

Appendix A

Housing Prototypes



RVs and Tiny Homes on Wheels



A vehicle with or without motive power, which is designed for sport or recreational use, or which is designed for human occupancy on an intermittent basis. A tiny house on wheels (typically under 600 sf) is often constructed to meet the same code requirements as an RV and would be subject to the same zoning and building code limitations.

Market Opportunities	<ul style="list-style-type: none"> • In most cases, no developer needed to create new housing units - users bring their own unit. • Designed to be mobile, so they can be relocated to another site 						
Market Constraints	<ul style="list-style-type: none"> • Small unit sizes limit market appeal, particularly for families • Some units may not be designed or intended for permanent occupancy 						
Affordability and Tenure	<table border="0"> <tr> <td><input type="radio"/> Publicly-Subsidized <30% AMI</td> <td><input checked="" type="radio"/> Workforce 80-120% AMI</td> </tr> <tr> <td><input checked="" type="radio"/> Affordable 30-80% AMI</td> <td><input type="radio"/> Market Rate >120% AMI</td> </tr> <tr> <td><input type="radio"/> For Rent</td> <td><input checked="" type="radio"/> For Sale</td> </tr> </table>	<input type="radio"/> Publicly-Subsidized <30% AMI	<input checked="" type="radio"/> Workforce 80-120% AMI	<input checked="" type="radio"/> Affordable 30-80% AMI	<input type="radio"/> Market Rate >120% AMI	<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale
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<input checked="" type="radio"/> Affordable 30-80% AMI	<input type="radio"/> Market Rate >120% AMI						
<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale						
Common Regulatory Issues	<ul style="list-style-type: none"> • RVs and tiny homes on wheels are usually only allowed for short-term residency (30-60 days or less) • Connection to water and sewer may be required • Fire safety issues sometimes are a concern because RVs and tiny homes are not built to building code 						



Manufactured Housing



Manufactured dwellings are factory-built residential structures constructed to federal manufactured housing construction safety standards and installed in accordance with an Oregon-approved installation code.

Market Opportunities	<ul style="list-style-type: none"> • Low cost for-sale housing option that is large enough for a variety of households. • Can be installed in a manufactured home park or on an individually owned lot. 						
Market Constraints	<ul style="list-style-type: none"> • Once installed on a site, they are relatively permanent due to the cost of relocation. • The units do not typically appreciate in value due to lower quality and durability. 						
Affordability and Tenure	<table border="0"> <tr> <td data-bbox="488 1163 818 1231"><input type="radio"/> Publicly-Subsidized <30% AMI</td> <td data-bbox="1101 1163 1341 1231"><input checked="" type="radio"/> Workforce 80-120% AMI</td> </tr> <tr> <td data-bbox="488 1239 721 1306"><input checked="" type="radio"/> Affordable 30-80% AMI</td> <td data-bbox="1101 1239 1341 1306"><input type="radio"/> Market Rate >120% AMI</td> </tr> <tr> <td data-bbox="488 1333 675 1373"><input type="radio"/> For Rent</td> <td data-bbox="1101 1333 1276 1373"><input checked="" type="radio"/> For Sale</td> </tr> </table>	<input type="radio"/> Publicly-Subsidized <30% AMI	<input checked="" type="radio"/> Workforce 80-120% AMI	<input checked="" type="radio"/> Affordable 30-80% AMI	<input type="radio"/> Market Rate >120% AMI	<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale
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<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale						
Common Regulatory Issues	<ul style="list-style-type: none"> • Development standards such as by-right, subdivision regulations, density, lot size, parking, and design standards • Fire codes can be burdensome for manufactured housing developments 						



Modular/Prefabricated Housing



A modular/prefabricated house is a building or subassembly that has been in whole or substantial part manufactured or assembled using closed construction at an off-site location to be wholly or partially assembled on-site.

Market Opportunities	<ul style="list-style-type: none"> • Low cost for-sale housing option that is large enough for a variety of households. • Technologies are rapidly improving in order to provide lower costs, higher quality, and faster construction. 						
Market Constraints	<ul style="list-style-type: none"> • Some prefabricated models are low quality and not built for long-term use. 						
Affordability and Tenure	<table border="0"> <tr> <td><input type="radio"/> Publicly-Subsidized <30% AMI</td> <td><input checked="" type="radio"/> Workforce 80-120% AMI</td> </tr> <tr> <td><input checked="" type="radio"/> Affordable 30-80% AMI</td> <td><input type="radio"/> Market Rate >120% AMI</td> </tr> <tr> <td><input type="radio"/> For Rent</td> <td><input checked="" type="radio"/> For Sale</td> </tr> </table>	<input type="radio"/> Publicly-Subsidized <30% AMI	<input checked="" type="radio"/> Workforce 80-120% AMI	<input checked="" type="radio"/> Affordable 30-80% AMI	<input type="radio"/> Market Rate >120% AMI	<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale
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<input checked="" type="radio"/> Affordable 30-80% AMI	<input type="radio"/> Market Rate >120% AMI						
<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale						
Common Regulatory Issues	<ul style="list-style-type: none"> • Permitting can be cumbersome with high fees • Fire codes can be burdensome 						



Single-Family Detached Houses



Single-family detached house means a residential structure designed as a residence for one family and sharing no common wall with another residence of any type.

Market Opportunities	<ul style="list-style-type: none"> Established housing type continually in high demand. Lower risk and usually less complex to develop than some other housing types. 						
Market Constraints	<ul style="list-style-type: none"> Low densities require builders to target higher income buyers in order to compensate for high land costs. Most new houses are larger than needed for smaller households. 						
Affordability and Tenure	<table border="0"> <tr> <td><input type="radio"/> Publicly-Subsidized <30% AMI</td> <td><input checked="" type="radio"/> Workforce 80-120% AMI</td> </tr> <tr> <td><input type="radio"/> Affordable 30-80% AMI</td> <td><input checked="" type="radio"/> Market Rate >120% AMI</td> </tr> <tr> <td><input type="radio"/> For Rent</td> <td><input checked="" type="radio"/> For Sale</td> </tr> </table>	<input type="radio"/> Publicly-Subsidized <30% AMI	<input checked="" type="radio"/> Workforce 80-120% AMI	<input type="radio"/> Affordable 30-80% AMI	<input checked="" type="radio"/> Market Rate >120% AMI	<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale
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<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale						
Common Regulatory Issues	<ul style="list-style-type: none"> Lot size minimums High SDC fees 						



Accessory Dwelling Units



An interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling.

Market Opportunities	<ul style="list-style-type: none"> • Low-impact option for adding units to existing neighborhoods • Adds to supply of rental units. • Can reduce net housing costs of homeowner by adding rental income. 						
Market Constraints	<ul style="list-style-type: none"> • Many homeowners prefer not to add another unit/household to their property. • Can be difficult for homeowners to acquire sufficient financing for construction. 						
Affordability and Tenure	<table border="0"> <tr> <td><input type="radio"/> Publicly-Subsidized <30% AMI</td> <td><input checked="" type="radio"/> Workforce 80-120% AMI</td> </tr> <tr> <td><input type="radio"/> Affordable 30-80% AMI</td> <td><input checked="" type="radio"/> Market Rate >120% AMI</td> </tr> <tr> <td><input type="radio"/> For Rent</td> <td><input checked="" type="radio"/> For Sale</td> </tr> </table>	<input type="radio"/> Publicly-Subsidized <30% AMI	<input checked="" type="radio"/> Workforce 80-120% AMI	<input type="radio"/> Affordable 30-80% AMI	<input checked="" type="radio"/> Market Rate >120% AMI	<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale
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<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale						
Common Regulatory Issues	<ul style="list-style-type: none"> • Setback requirements and tree removal/retainment requirements • High SDC fees • Utility requirements - need a direct connection to utility at street 						



Duplex/Triplex/Fourplex



Duplex, triplex, and quadplex mean two, three, or four dwelling units on a lot or parcel in any configuration.

Market Opportunities	<ul style="list-style-type: none"> • Higher densities enable builders to target workforce/middle income households and encourage smaller units. • Small lot size needed for single infill project, even conversion of a single-family house. 						
Market Constraints	<ul style="list-style-type: none"> • Typically limited to rental market due complexities and risk of condo projects for developers. • Some renters/buyers prefer detached housing. 						
Affordability and Tenure	<table border="0"> <tr> <td><input type="radio"/> Publicly-Subsidized <30% AMI</td> <td><input checked="" type="radio"/> Workforce 80-120% AMI</td> </tr> <tr> <td><input type="radio"/> Affordable 30-80% AMI</td> <td><input checked="" type="radio"/> Market Rate >120% AMI</td> </tr> <tr> <td><input checked="" type="radio"/> For Rent</td> <td><input type="radio"/> For Sale</td> </tr> </table>	<input type="radio"/> Publicly-Subsidized <30% AMI	<input checked="" type="radio"/> Workforce 80-120% AMI	<input type="radio"/> Affordable 30-80% AMI	<input checked="" type="radio"/> Market Rate >120% AMI	<input checked="" type="radio"/> For Rent	<input type="radio"/> For Sale
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<input checked="" type="radio"/> For Rent	<input type="radio"/> For Sale						
Common Regulatory Issues	<ul style="list-style-type: none"> • Density and lot size requirements • Parking standards • Definitions of these housing types 						



Townhouses



Townhouse means a dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.

Market Opportunities	<ul style="list-style-type: none"> Higher densities enable builders to target workforce/middle income buyers and encourage smaller units. Similar ownership form as a single-family house (fee simple). 						
Market Constraints	<ul style="list-style-type: none"> Some buyers prefer detached housing. May require a homeowners association and/or condo ownership for maintenance of common areas, exterior. 						
Affordability and Tenure	<table border="0"> <tr> <td><input type="radio"/> Publicly-Subsidized <30% AMI</td> <td><input checked="" type="radio"/> Workforce 80-120% AMI</td> </tr> <tr> <td><input type="radio"/> Affordable 30-80% AMI</td> <td><input checked="" type="radio"/> Market Rate >120% AMI</td> </tr> <tr> <td><input type="radio"/> For Rent</td> <td><input checked="" type="radio"/> For Sale</td> </tr> </table>	<input type="radio"/> Publicly-Subsidized <30% AMI	<input checked="" type="radio"/> Workforce 80-120% AMI	<input type="radio"/> Affordable 30-80% AMI	<input checked="" type="radio"/> Market Rate >120% AMI	<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale
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<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale						
Common Regulatory Issues	<ul style="list-style-type: none"> Density requirements Lot size and setback requirements Parking standards 						



Cottage Cluster Housing



Cottage cluster means a grouping of no fewer than four detached dwelling units per acre, each with a footprint of typically less than 900 square feet, located on a single lot or parcel that includes a common courtyard.

Market Opportunities	<ul style="list-style-type: none"> • Provides more attainable homeownership option while offering the experience of a detached house. • Higher densities enable builders to target workforce/middle income households and encourage smaller units. • Lower per unit infrastructure costs because each house does not have a street frontage. 						
Market Constraints	<ul style="list-style-type: none"> • Some renters/buyers may prefer more privacy and separation between units. • May require a homeowners association and/or condo ownership for maintenance of common areas, exterior. 						
Affordability and Tenure	<table border="0"> <tr> <td><input type="radio"/> Publicly-Subsidized <30% AMI</td> <td><input checked="" type="radio"/> Workforce 80-120% AMI</td> </tr> <tr> <td><input type="radio"/> Affordable 30-80% AMI</td> <td><input checked="" type="radio"/> Market Rate >120% AMI</td> </tr> <tr> <td><input type="radio"/> For Rent</td> <td><input checked="" type="radio"/> For Sale</td> </tr> </table>	<input type="radio"/> Publicly-Subsidized <30% AMI	<input checked="" type="radio"/> Workforce 80-120% AMI	<input type="radio"/> Affordable 30-80% AMI	<input checked="" type="radio"/> Market Rate >120% AMI	<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale
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<input type="radio"/> Affordable 30-80% AMI	<input checked="" type="radio"/> Market Rate >120% AMI						
<input type="radio"/> For Rent	<input checked="" type="radio"/> For Sale						
Common Regulatory Issues	<ul style="list-style-type: none"> • Development standards such as density, lot size, parking, and design standards • Minimum size requirements for units • Housing type not permitted 						



Walkup Apartments



Walk-up apartments are units in an apartment building that does not have an elevator.

Market Opportunities	<ul style="list-style-type: none"> Higher densities enable builders to target workforce/middle income households and encourage smaller units. 						
Market Constraints	<ul style="list-style-type: none"> Typically limited to rental market due complexities and risk of condo projects for developers. Larger lot sizes needed due to the larger size of building and parking areas. Some renters/buyers prefer detached housing. 						
Affordability and Tenure	<table border="0"> <tr> <td><input type="radio"/> Publicly-Subsidized <30% AMI</td> <td><input checked="" type="radio"/> Workforce 80-120% AMI</td> </tr> <tr> <td><input type="radio"/> Affordable 30-80% AMI</td> <td><input checked="" type="radio"/> Market Rate >120% AMI</td> </tr> <tr> <td><input checked="" type="radio"/> For Rent</td> <td><input type="radio"/> For Sale</td> </tr> </table>	<input type="radio"/> Publicly-Subsidized <30% AMI	<input checked="" type="radio"/> Workforce 80-120% AMI	<input type="radio"/> Affordable 30-80% AMI	<input checked="" type="radio"/> Market Rate >120% AMI	<input checked="" type="radio"/> For Rent	<input type="radio"/> For Sale
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<input checked="" type="radio"/> For Rent	<input type="radio"/> For Sale						
Common Regulatory Issues	<ul style="list-style-type: none"> Density and lot size Parking standards Open space requirements 						



Single Room Occupancy Units/Micro Apartments



A residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single eligible individual. The unit need not, but may, contain food preparation or sanitary facilities, or both.

Market Opportunities	<ul style="list-style-type: none"> • Smaller unit size enables higher densities, which allows builders to target lower income households. • Shared kitchens and/or bathrooms reduces per unit costs substantially 						
Market Constraints	<ul style="list-style-type: none"> • Limited demand for smaller units or units without private kitchens and/or bathrooms. • Lack of comparable projects in a region can make project difficult to finance. 						
Affordability and Tenure	<table border="0"> <tr> <td><input type="radio"/> Publicly-Subsidized <30% AMI</td> <td><input checked="" type="radio"/> Workforce 80-120% AMI</td> </tr> <tr> <td><input checked="" type="radio"/> Affordable 30-80% AMI</td> <td><input type="radio"/> Market Rate >120% AMI</td> </tr> <tr> <td><input checked="" type="radio"/> For Rent</td> <td><input type="radio"/> For Sale</td> </tr> </table>	<input type="radio"/> Publicly-Subsidized <30% AMI	<input checked="" type="radio"/> Workforce 80-120% AMI	<input checked="" type="radio"/> Affordable 30-80% AMI	<input type="radio"/> Market Rate >120% AMI	<input checked="" type="radio"/> For Rent	<input type="radio"/> For Sale
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<input checked="" type="radio"/> Affordable 30-80% AMI	<input type="radio"/> Market Rate >120% AMI						
<input checked="" type="radio"/> For Rent	<input type="radio"/> For Sale						
Common Regulatory Issues	<ul style="list-style-type: none"> • Housing type permitted • Density requirements • SDC and permit fees - high for affordable housing 						

Appendix B

Site Suitability Analysis

COLUMBIA COUNTY & SURROUNDING AREA

RV Parks

Number of sites

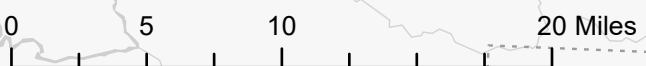
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- 50
- 100
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Lodging

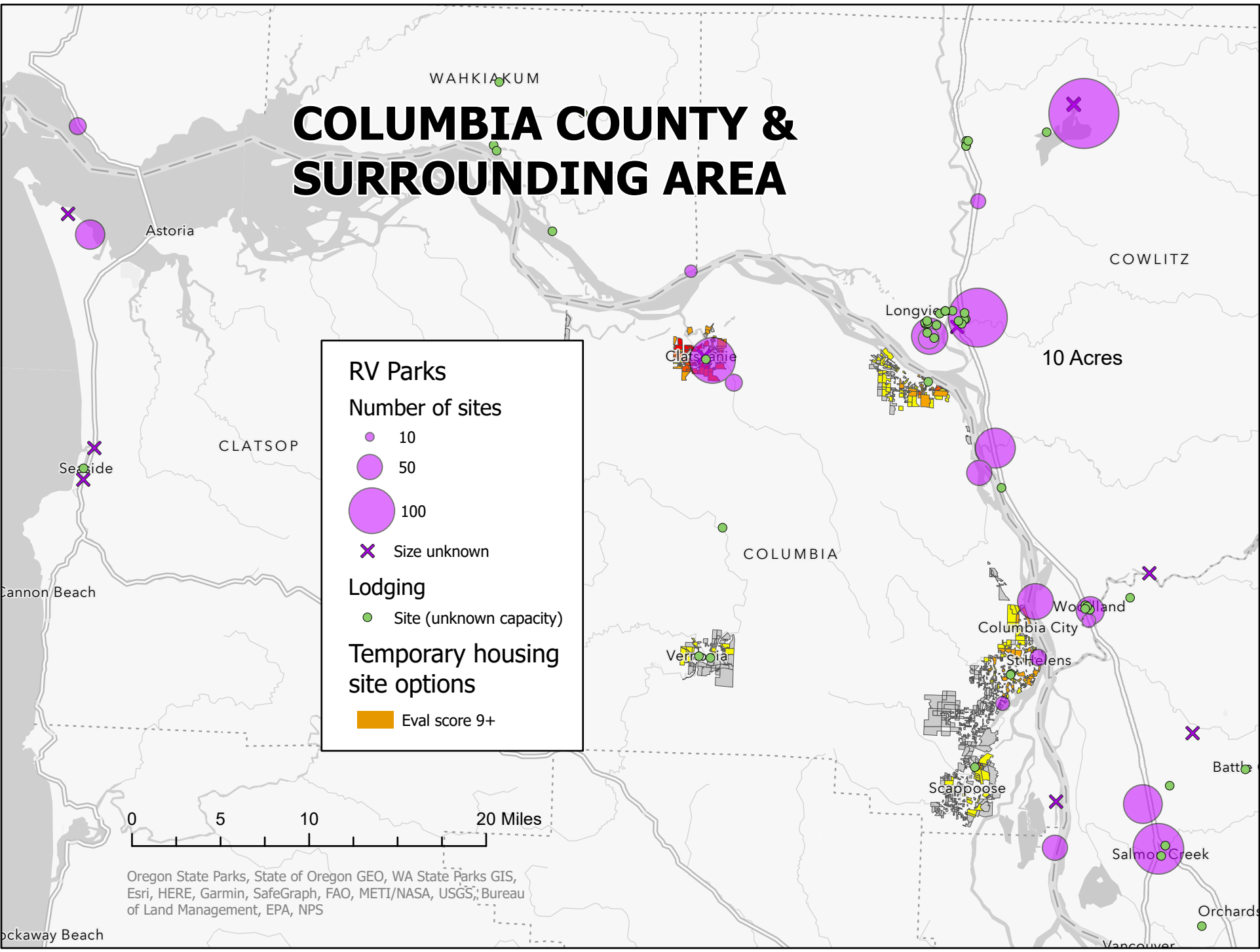
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Temporary housing site options

- Eval score 9+



Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS



CLATSKANIE

Temporary housing site options

Score

- 4 - 8
- 9
- 10
- 11
- 12

RV Parks

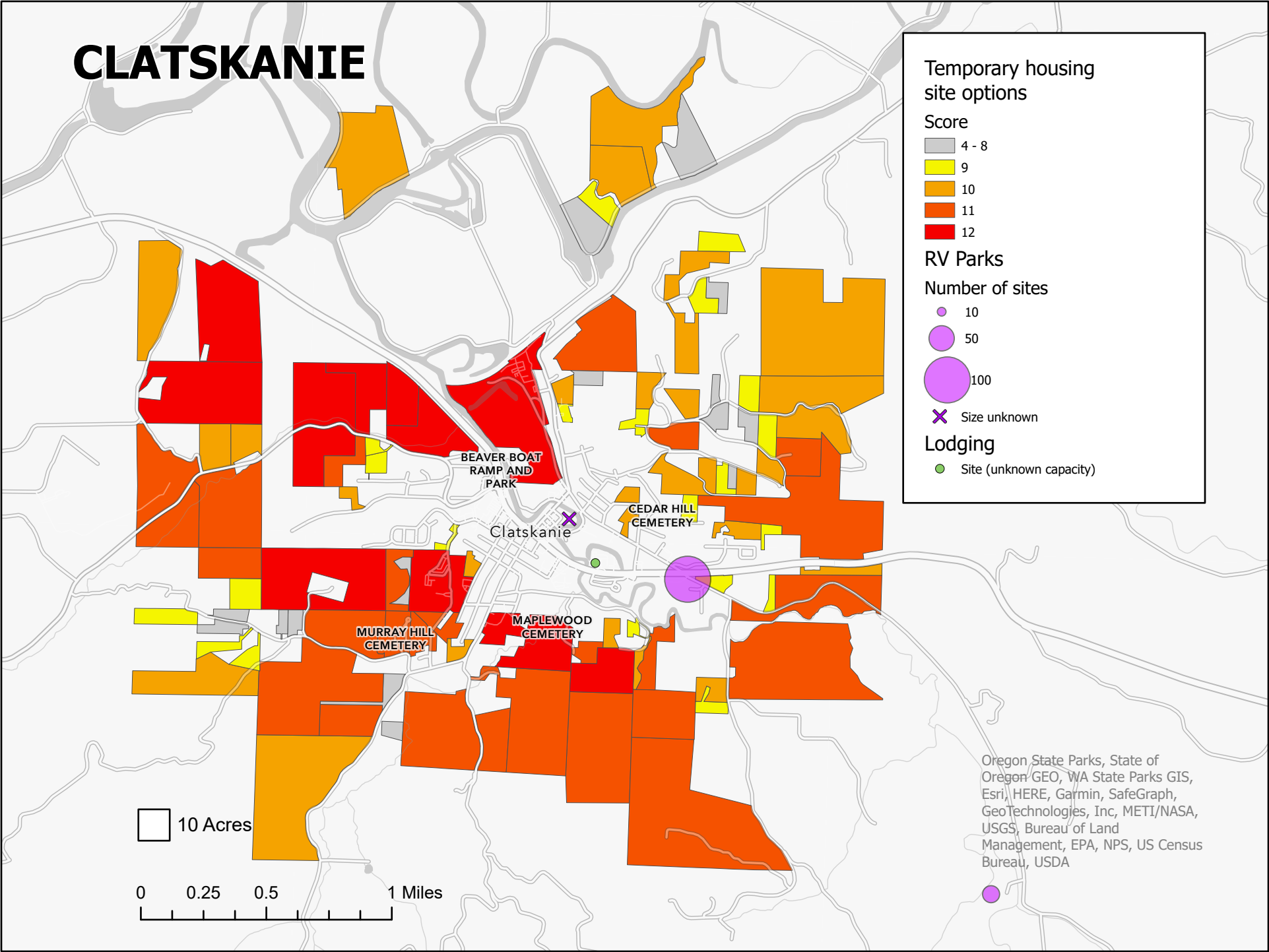
Number of sites

- 10
- 50
- 100

Size unknown

Lodging

- Site (unknown capacity)



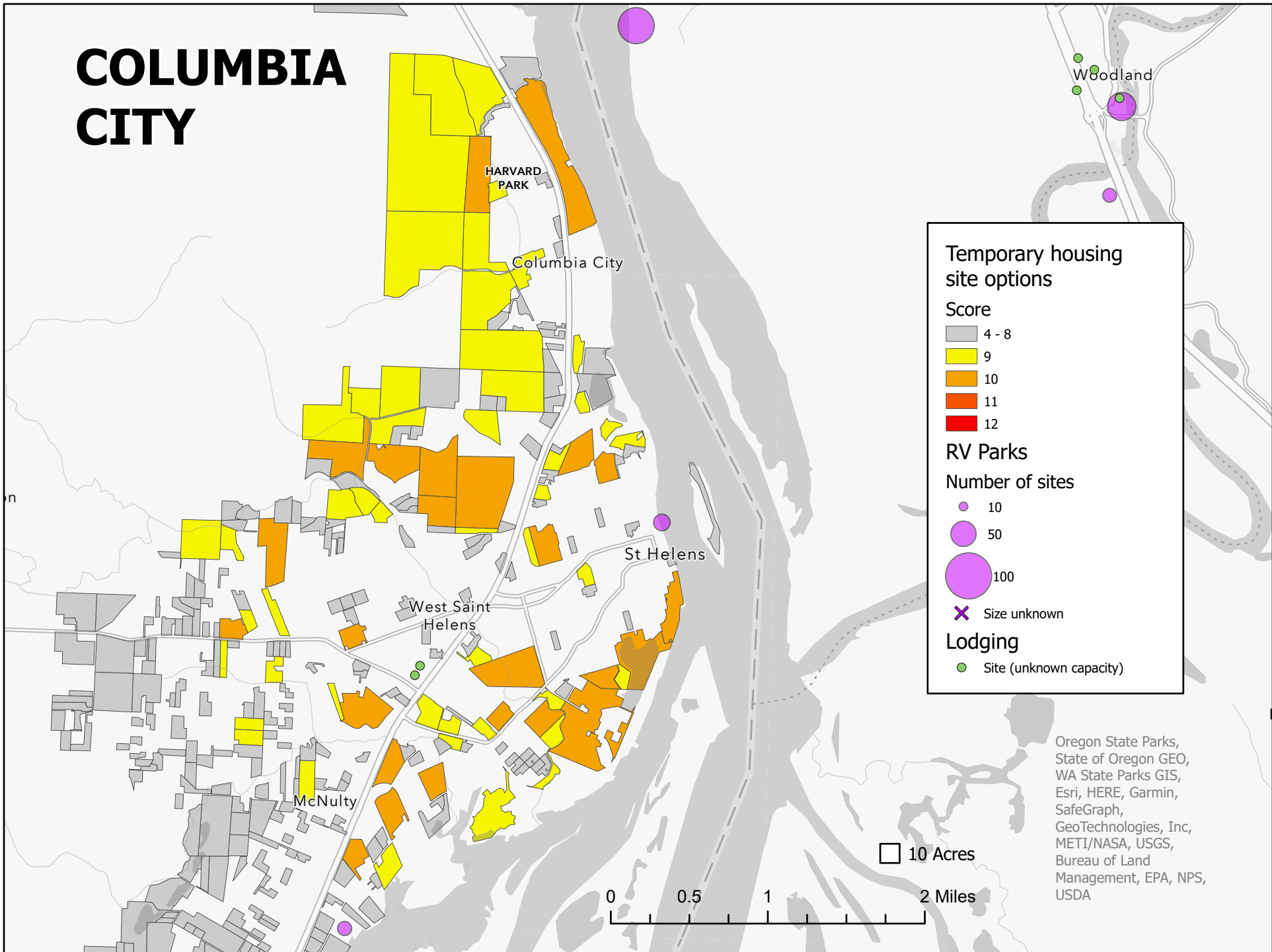
10 Acres

0 0.25 0.5 1 Miles

Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



COLUMBIA CITY



Temporary housing site options

Score

- 4 - 8
- 9
- 10
- 11
- 12

RV Parks

Number of sites

- 10
- 50
- 100
- Size unknown

Lodging

- Site (unknown capacity)

Oregon State Parks,
State of Oregon GEO,
WA State Parks GIS,
Esri, HERE, Garmin,
SafeGraph,
GeoTechnologies, Inc,
METI/NASA, USGS,
Bureau of Land
Management, EPA, NPS,
USDA

RAINIER

Longview

Kelso

LAKE SAKAJAWEA PARK

KELSO LONGVIEW AIRPORT

DIBBLEE BEACH

Rainier

Lindbergh

LAUREL BEACH

Fern Hill

Carrolls

PRESCOTT

Temporary housing site options

Score

- 4 - 8
- 9
- 10
- 11
- 12

RV Parks

Number of sites

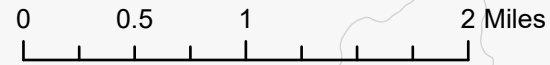
- 10
- 50
- 100

Size unknown

Lodging

- Site (unknown capacity)

10 Acres

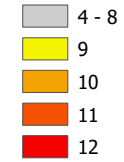


Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

SCAPPOOSE

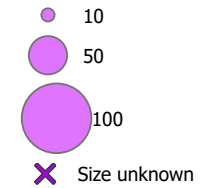
Temporary housing site options

Score

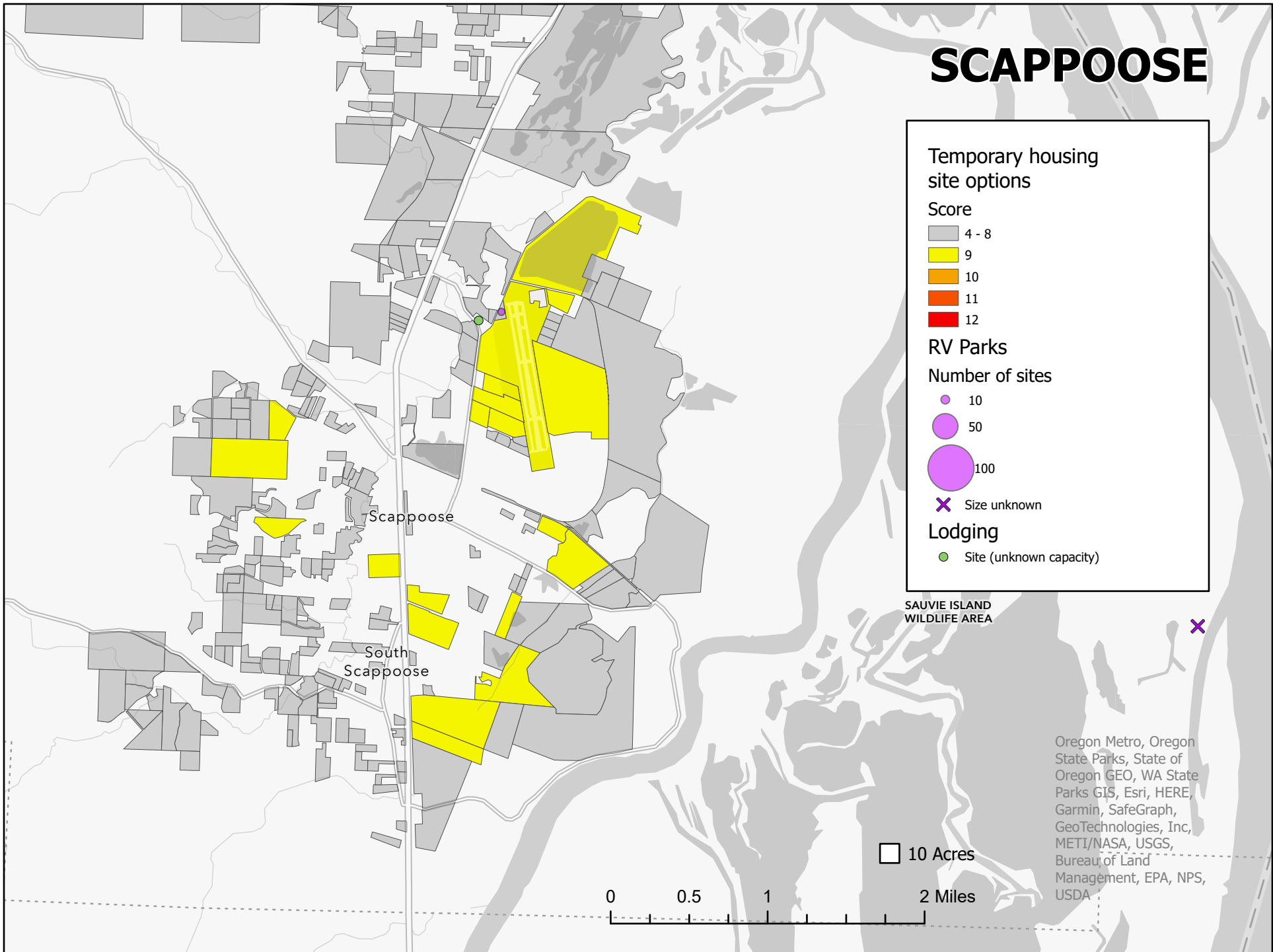
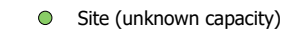


RV Parks

Number of sites



Lodging



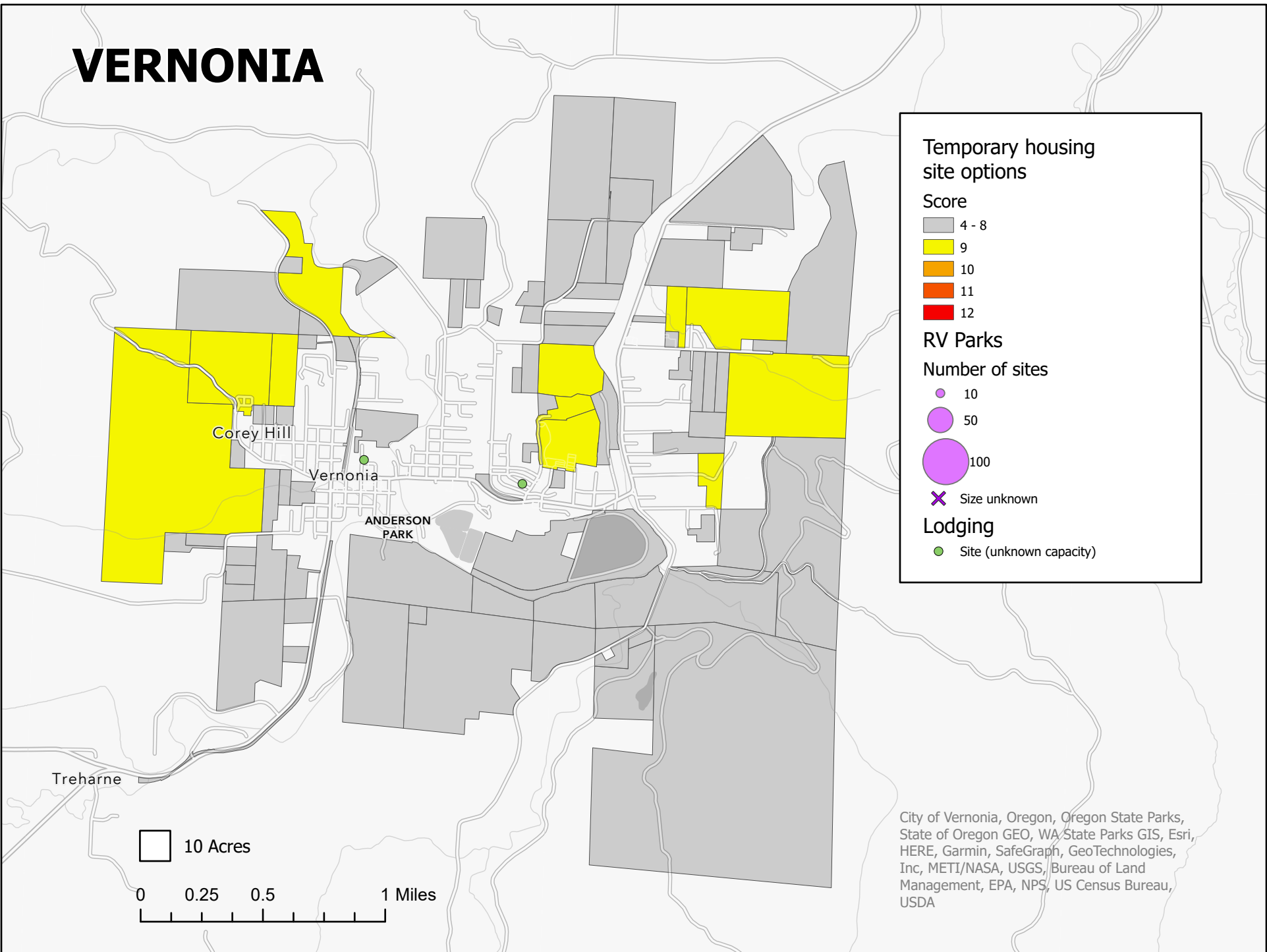
SAUVIE ISLAND WILDLIFE AREA

Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

10 Acres

0 0.5 1 2 Miles



VERNONIA

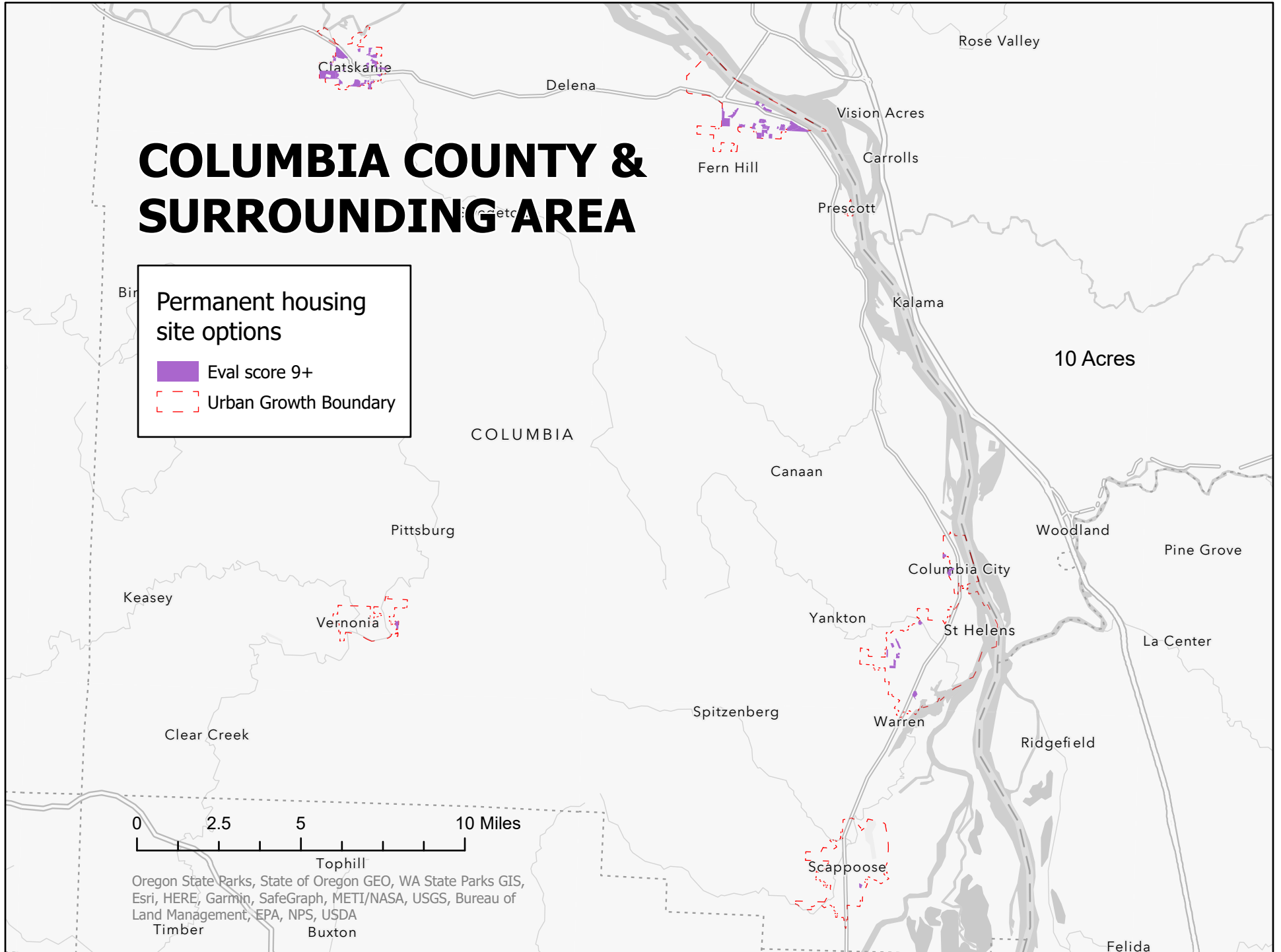


City of Vernonia, Oregon, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

COLUMBIA COUNTY & SURROUNDING AREA

Permanent housing site options

-  Eval score 9+
-  Urban Growth Boundary



0 2.5 5 10 Miles
Tophill
Oregon State Parks, State of Oregon GEO, WA State Parks GIS,
Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of
Land Management, EPA, NPS, USDA
Timber Buxton

CLATSKANIE

Permanent housing site options

Score

4 - 8

9

10

11

12

Urban Growth Boundary

10 Acres

BEAVER BOAT
RAMP AND
PARK

Clatskanie

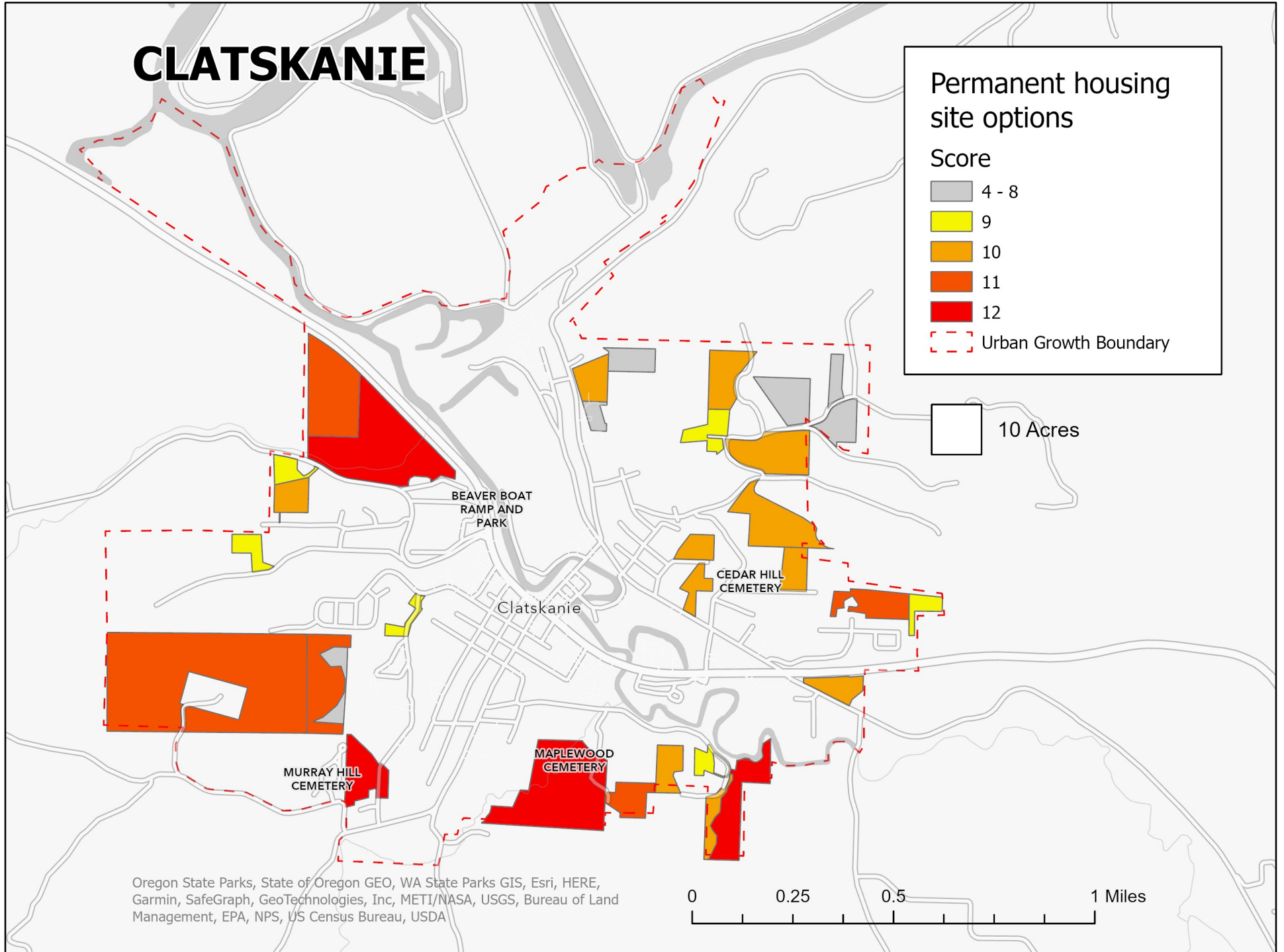
CEDAR HILL
CEMETERY

MURRAY HILL
CEMETERY

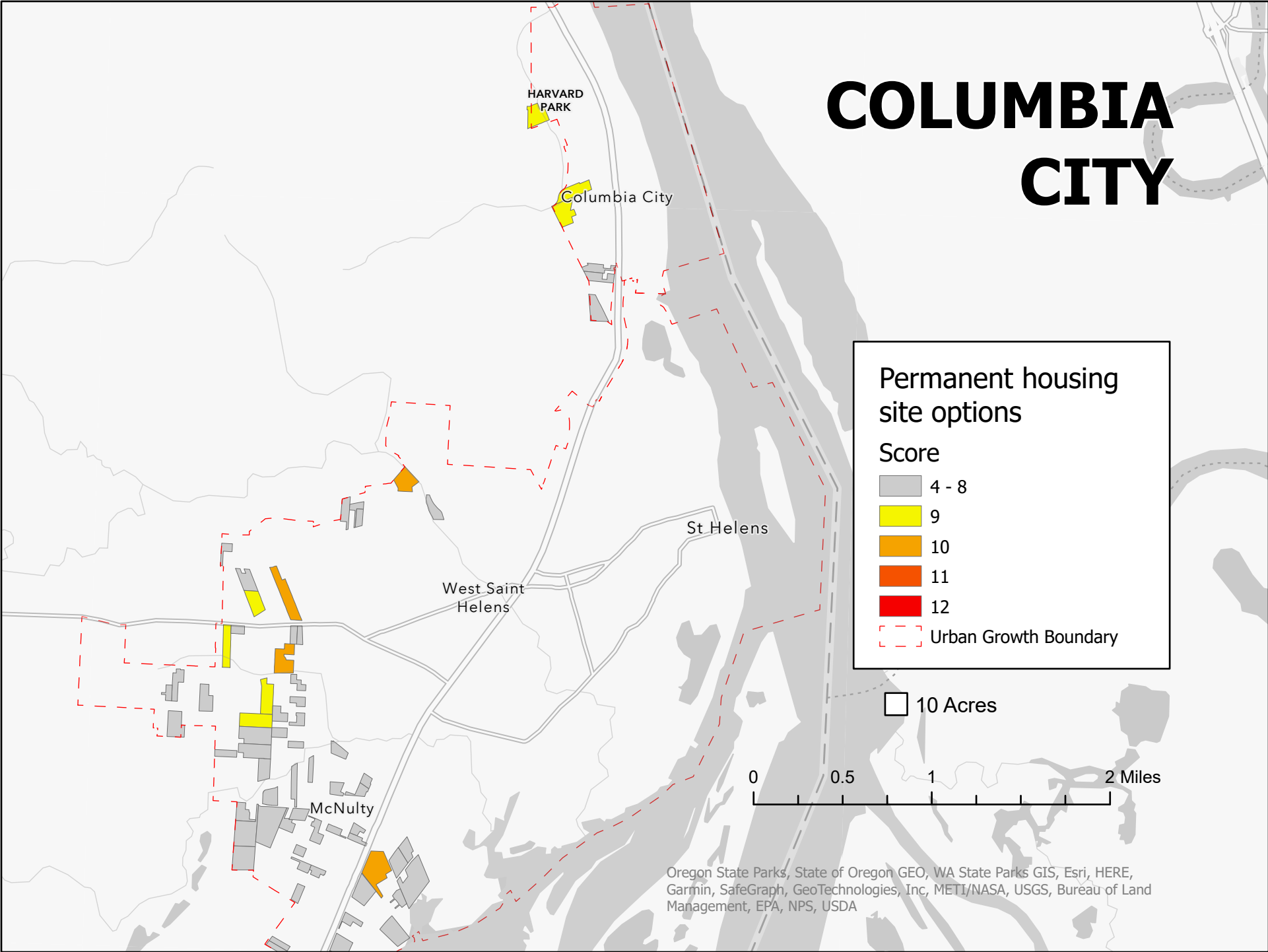
MAPLEWOOD
CEMETERY

Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

0 0.25 0.5 1 Miles



COLUMBIA CITY



Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

DIBBLEE BEACH

RAINIER

Permanent housing site options

Score

- 4 - 8
- 9
- 10
- 11
- 12

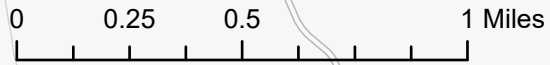
Urban Growth Boundary

RAINIER RIVERFRONT PARK

Rainier

Lindbergh

10 Acres



Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

SCAPPOOSE

Permanent housing site options

Score

- 4 - 8
- 9
- 10
- 11
- 12

Urban Growth Boundary

Scappoose

South Scappoose

SAUVIE ISLAND WILDLIFE AREA

10 Acres



Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

VERNONIA

Permanent housing site options

Score

- 4 - 8
- 9
- 10
- 11
- 12

Urban Growth Boundary

10 Acres

VERNONIA MEMORIAL CEMETERY

Corey Hill

Vernonia

ANDERSON PARK

City of Vernonia, Oregon, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

