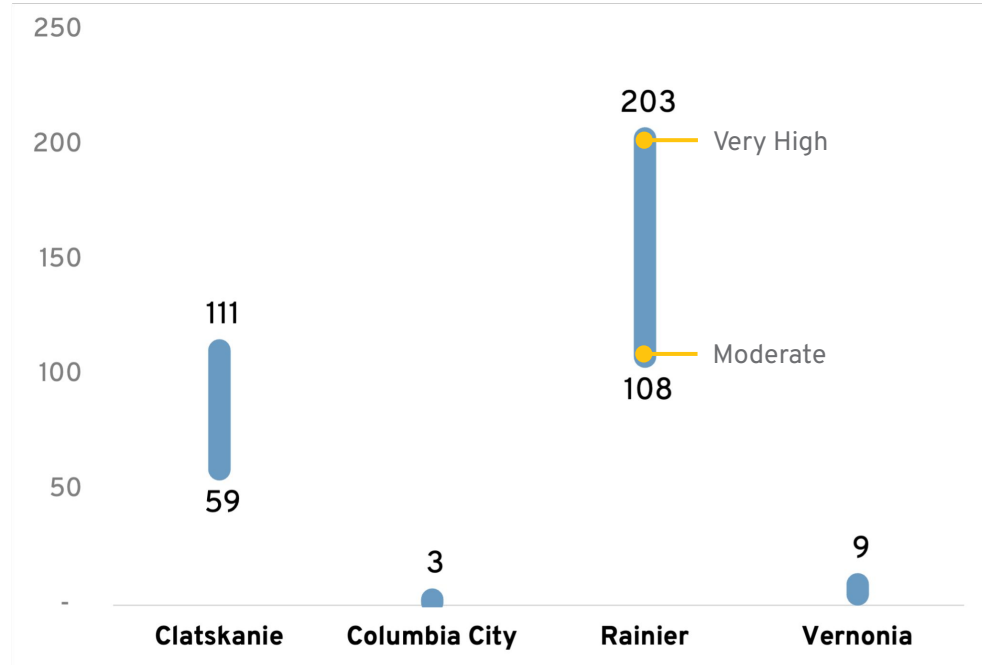
Temporary Housing Need Scenarios

We projected the potential demand for temporary housing in each of the jurisdictions based on the number of new residents and varying scenarios for how those residents are distributed across the county.

The projections indicate that Clatskanie and Rainier could see substantial demand for temporary housing during the construction period. Clatskanie could see demand for approximately 60-100 new units and Rainier could see demand for 100-200 new units. Columbia City and Vernonia are unlikely to see substantial new demand.

Workers will likely seek out long-term rental units first. If they are unavailable, they may seek motel rooms, home-based short-term rentals like AirBnB, or even camping sites.

Scenario Range of Temporary Housing Need, 2023-2025



Temporary Housing Need vs. Current Housing Vacancy

There are few vacant units in each of the cities to absorb the expected increase in demand during the construction period, particularly in Clatskanie and Rainier. This indicates that workers will likely look for other rental housing options in Longview/Kelso, St. Helens, Scappoose, and other unincorporated areas. This may also indicate that current tenants in the four cities could be displaced if new residents are able to pay higher rents.

Jurisdiction	Range of Need	Vacancy Rate	Estimated Total Vacant Units	Estimated Units for Rent
Clatskanie	59-111 units	11.1%	75	17
Columbia City	1-3 units	2.9%	39	12
Rainier	108-203 units	8.6%	103	0
Vernonia	5-9 units	6.7%	114	13

For rent units in Clatskanie would only meet 15-20% of the projected temporary housing need

Vacant units in Rainier appear to be primarily seasonal/vacation units or otherwise not for rent

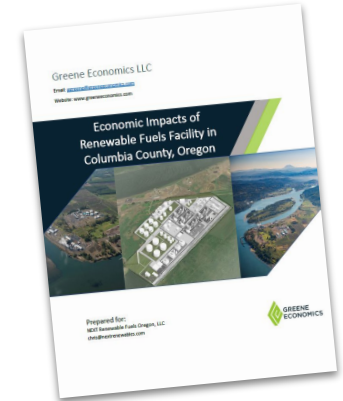
Permanent Housing Need Scenarios

How will the long-term employment growth associated with NEXT impact the need for permanent housing in each city?

Regional Employment Growth Associated with NEXT

We modeled three scenarios for how much of the economic impact of the NEXT project is realized. The scenarios range from 75% to 125% of the employment increase projected by the economic impact study.

Scenario	Direct	Indirect	Induced	Total	Assumption
Baseline	0	0	0	0	Growth forecast in lieu of NEXT
Moderate Growth	233	350	100	682	Direct + 75% of Indirect/Induced
High Growth	233	466	133	832	Direct + 100% of Indirect/Induced
Very High Growth	233	583	166	982	Direct + 125% of Indirect/Induced

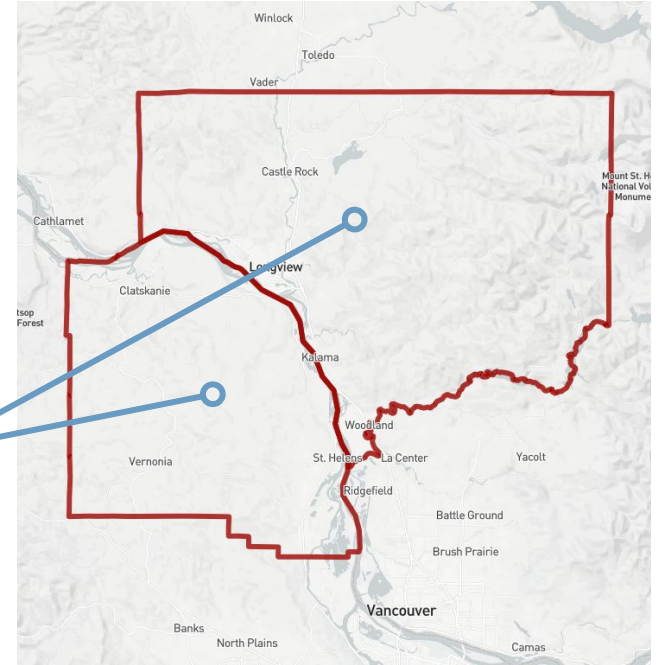
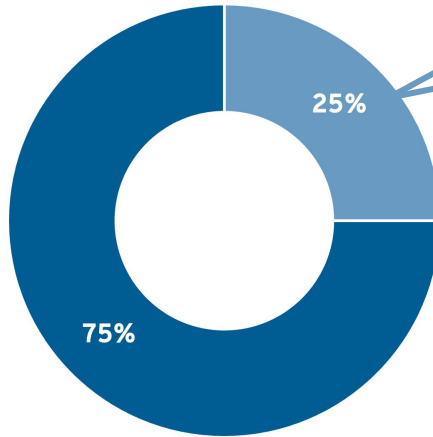


Local Hiring Rate

We assumed that one-quarter of the new job holders would be existing residents of Columbia or Cowlitz County. The remaining three-quarters would be residents that currently live outside the area that move for employment.

This would reduce the unemployment rate in Columbia and Cowlitz County from 6.2% to 5.8% under highest growth scenario.

Local residents could make up more than 25% of new hires, but some may transfer from other jobs and already be local residents.



Population Growth Scenarios

Twenty year population growth forecasts were modeled based on varying levels of impact from the NEXT facility and concentration of growth in the four jurisdictions. Total growth ranges from approximately 5% to 20% depending on the jurisdiction and the scenario.

Jurisdiction	Current	Baseline Forecast (PRC)		Moderate Growth Scenario		High Growth Scenario		Very High Growth Scenario	
	2022	2025	2042	2025	2042	2025	2042	2025	2042
Clatskanie	1,820	1,817	2,013	1,865	2,076	1,890	2,110	1,945	2,184
Columbia City	1,882	1,899	2,114	1,900	2,115	1,901	2,116	1,902	2,118
Rainier	2,393	2,414	2,595	2,495	2,703	2,537	2,759	2,632	2,885
Vernonia	2,038	2,037	2,118	2,041	2,123	2,043	2,126	2,048	2,133

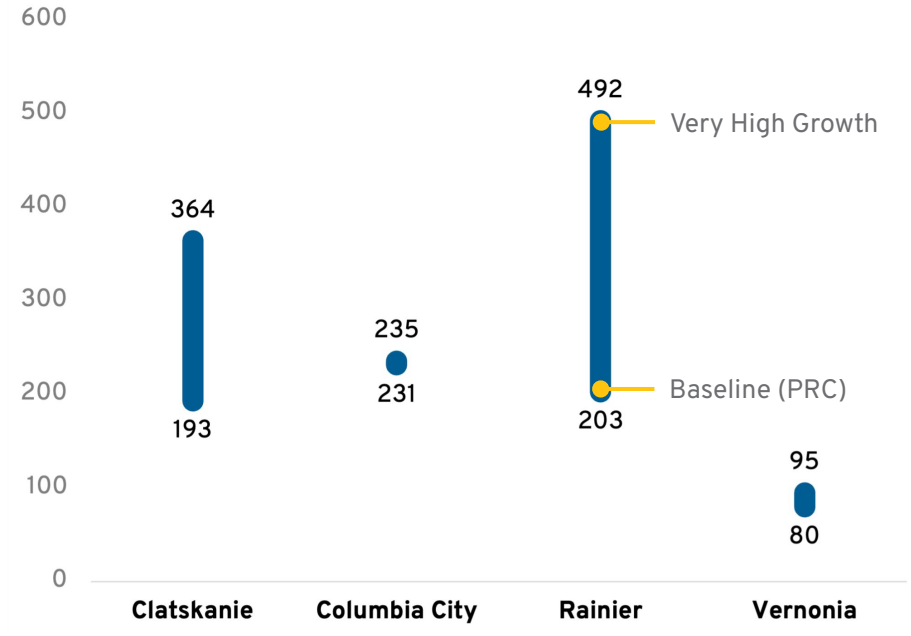
Population Growth Scenarios: Net New Residents

The net increase in residents in each jurisdiction varies widely. The range of potential new residents in Vernonia and Columbia City is narrower primarily because they are further from the NEXT site.

The range of growth outcomes is widest in Rainier, which could add between approximately 200 and 500 new residents over the next 20 years.

The range of outcomes in Clatskanie is similar to Rainier but with a lower ceiling on total growth. This may be because the city is further from amenities and jobs in Cowlitz county compared to Rainier.

Scenario Range of Net New Residents , 2022-2042



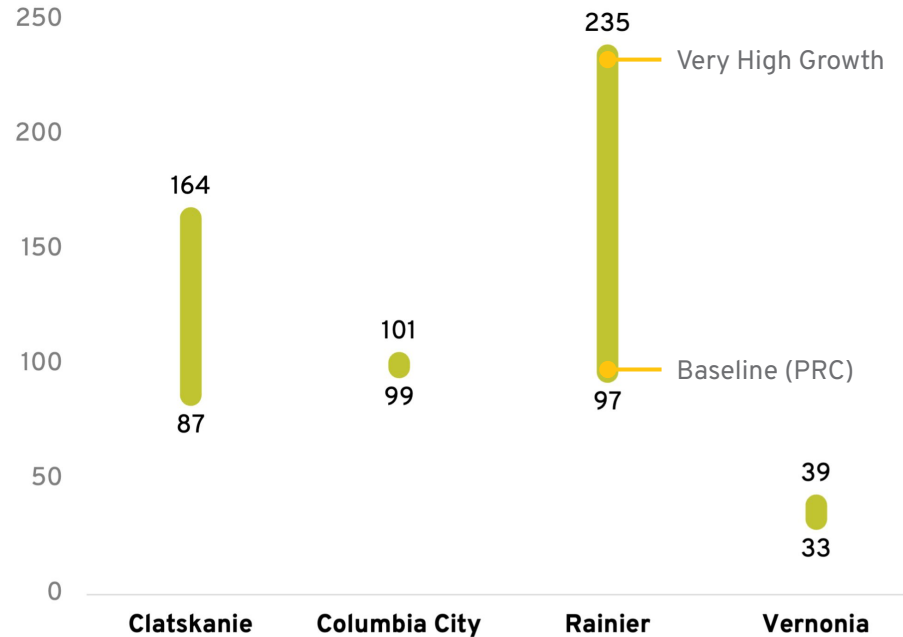
Permanent Housing Need Scenarios

Adjusting for average household sizes and local vacancy rates, we projected the number of new housing units needed over the next 20-years (2022-2042).

In line with population growth, Clatskanie and Rainier are projected to need the greatest amount of new housing. Clatskanie may need up to 164 new units and Rainier may need up to 235 new units.

There is a narrower range of projections for Columbia City and Vernonia, but the two cities still need a substantial amount of new housing in the next 20-years.

Scenario Range of Net New Housing Units, 2022-2042



Strategic Implications

How should this analysis inform the strategies in the Housing Implementation Plan?

Implications for Temporary Housing Strategies

- **Land/Facilities for RV Parking.** What is the capacity of local RV parks to accommodate the influx of 500-600 construction workers? How can the cities facilitate additional parks/land becoming available for RV parking?
- **Additional Temporary Housing Supply for Non-RV Owners.** What other housing options could be made available to workers that travel to the area that do not have an RV? Can the cities work with NEXT to provide options such as RV or trailer rentals to incoming workers?
- **Tenant Protections for Existing Residents.** How can cities mitigate the displacement of current low-income residents from from current rental units due to being outbid by incoming workers?



Existing rental housing in Clatskanie

Implications for Permanent Housing Strategies

- **Residential Land Supply.** Does each city have a sufficient supply of land to meet its 20-years housing needs? Are UGB adjustments/expansions or rezonings needed to accommodate increased growth?
- **Zoning Reform.** How can the cities amend their zoning and land use regulations to remove barriers to housing development? Do zoning standards support the range of housing types that will be in demand in the next 20-years?
- **Financial Incentives.** How can cities use existing or new financial tools to incentivize certain types of housing development that would meet key needs, such as affordable housing?
- **Public Investments and Partnerships.** How can cities prioritize and target public investments or partnerships to stimulate housing development?



New rental housing in Ridgefield, WA



New single-family housing in Clatskanie

Next Steps

We are here

