



# SHORT-TERM RENTAL DATA

---

BOARD OF CLATSOP COUNTY COMMISSIONERS  
MAY 18, 2022

# BACKGROUND

**April 13, 2022**

Board directs staff to collect and analyze additional data documenting the impact of STRs on housing prices and availability within Clatsop County.

**Question:** In which zones or geographic areas of unincorporated county should STRs be allowed?

**County Management, County Counsel, and staff from Assessment and Taxation, GIS and Community Development** have provided documentation on the following:

- Number, location and zoning of permitted short-term rental units
- 2018 Certified Values Countywide
- Single-Family Residential Sales Countywide
- Single-Family Residential Median Values for STR and non-STR properties
- Summary of Residential Market Appreciation (2021-2022)
- Clatsop County Median Household Income

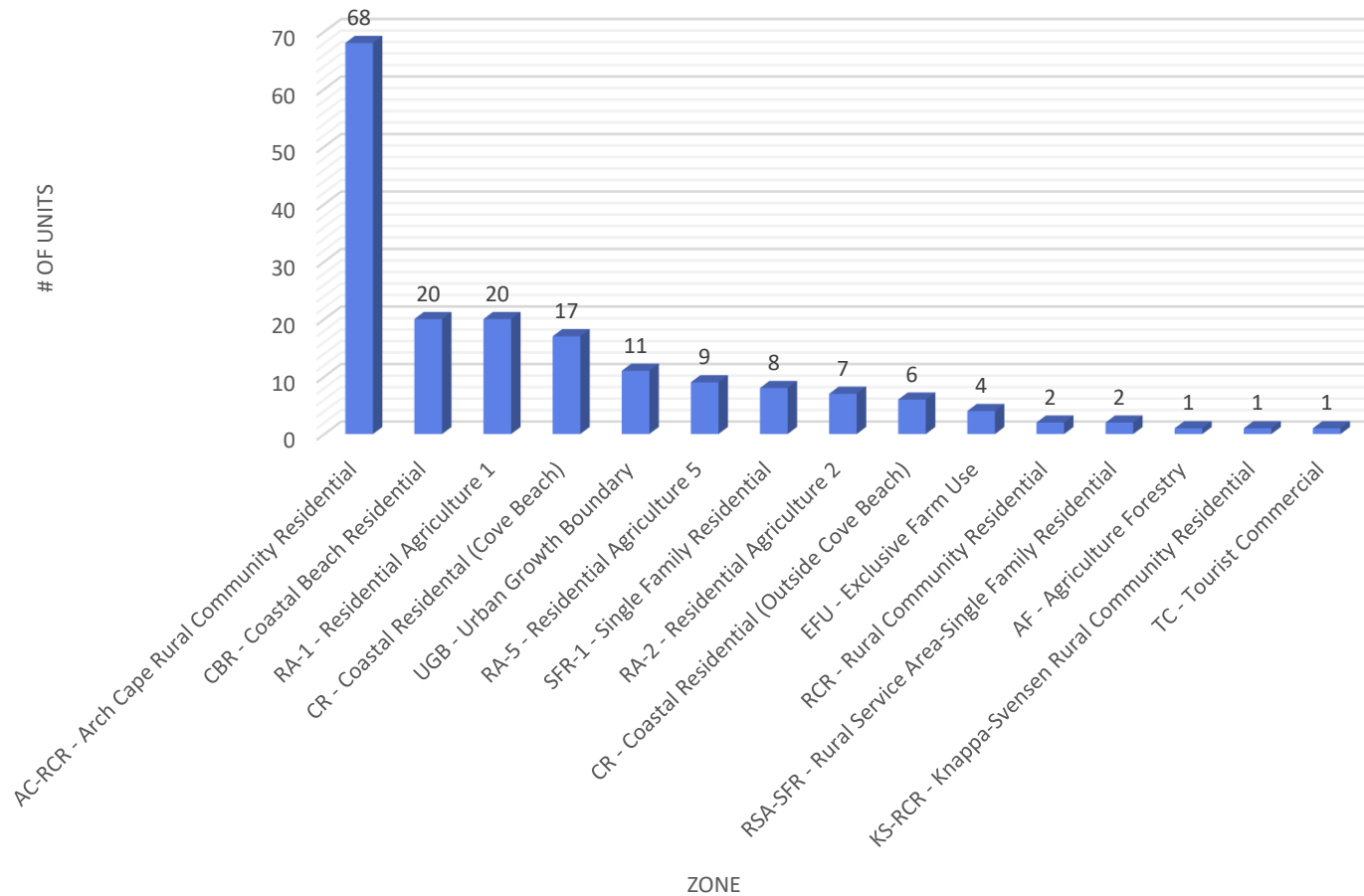
Moratorium Work Plan and Schedule																	
	2021							2022									
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG		
DLCD 45-Day Notice for Moratorium	✓	✓															
Prepare Draft Moratorium Ordinance	✓	✓															
Public Town Hall Meetings – Moratorium Ordinance		✓															
14-Day Public Comment Period – Moratorium Ordinance		✓															
1 <sup>st</sup> Public Hearing – Moratorium Ordinance (August 11)			✓														
2 <sup>nd</sup> Public Hearing – Moratorium Ordinance (August 25)			✓														
Moratorium in Effect until December 29, 2021				✓	✓	✓	✓										
Prepare Draft #1 - Combined Ordinance and Revisions	✓	✓	✓														
Public Town Hall Meeting – Draft #1				✓													
14-Day Written Public Comment Period – Draft #1				✓													
Prepare Draft #2 – Combined Ordinance and Revisions					✓												
Public Town Hall Meeting – Draft #2						✓											
14-Day Written Public Comment Period – Draft #2						✓											
Moratorium Extended Until April 28, 2022								✓	✓	✓	✓						
Prepare Draft #3 – Combined Ordinance and Revisions							✓										
Public Town Hall Meeting – Draft #3								✓									
14-Day Written Public Comment Period – Draft #3								✓									
BOC Work Session								✓									
1 <sup>st</sup> Public Hearing – Combined Ordinance (February 9, 2022)									✓								
ITEM REMOVED FROM AGENDA									✓								
BOC Work Session									✓								
Planning Commission Review of Proposed Amendments										✓							
1 <sup>st</sup> Public Hearing – Zoning Amendments											✓						
BOARD DIRECTS STAFF TO COLLECT DATA											✓						
1 <sup>st</sup> Public Hearing – Operating Standards Amendments											✓						
2 <sup>nd</sup> Public Hearing – Operating Standards Amendments											✓						
Moratorium Extended Until August 26, 2022												✓	✓	✓	✓		
BOC Work Session – STR Data												✓					

# STR PERMITS

---

# NUMBER OF PERMITTED STRs

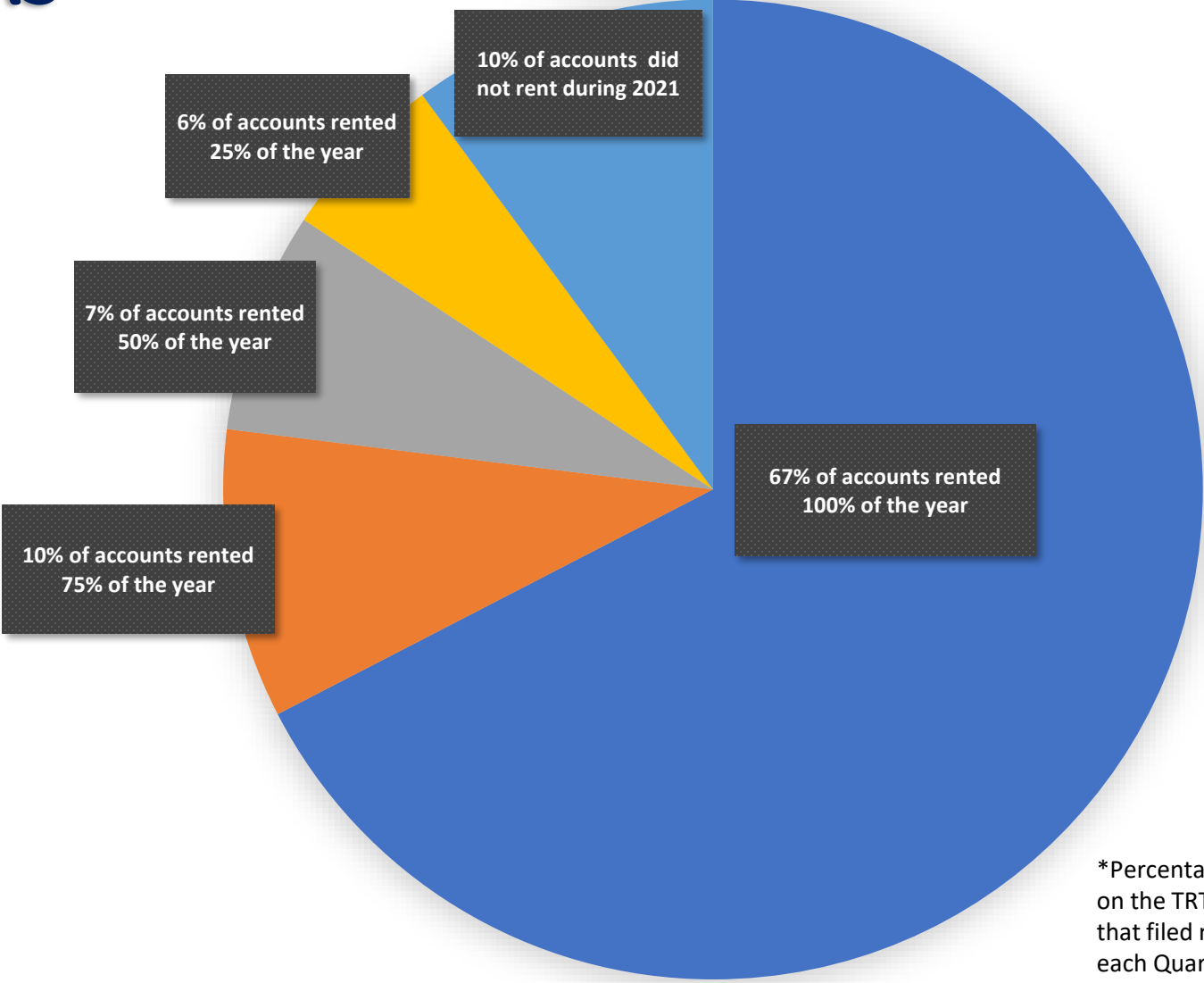
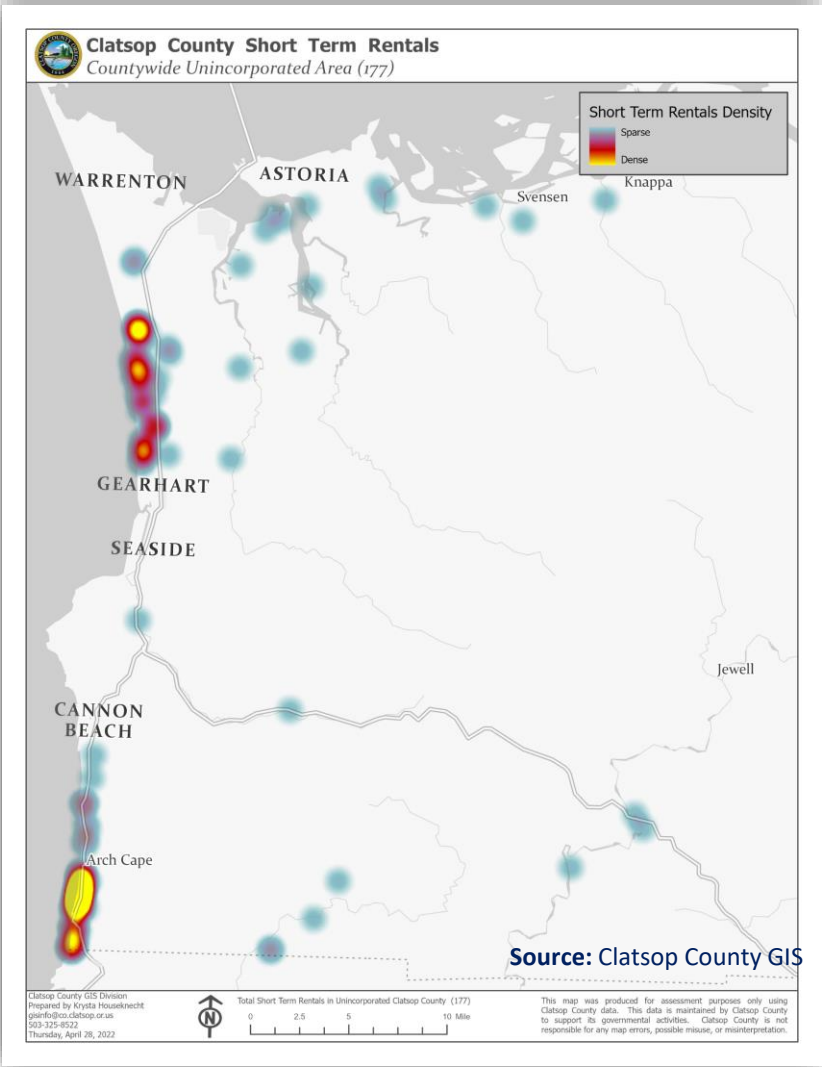
## SHORT-TERM RENTALS BY ZONE



- 177 STRs in unincorporated areas
  - 68 (38.4%) in Arch Cape
  - 17 (9.6%) in Cove Beach
  - 53 (29.9%) in Clatsop Plains
  - 11 (6.2%) in Gearhart UGB
- STRs in unincorporated County account for 0.7% of all housing units
- 84.2% of all STRs located along the coast



# ACTIVELY RENTED STRs



\*Percentages are based on the TRT accounts that filed returns for each Quarter in 2021

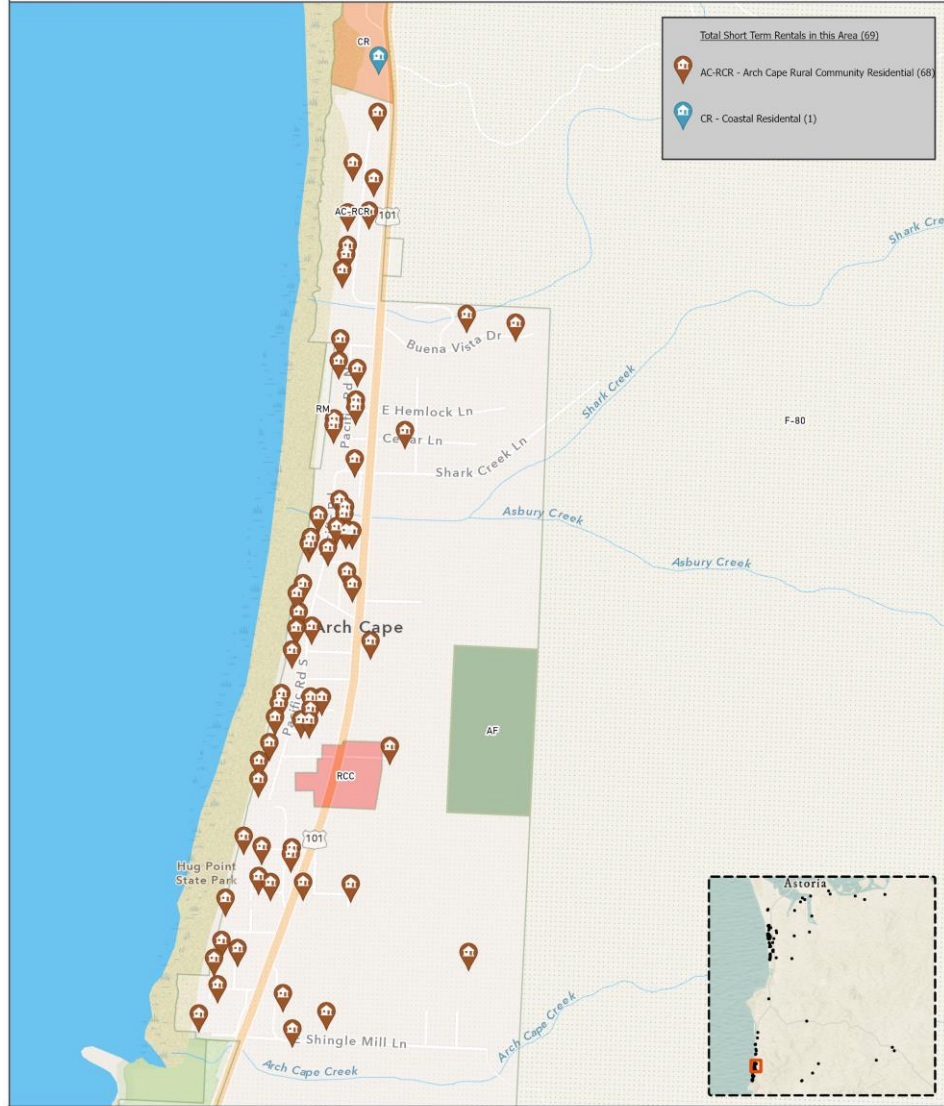
# STR LOCATIONS

---





## Clatsop County Short Term Rentals with Zoning Designation Arch Cape

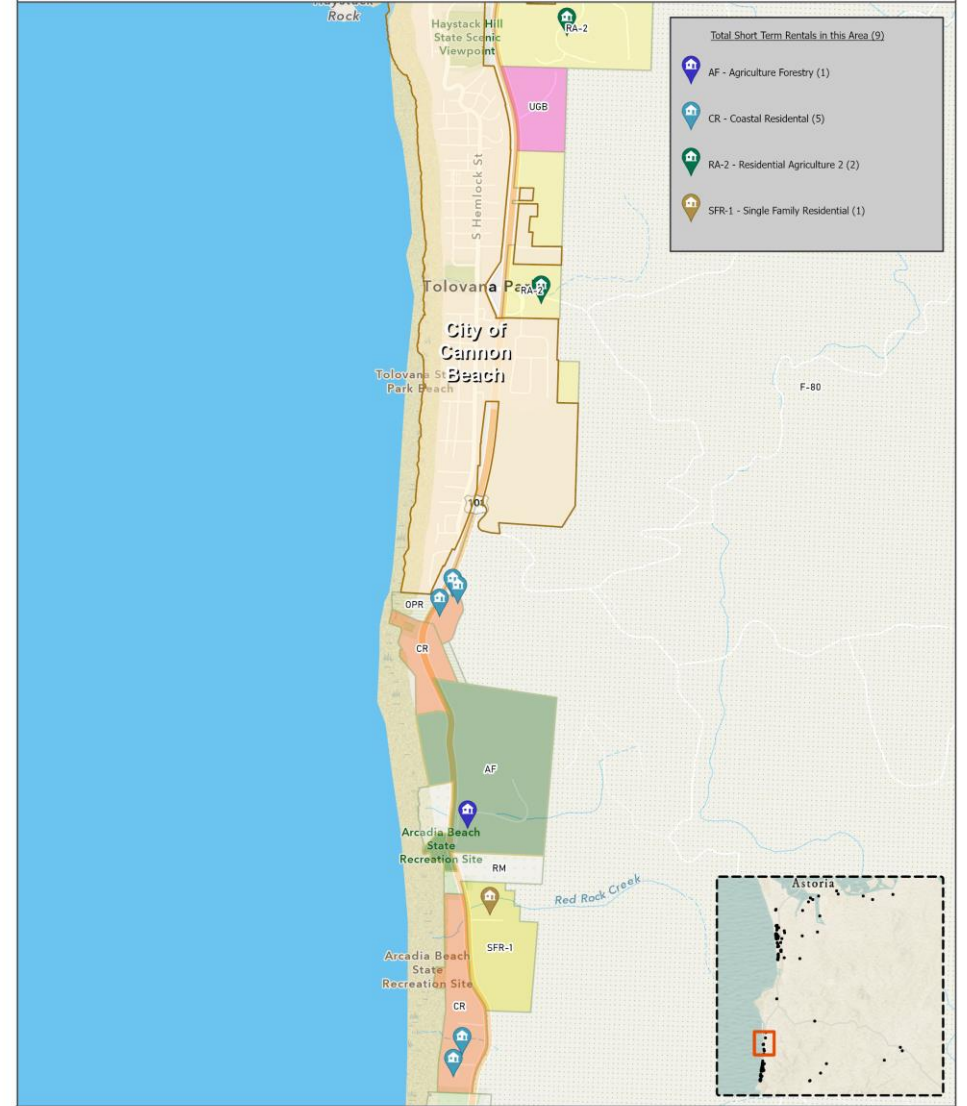


Clatsop County GIS Division  
Prepared by Krysta Houseknecht  
gisinfo@co.clatsop.or.us  
503-325-8522  
Thursday, April 28, 2022

This map was produced for assessment purposes only using Clatsop County data. This data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.



## Clatsop County Short Term Rentals with Zoning Designation Cannon Beach Unincorporated



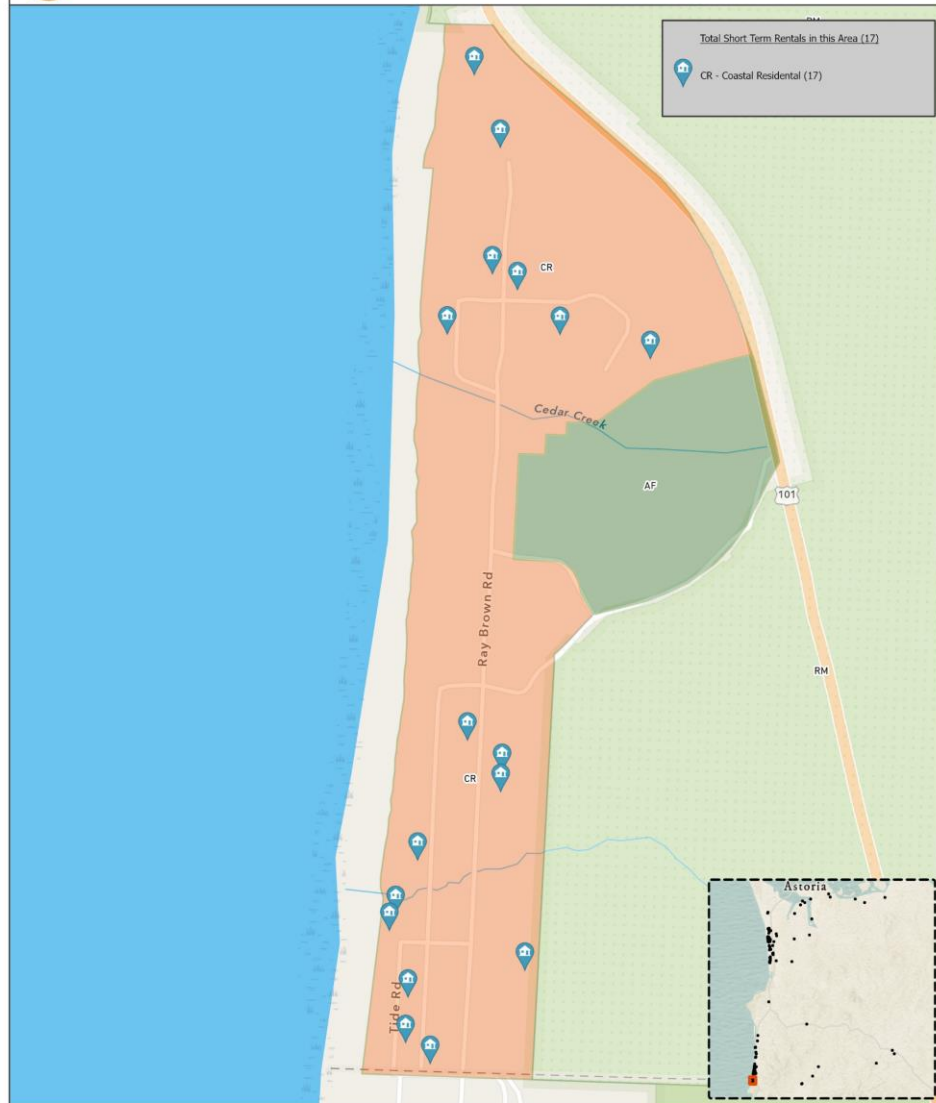
Clatsop County GIS Division  
Prepared by Krysta Houseknecht  
gisinfo@co.clatsop.or.us  
503-325-8522  
Thursday, April 28, 2022

This map was produced for assessment purposes only using Clatsop County data. This data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.



## Clatsop County Short Term Rentals with Zoning Designation

### Cove Beach



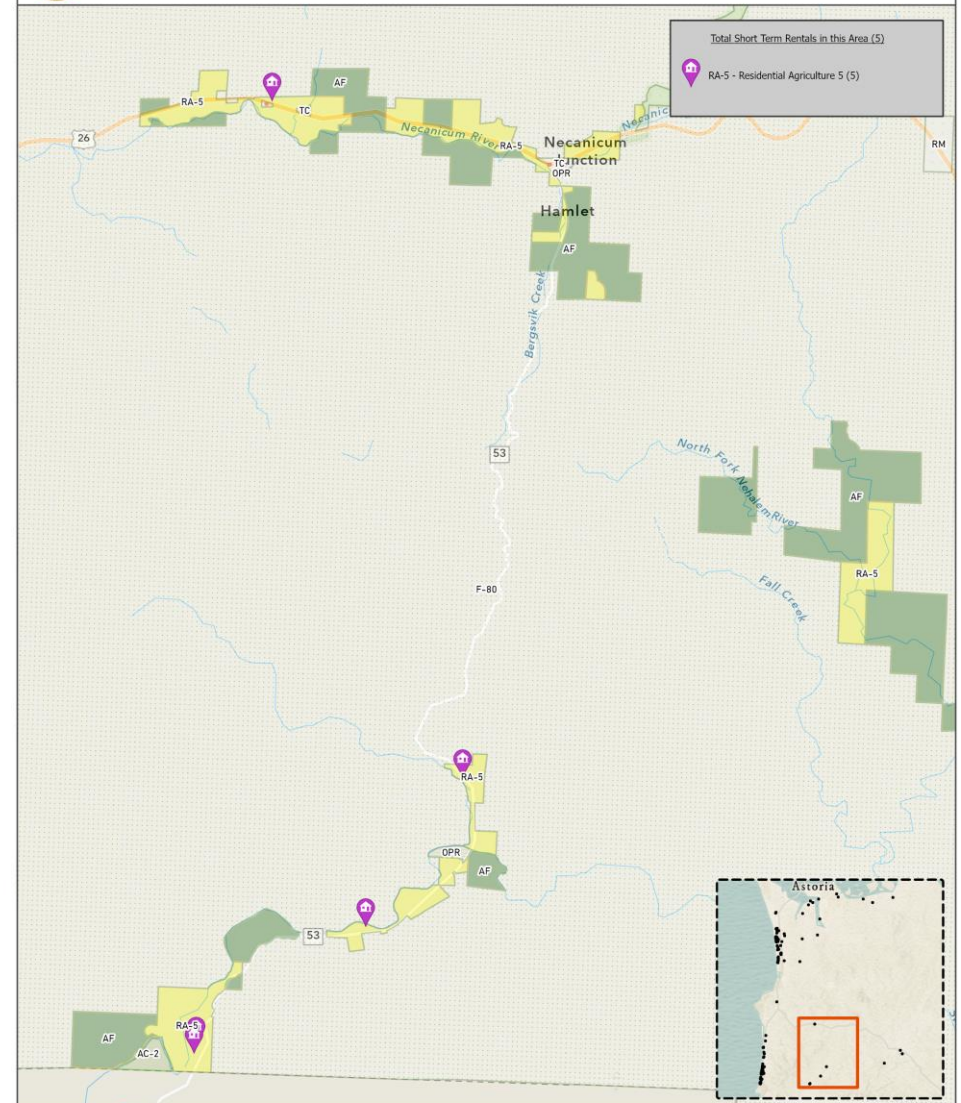
Clatsop County GIS Division  
Prepared by Krysta Houseknecht  
gisinfo@co.clatsop.or.us  
503-325-8522  
Thursday, April 28, 2022

This map was produced for assessment purposes only using Clatsop County data. This data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.



## Clatsop County Short Term Rentals with Zoning Designation

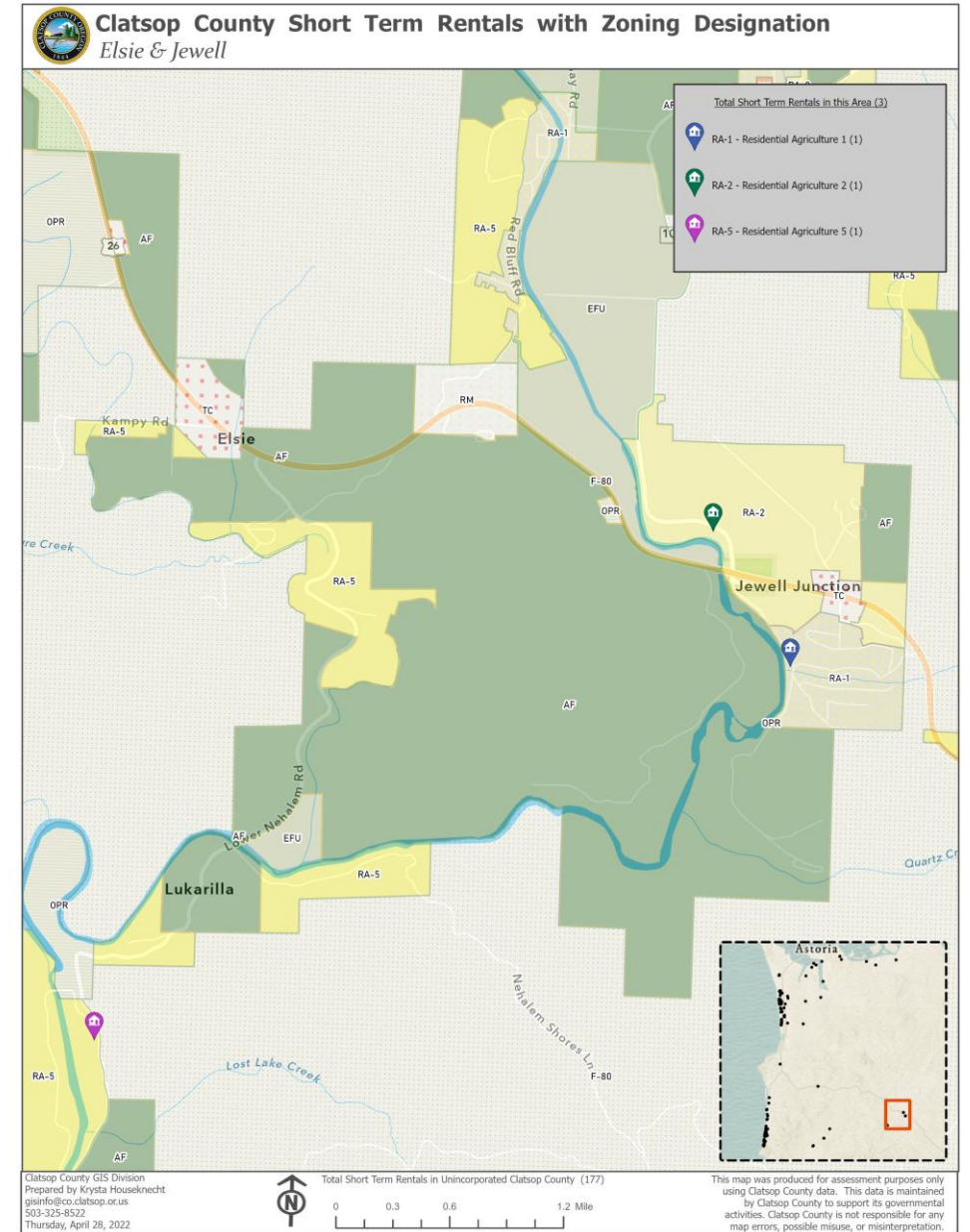
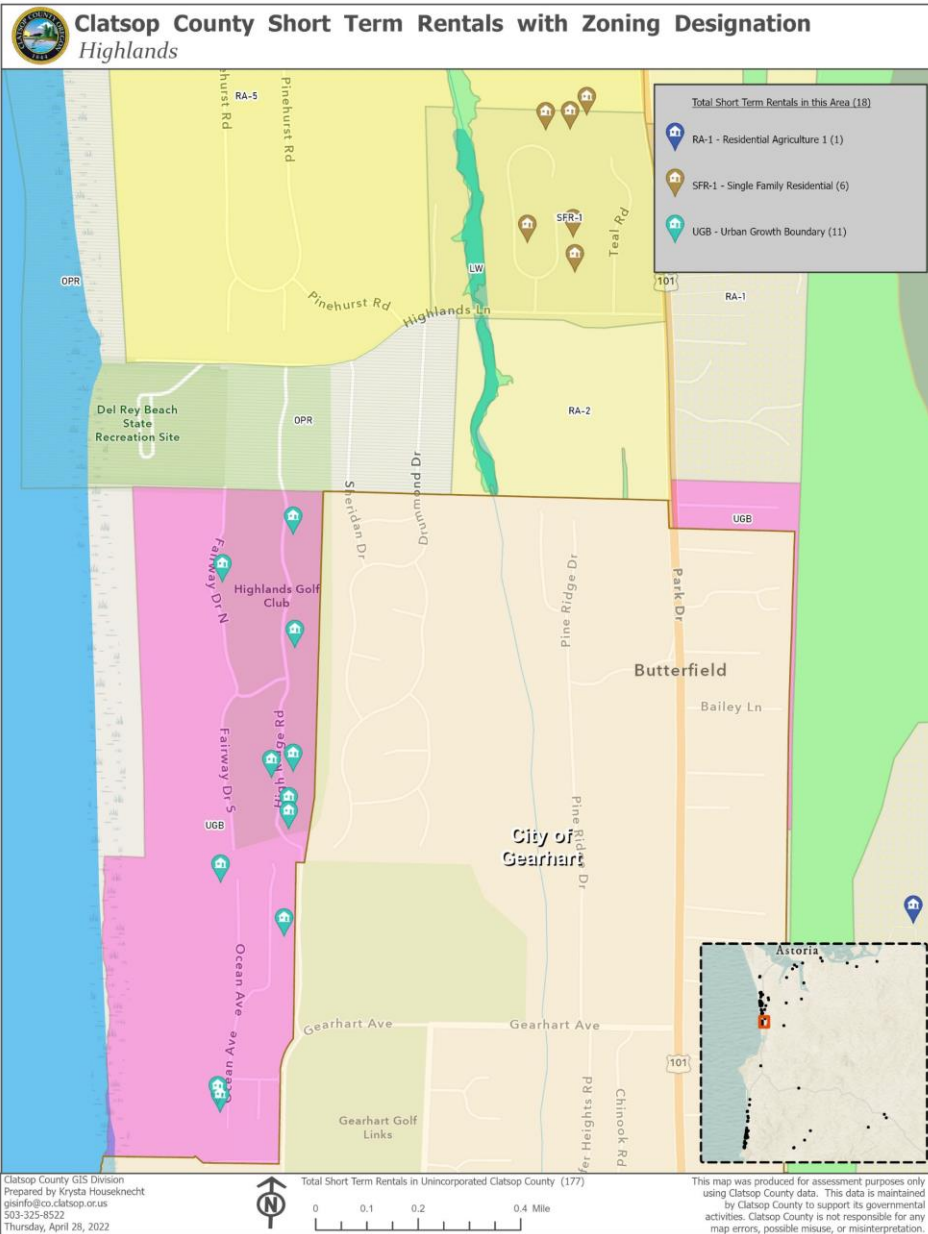
### Hamlet



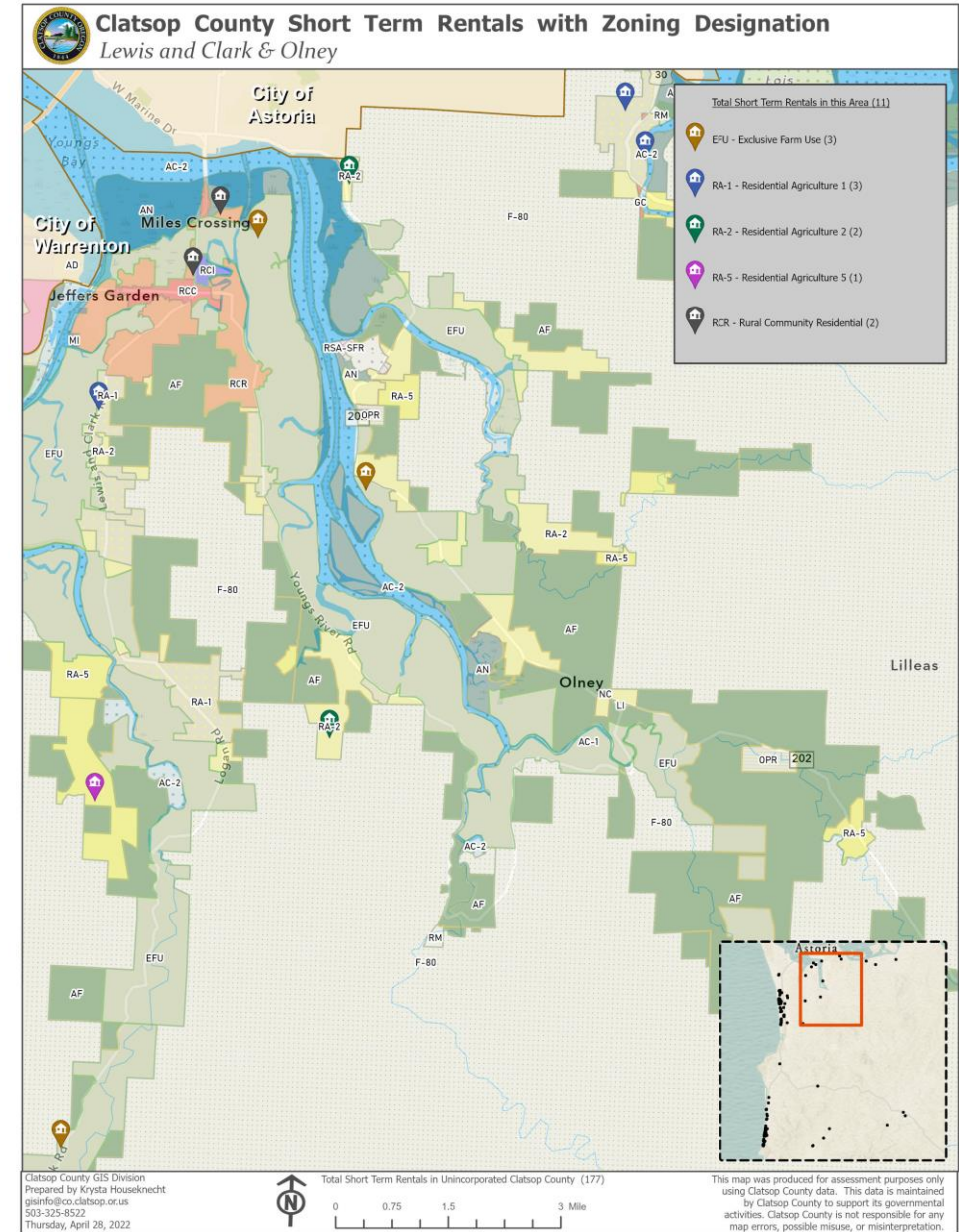
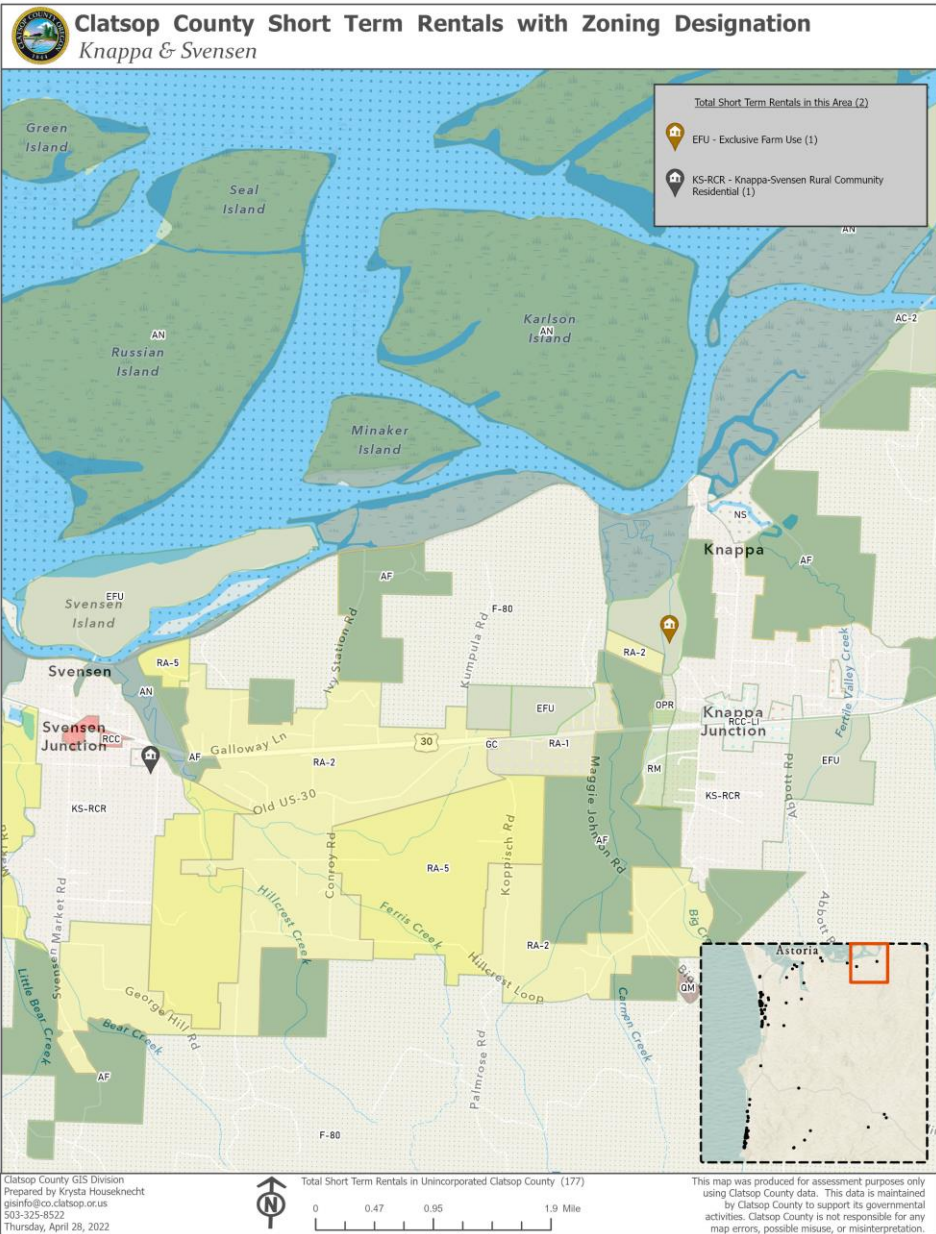
Clatsop County GIS Division  
Prepared by Krysta Houseknecht  
gisinfo@co.clatsop.or.us  
503-325-8522  
Thursday, April 28, 2022

This map was produced for assessment purposes only using Clatsop County data. This data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.

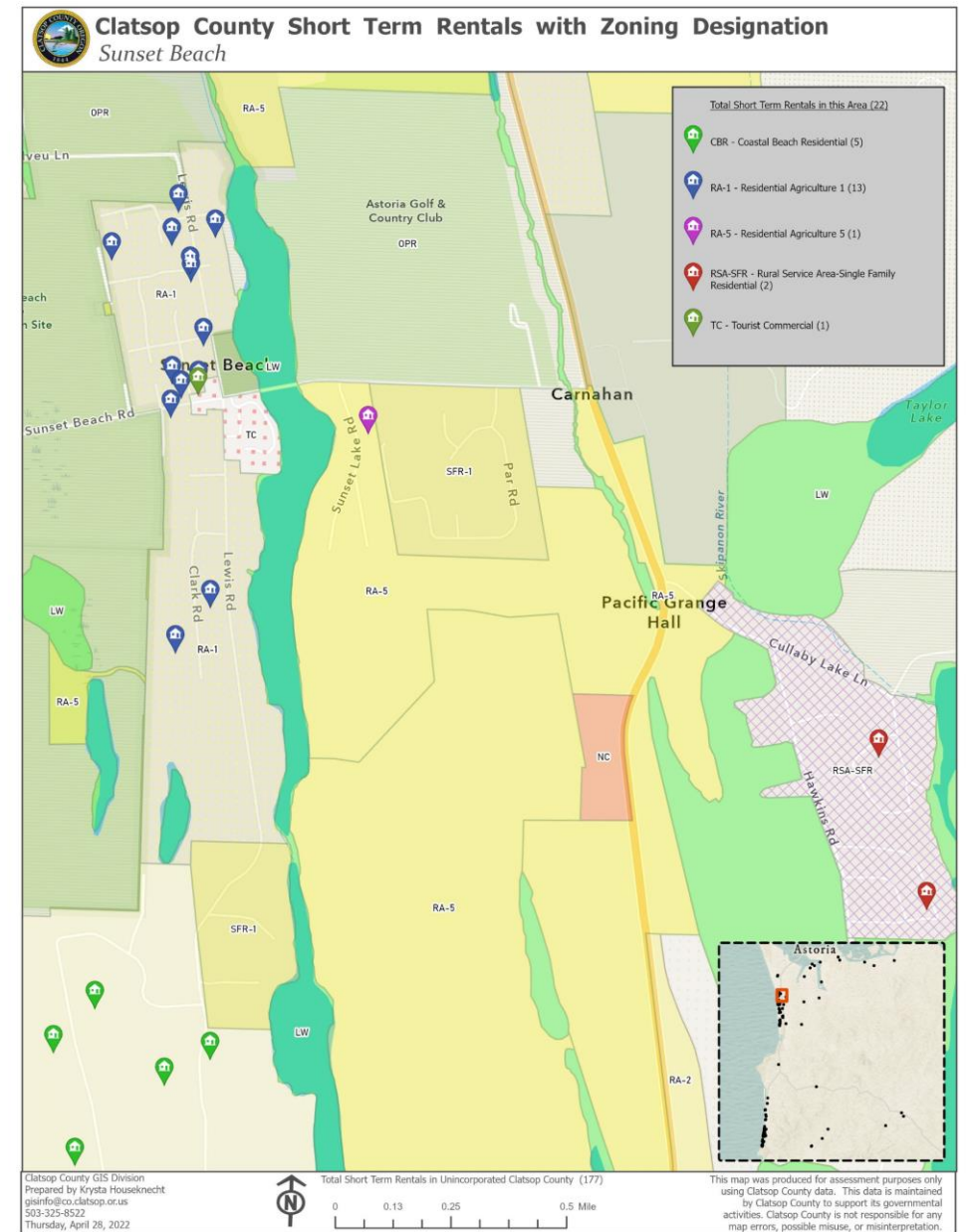
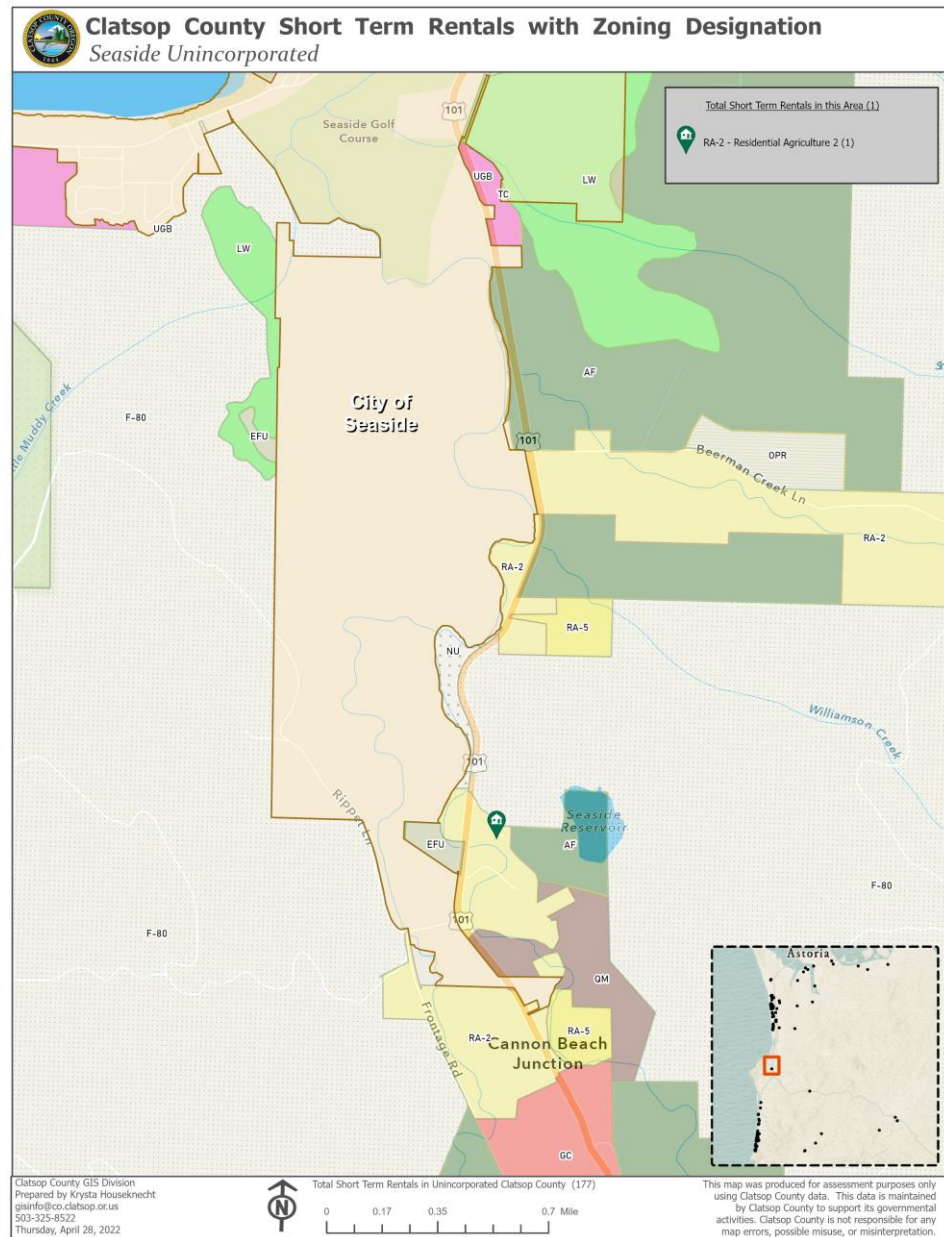


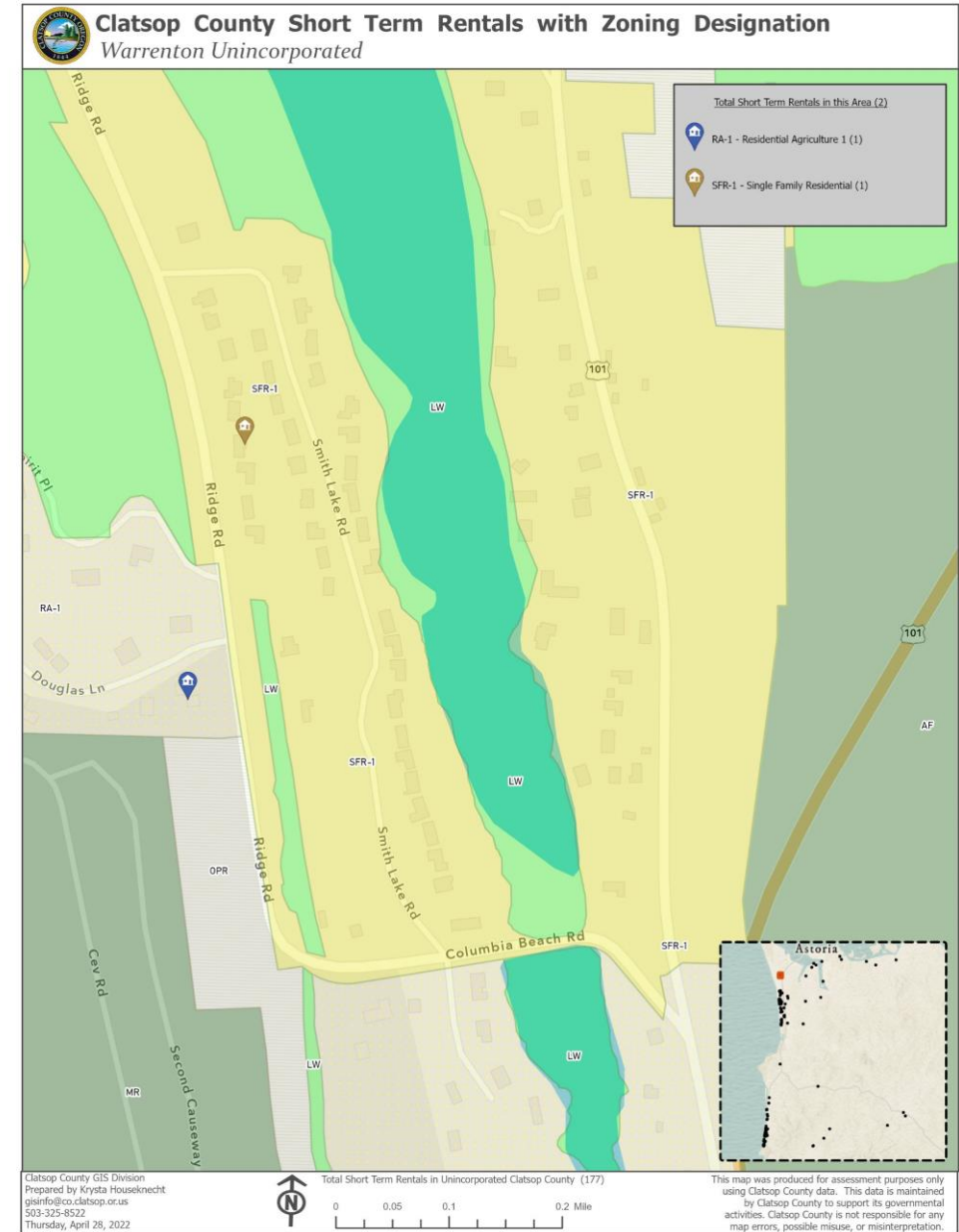
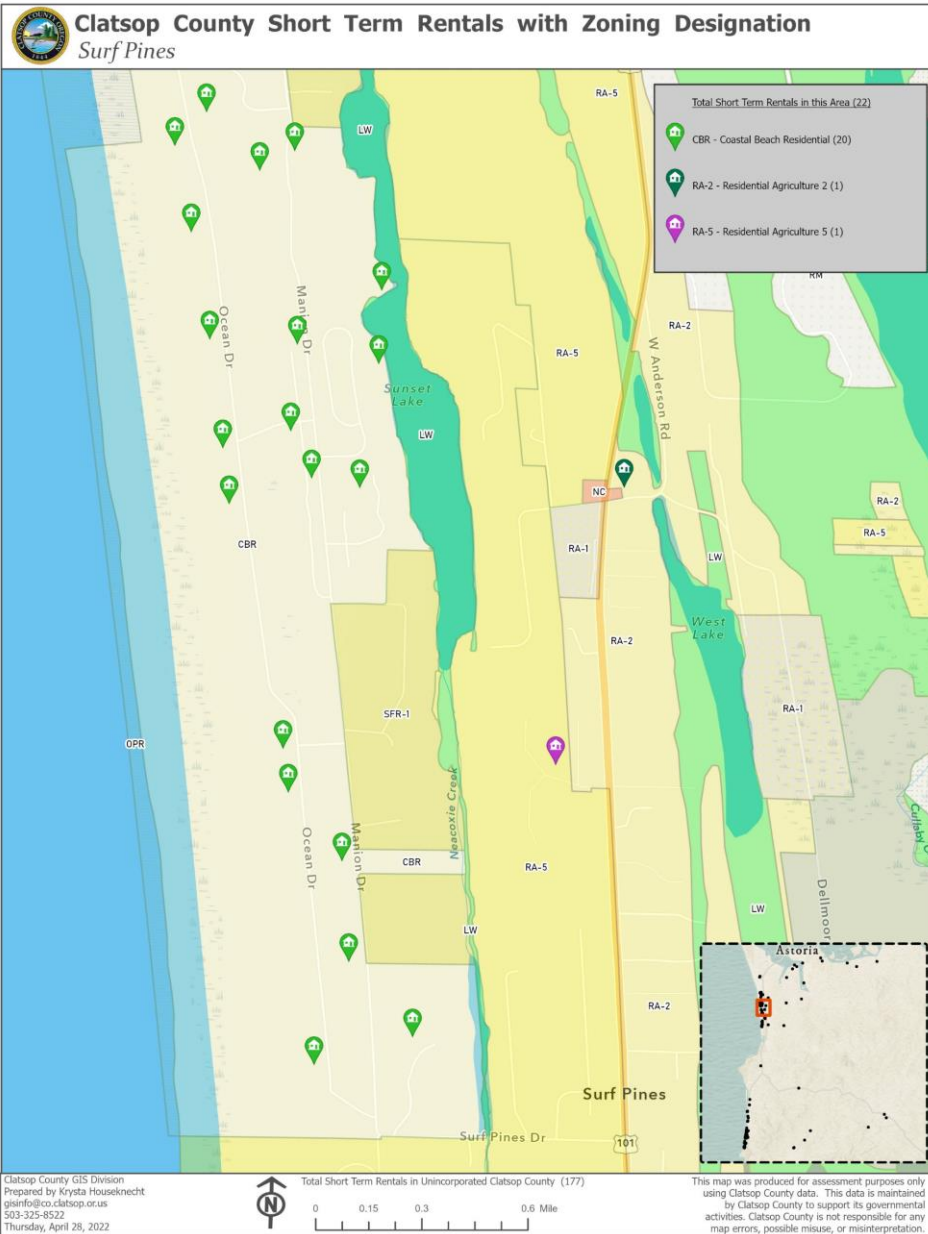














# PROPERTY VALUES

---

# ARCH CAPE & COVE BEACH (2018-2022)

Arch Cape/Cove Beach/Falcon Cove Single Family Residence Sales: Permitted STR vs. Not Permitted  
01/01/2018 through 03/21/2022

Figure 16

Acct ID	Year Permitted	STR	Sale Date	Ocean-Front	Year Built	Acres	Mult. Accts Sold	Situs Address	Situs City	Total RMV	Sale Price	Sale Price % above RMV	
2899	2020	Yes	08/28/19	No	1999	0.11	No	79929 W Beach Rd	Arch Cape	522,907	445,000	-15%	4 33%
3255	2019	Yes	11/16/18	No	1995	0.57	No	79209 Ray Brown Rd	Arch Cape	646,642	565,000	-13%	
3108	2019	Yes	08/21/20	Yes	1941	0.46	Yes	79815 Ocean Point Rd	Arch Cape	893,122	850,000	-5%	
2585	2019	Yes	08/28/18	Yes	1951	0.44	No	80416 Carnahan Rd	Arch Cape	1,024,010	985,000	-4%	
3175	2018	Yes	08/06/18	No	1997	0.79	No	31912 Clatsop Ln	Arch Cape	451,140	455,000	1%	8 67%
2728	2020	Yes	05/30/19	Yes	1956	0.20	No	80192 Pacific Rd	Arch Cape	1,185,052	1,200,000	1%	
51983	2018	Yes	05/10/18	No	2008	1.01	No	31971 Clatsop Ln	Arch Cape	710,796	735,000	3%	
55259	2018	Yes	01/09/18	No	2015	0.22	No	79799 E Beach Rd	Arch Cape	358,780	390,000	9%	
3294	2018	Yes	07/15/20	No	1981	0.22	No	78986 Cove Beach Rd	Arch Cape	571,674	655,000	15%	
3251	2020	Yes	06/05/20	No	1994	0.46	Yes	79238 Ray Brown Rd	Arch Cape	663,892	775,000	17%	
3136	2019	Yes	09/28/18	No	1940	0.21	No	31912 E Shingle Mill Ln	Arch Cape	343,708	475,000	38%	
2511	2018	Yes	08/25/21	Yes	1961	1.22	No	79878 Hwy 101	Arch Cape	1,120,426	1,650,000	47%	
												2%	Median

Acct ID	Year Permitted	STR	Sale Date	Ocean-Front	Year Built	Acres	Mult. Accts Sold	Situs Address	Situs City	Total RMV	Sale Price	Sale Price % above RMV	
54572	N/A	No	07/26/19	No	2007	0.30	No	32073 Cedar Ln	Arch Cape	666,152	585,000	-12%	10 32%
3212	N/A	No	03/03/21	Yes	1973	0.63	Yes	79364 Ray Brown Rd	Arch Cape	1,082,730	955,000	-12%	
2792	N/A	No	08/27/19	No	1962	0.32	No	31972 Donlon Ln	Arch Cape	423,346	375,000	-11%	
2658	N/A	No	09/18/20	No	2002	0.60	Yes	32105 Hemlock Ln	Arch Cape	691,703	649,000	-6%	
2636	N/A	No	08/22/19	No	2016	0.11	No	31983 Cedar Ln	Arch Cape	419,769	396,000	-6%	
3022	N/A	No	06/08/18	No	1962	0.23	No	79804 Fire Rock Rd	Arch Cape	346,756	328,000	-5%	
3242	N/A	No	08/19/19	Yes	1965	0.72	Yes	79084 Cove Beach Rd	Arch Cape	832,286	801,200	-4%	
2837	N/A	No	05/18/20	No	1997	0.18	No	31948 Star Mooring Ln	Arch Cape	597,125	575,000	-4%	
3271	N/A	No	01/15/21	Yes	1972	0.41	Yes	79070 Cove Beach Rd	Arch Cape	1,207,842	1,170,000	-3%	
2649	N/A	No	10/15/19	No	2007	0.22	No	32067 Hemlock Ln	Arch Cape	340,940	339,000	-1%	
2912	N/A	No	01/15/19	No	1990	0.11	No	79924 W Beach Rd	Arch Cape	473,526	489,000	3%	21 68%
2767	N/A	No	08/23/18	Yes	1957	0.16	No	80166 PACIFIC RD	Arch Cape	863,482	910,000	5%	
2696	N/A	No	11/20/18	No	1993	0.22	No	32103 Buena Vista Dr	Arch Cape	443,768	475,000	7%	
2901	N/A	No	03/29/18	No	1981	0.09	No	79917 W Beach Rd	Arch Cape	310,529	336,800	8%	
2851	N/A	No	09/25/19	Yes	1990	0.13	No	80090 Pacific Rd	Arch Cape	1,433,533	1,563,000	9%	
3023	N/A	No	05/30/18	No	1986	0.20	No	32001 E Shingle Mill Ln	Arch Cape	319,693	355,000	11%	
53450	N/A	No	03/22/19	No	1950	0.41	No	79435 E Hwy 101	Arch Cape	339,936	385,000	13%	
59438	N/A	No	07/05/18	No	2016	0.23	No	31973 Oceanview Ln	Arch Cape	524,798	595,000	13%	
2833	N/A	No	07/26/18	No	2003	0.15	No	31922 Star Mooring Ln	Arch Cape	686,425	780,000	14%	
2748	N/A	No	11/14/18	No	2006	0.09	No	80105 PACIFIC RD	Arch Cape	527,699	600,000	14%	
2740	N/A	No	02/22/19	No	1955	0.17	No	31960 Montbrecia Ln	Arch Cape	351,957	421,000	20%	
2787	N/A	No	09/06/19	No	1957	0.13	No	80149 Pacific Rd	Arch Cape	473,074	574,000	21%	
2683	N/A	No	12/28/20	No	2003	0.22	No	32088 Buena Vista Dr	Arch Cape	622,903	855,000	37%	
2814	N/A	No	06/22/21	No	1990	0.12	No	79979 Pacific Rd	Arch Cape	471,123	650,000	38%	
2577	N/A	No	12/14/20	Yes	1976	0.28	No	80424 Carnahan Rd	Arch Cape	1,086,384	1,500,000	38%	
2649	N/A	No	05/27/21	No	2007	0.22	No	32067 Hemlock Ln	Arch Cape	333,609	470,000	41%	
2643	N/A	No	09/07/21	No	1978	0.12	No	80331 Pacific Rd	Arch Cape	297,827	500,000	68%	
3039	N/A	No	07/21/21	No	1920	1.35	No	32079 E Shingle Mill Ln	Arch Cape	435,146	750,000	72%	
3118	N/A	No	04/22/21	No	1952	0.13	No	79784 East Beach Rd	Arch Cape	354,542	625,000	76%	
2665	N/A	No	05/26/21	No	1999	0.24	No	32100 Hemlock Ln	Arch Cape	331,749	605,000	82%	
3094	N/A	No	09/28/21	No	1940	0.13	Yes	79812 Cannon Rd	Arch Cape	247,487	451,500	82%	
												11%	Median

# UNINCORPORATED ASTORIA WARRENTON GEARHART SEASIDE CANNON BEACH (2018-2022)

Clatsop County Single Family Residence Sales: Permitted STR vs. Not Permitted  
01/01/2018 through 03/21/2022

Unincorporated Area	Permitted STR	Total Sales	Sold Below RMV		Sold Above RMV	
			# of Sales	%	# of Sales	%
Astoria	<b>Yes</b>	2	0	0%	2	100%
Astoria	<b>No</b>	318	61	19%	257	81%

Unincorporated Area	Permitted STR	Total Sales	Sold Below RMV		Sold Above RMV	
			# of Sales	%	# of Sales	%
Warrenton	<b>Yes</b>	8	1	13%	7	88%
Warrenton	<b>No</b>	250	43	17%	207	83%

Unincorporated Area	Permitted STR	Total Sales	Sold Below RMV		Sold Above RMV	
			# of Sales	%	# of Sales	%
Gearhart	<b>Yes</b>	8	0	0%	8	100%
Gearhart	<b>No</b>	78	13	17%	65	83%

Unincorporated Area	Permitted STR	Total Sales	Sold Below RMV		Sold Above RMV	
			# of Sales	%	# of Sales	%
Seaside	<b>Yes</b>	1	1	100%	0	0%
Seaside	<b>No</b>	44	6	14%	38	86%

Unincorporated Area	Permitted STR	Total Sales	Sold Below RMV		Sold Above RMV	
			# of Sales	%	# of Sales	%
Cannon Beach	<b>Yes</b>	0	0	0%	0	0%
Cannon Beach	<b>No</b>	21	5	24%	16	76%



# MEDIAN REAL MARKET VALUES AND ASSESSED VALUES (2018 AND 2021)

	Single Family Residence Properties - <b>NOT STR Permitted</b> 79% of SFR Homes in the Area (325 Homes) Median Home Values					
	2018		2021			
Area	RMV	AV	RMV	% change	AV	% change
Arch Cape, Cove Beach, Falcon Cove	489,500	364,014	597,666	22%	407,473	12%
	Single Family Residence Properties - <b>STR Permitted</b> 21% of SFR Homes in the Area (87 Homes) Median Home Values					
	2018		2021			
Area	RMV	AV	RMV	% change	AV	% change
Arch Cape, Cove Beach, Falcon Cove	612,124	404,870	644,150	5%	439,601	9%

	Single Family Residence Properties - <b>NOT STR Permitted</b> 93% of SFR Homes in the Area (114 Homes) Median Home Values					
	2018		2021			
Area	RMV	AV	RMV	% change	AV	% change
Unincorporated Cannon Beach	365,101	270,759	460,622	26%	303,897	12%
	Single Family Residence Properties - <b>STR Permitted</b> 7% of SFR Homes in the Area (8 Homes) Median Home Values					
	2018		2021			
Area	RMV	AV	RMV	% change	AV	% change
Unincorporated Cannon Beach	557,720	348,663	791,929	42%	396,267	14%

	Single Family Residence Properties - Median Home Values					
	2018		2021			
Area	RMV	AV	RMV	% change	AV	% change
Incorporated Cannon Beach	526,533	367,111	654,932	24%	406,077	11%



# MEDIAN REAL MARKET AND ASSESSED VALUES (2018 AND 2021)

Clatsop County Median Real Market Values (RMVs) and Assessed Values (AVs), 2018 and 2021

\*\* PROPERTY TAXES ARE CALCULATED BASED ON THE ASSESSED VALUE (AV) \*\*

	Single Family Residence Properties - <b>NOT STR Permitted</b> 99.6% of SFR Homes in the Area (2,306 Homes) Median Home Values					
	2018		2021			
<b>Area</b>	<b>RMV</b>	<b>AV</b>	<b>RMV</b>	<b>% change</b>	<b>AV</b>	<b>% change</b>
Unincorporated Astoria	258,951	173,315	340,626	32%	194,830	12%
	Single Family Residence Properties - <b>STR Permitted</b> 0.4% of SFR Homes in the Area (10 Homes) Median Home Values					
	2018		2021			
<b>Area</b>	<b>RMV</b>	<b>AV</b>	<b>RMV</b>	<b>% change</b>	<b>AV</b>	<b>% change</b>
Unincorporated Astoria	240,357	158,489	303,433	26%	173,182	9%

	Single Family Residence Properties - <b>NOT STR Permitted</b> 95% of SFR Homes in the Area (308 Homes) Median Home Values					
	2018		2021			
<b>Area</b>	<b>RMV</b>	<b>AV</b>	<b>RMV</b>	<b>% change</b>	<b>AV</b>	<b>% change</b>
Unincorporated Gearhart	354,459	275,914	463,240	31%	285,103	3%
	Single Family Residence Properties - <b>STR Permitted</b> 5% of SFR Homes in the Area (16 Homes) Median Home Values					
	2018		2021			
<b>Area</b>	<b>RMV</b>	<b>AV</b>	<b>RMV</b>	<b>% change</b>	<b>AV</b>	<b>% change</b>
Unincorporated Gearhart	531,356	523,183	720,772	36%	573,939	10%

	Single Family Residence Properties - <b>NOT STR Permitted</b> 97% of SFR Homes in the Area (1,158 Homes) Median Home Values					
	2018		2021			
<b>Area</b>	<b>RMV</b>	<b>AV</b>	<b>RMV</b>	<b>% change</b>	<b>AV</b>	<b>% change</b>
Unincorporated Warrenton	299,623	219,613	398,020	33%	253,286	15%
	Single Family Residence Properties - <b>STR Permitted</b> 3% of SFR Homes in the Area (42 Homes) Median Home Values					
	2018		2021			
<b>Area</b>	<b>RMV</b>	<b>AV</b>	<b>RMV</b>	<b>% change</b>	<b>AV</b>	<b>% change</b>
Unincorporated Warrenton	340,263	237,559	441,556	30%	274,915	16%

	Single Family Residence Properties - <b>NOT STR Permitted</b> 99% of SFR Homes in the Area (415 Homes) Median Home Values					
	2018		2021			
<b>Area</b>	<b>RMV</b>	<b>AV</b>	<b>RMV</b>	<b>% change</b>	<b>AV</b>	<b>% change</b>
Unincorporated Seaside	232,554	183,020	284,394	22%	200,910	10%
	Single Family Residence Properties - <b>STR Permitted</b> 1% of SFR Homes in the Area (6 Homes) Median Home Values					
	2018		2021			
<b>Area</b>	<b>RMV</b>	<b>AV</b>	<b>RMV</b>	<b>% change</b>	<b>AV</b>	<b>% change</b>
Unincorporated Seaside	281,385	160,318	351,545	25%	175,180	9%

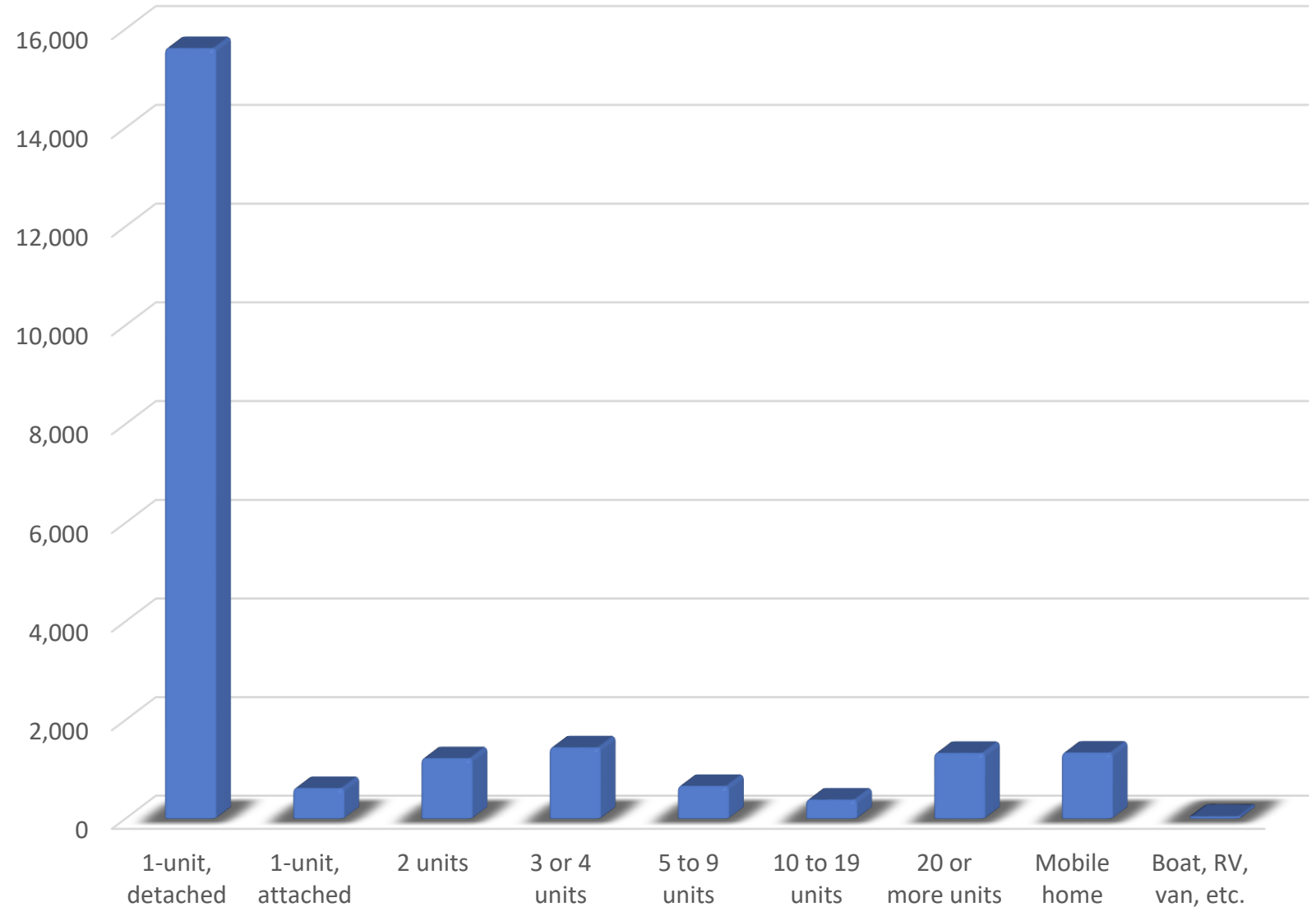
# EXISTING HOUSING CHARACTERISTICS

---

# TYPES OF UNITS

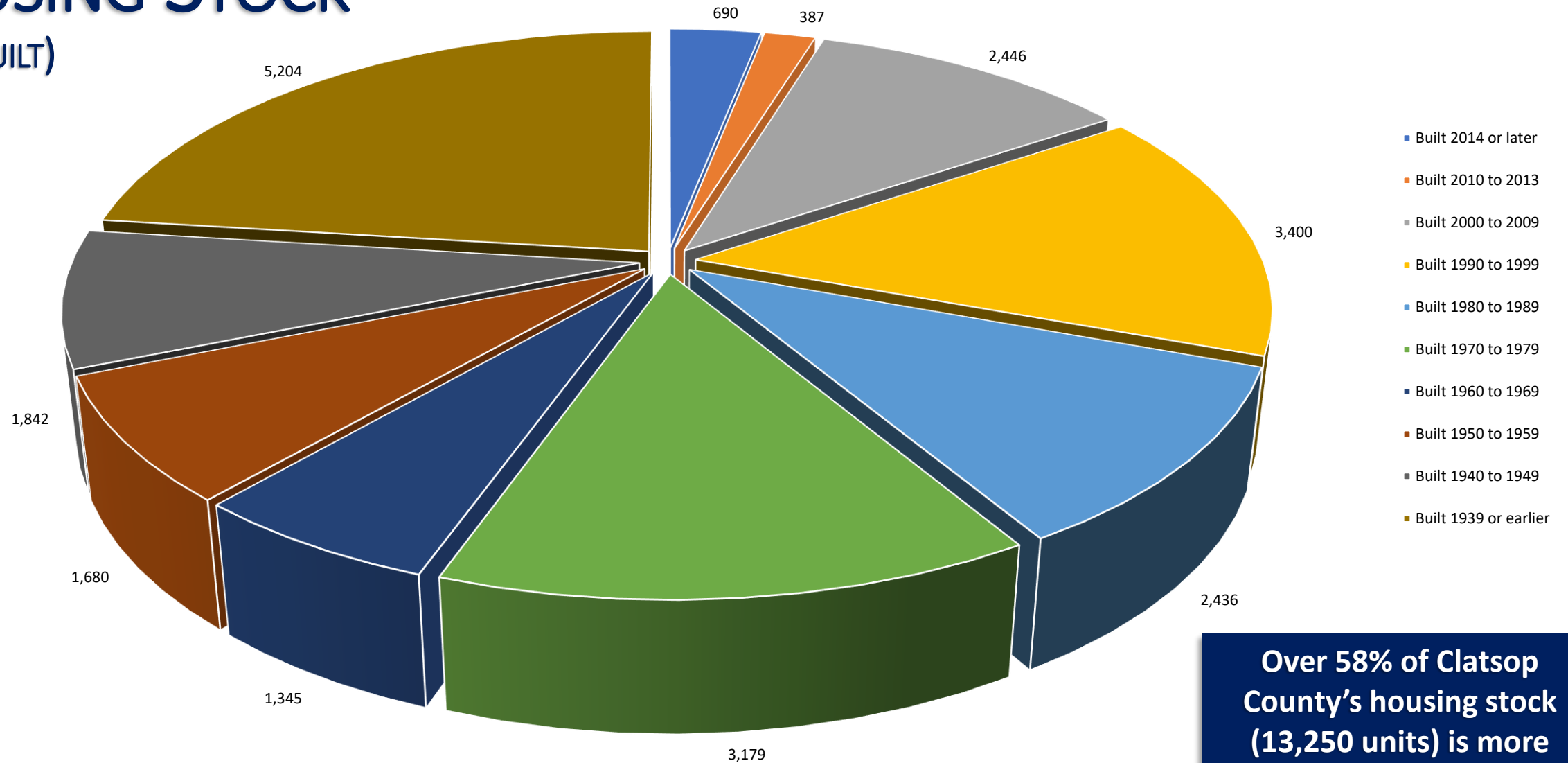
- **Total Units: 22,609**
- **Single-Family Dwellings: 15,606 (69%)**
  - **Owner-Occupied: 9,727 (60.7%)**
  - **Renter-Occupied: 6,292 (39.3%)**
- **338 units (2.1%)** of lack complete kitchen facilities

Units in Structure



# HOUSING STOCK

(YEAR BUILT)





# OCCUPIED V. VACANT HOUSING UNITS

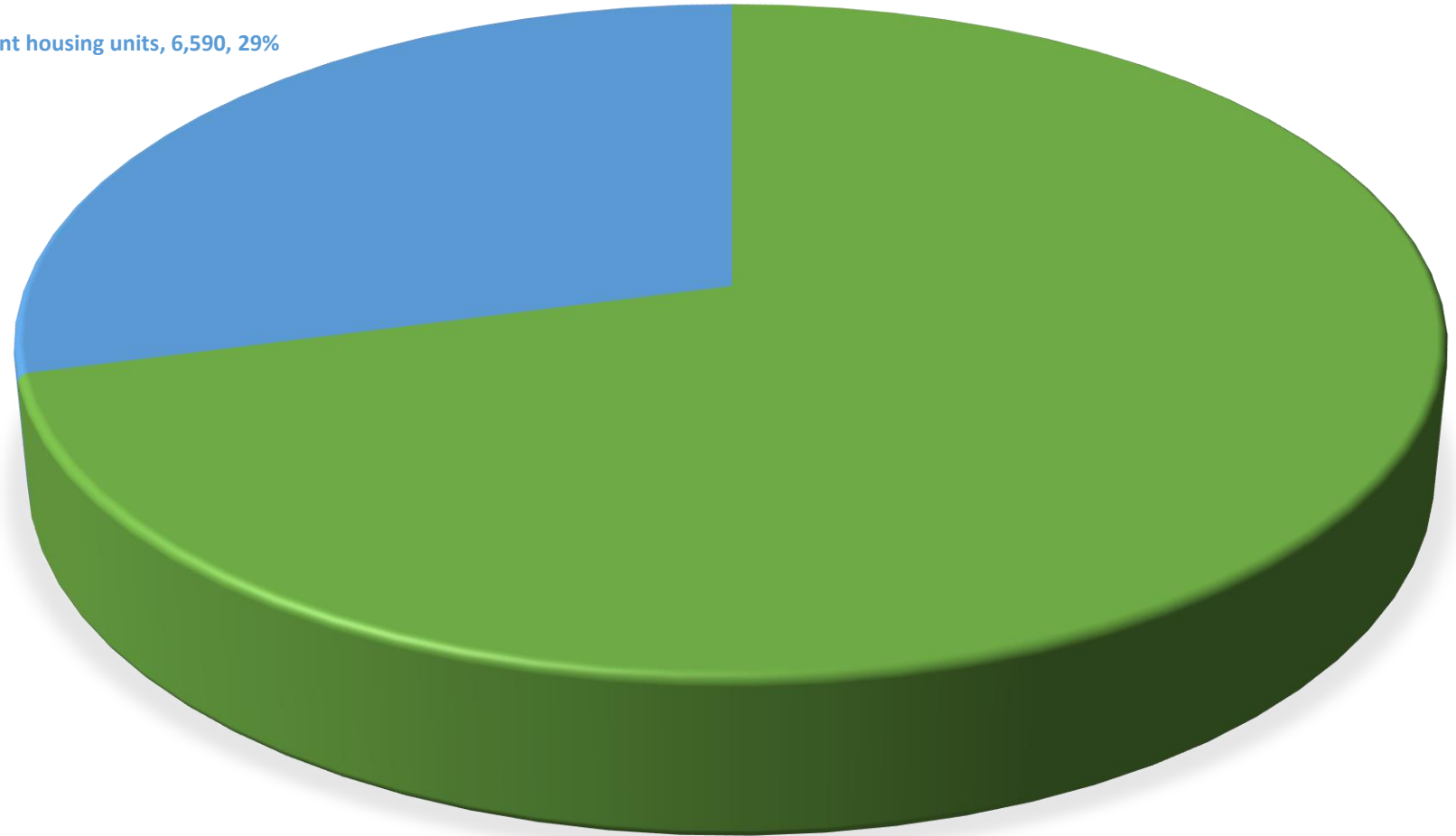
(INCORPORATED AND UNINCORPORATED)

**TOTAL UNITS: 22,609**

## **Vacant Housing Units include:**

- New units not yet occupied
- Units rented or sold but owner/renter has not yet moved in
- Units in need of repair
- Units in probate
- Units being prepared for sale/rent
- Abandoned structures
- Units with extended owner/renter absence
- Units temporarily occupied by persons with usual residences elsewhere

Vacant housing units, 6,590, 29%



- **Source:** Current Population Survey and Housing Vacancies and Homeownership Data, U.S. Census Bureau

# OWNER-OCCUPIED V. RENTER-OCCUPIED

**Total Occupied Units: 16,019**

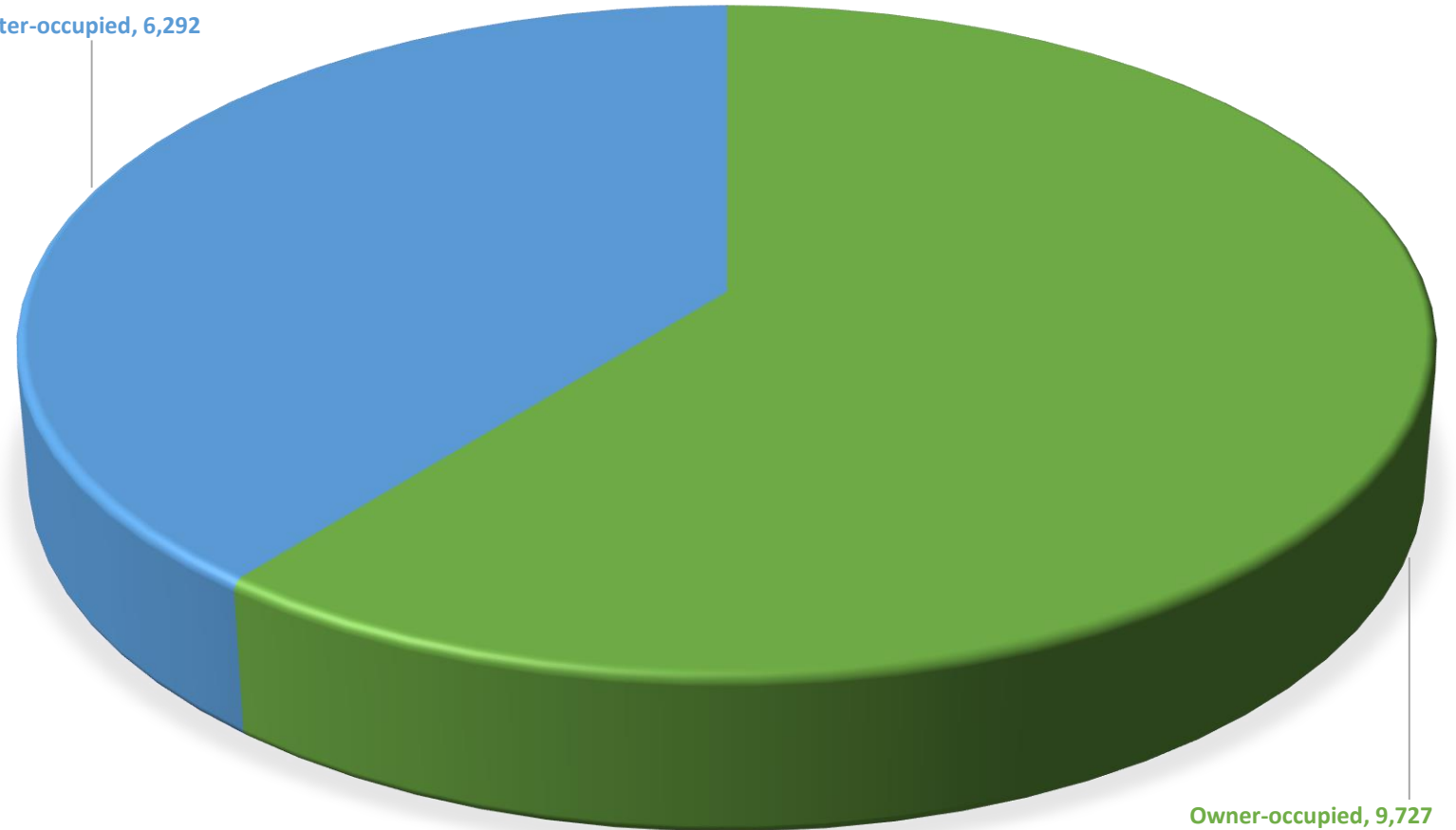
**Median Household Income:**

**Owner-Occupied Household: \$71,644**

**Renter-Occupied Household: \$41,225**

- 92.9% of households moved into their current housing unit in 2018 or earlier
- 1,427 (8.9%) of occupied housing units do not have a vehicle

Renter-occupied, 6,292



Owner-occupied, 9,727

# GROSS RENTS

## GROSS RENT

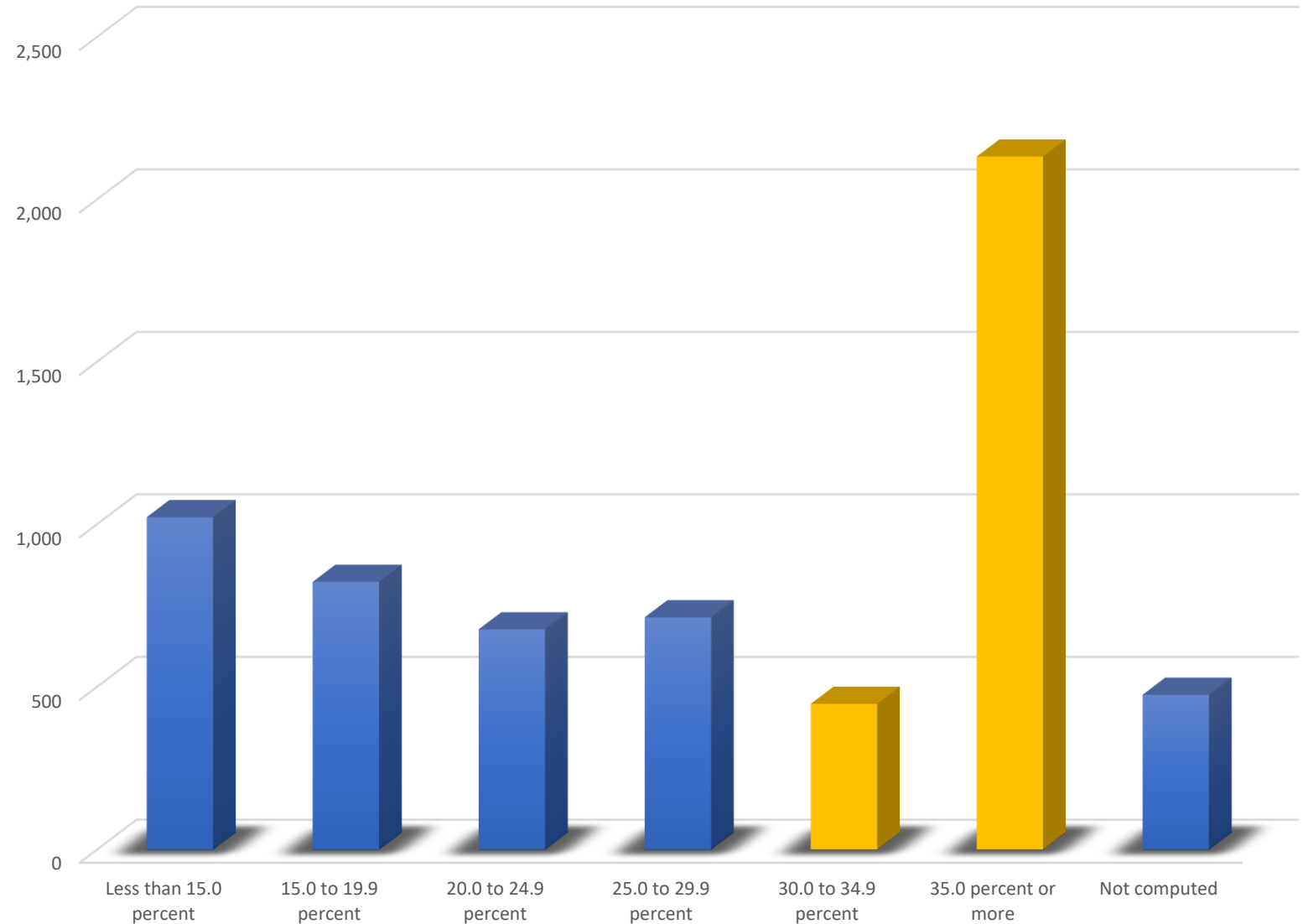
Occupied units paying rent	5,868
Less than \$500	313
\$500 to \$999	2,909
\$1,000 to \$1,499	1,957
\$1,500 to \$1,999	483
\$2,000 to \$2,499	157
\$2,500 to \$2,999	13
\$3,000 or more	36
<b>Median Rent</b>	<b>\$957</b>
No rent paid	424

Affordable housing is “housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

- U.S. Department of Housing and Urban Development

- **30% of median renter-occupied household income = \$12,368**
- **Equates to monthly rent payment of \$1,031**

## Gross Rent as a Percentage of Household Income



# HOUSING NEED

---

**Gail Henrikson:** Clatsop County Community Development Director



# 20-YEAR REGIONAL HOUSING NEED

MEDIAN FAMILY INCOME	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED	MANUFACTURED AND OTHER	MULTIFAMILY	TOTAL UNITS	% OF UNITS
+120%	977	0	0	0	977	32.4%
80-120%	466	0	0	0	466	15.4%
50-80%	557	0	0	0	557	18.4%
30-50%	191	0	0	181	372	12.3%
0-30%	36	0	299	313	648	21.5%
Total Units	2,227	0	299	494	3,020	100%

The recently-completed Regional Housing Needs Analysis, produced by Oregon Housing and Community Services, estimates that 3,020 residential units are needed between the five incorporated cities within Clatsop County over the next 20 years.

# 2019 HOUSING STUDY

- Final report issued in January 2019
- The 10 recommended strategies included in the report focused on five overarching findings:
  - Sufficient supply, but not the right types of housing
  - Focus strategies on adding the right types of supply
  - Control commercial use of residential land
  - Use available residential land efficiently
  - Focus on workforce housing



**The study has never been formally accepted by the Board of Clatsop County Commissioners and no action has been taken by the Board on recommendations forwarded by the Planning Commission.**



# QUESTIONS AND DIRECTION TO STAFF

---

BOARD OF CLATSOP COUNTY COMMISSIONERS  
MAY 18, 2022