

Chapter 23.56. HOUSING

23.56.010. Housing.

23.56.020. Goals.

23.56.010. Housing.

There were 19,022 housing units in Deschutes County during 1977, of which about 13 percent (2,547 units) were considered to substandard. This is an unexpectedly high number of substandard housing units.

Study by the Central Oregon Intergovernmental Council reveals that approximately 10 percent of the County housing supply is comprised of second homes. These second home owners are usually not Deschutes County residents. Given the assumed dominance of recreation locally this 10 percent figure seems to be somewhat low.

In 1977 the median family income for Deschutes County was \$15,779.00. This indicates that half of the County's families would be over-burdened trying to purchase a \$28,000.00 home with 10 percent down, on a 29-year mortgage. Few homes in Deschutes County are available at prices anywhere near \$28,000.00. Obviously there is a need for more median and low-income family housing.

The most recent housing vacancy information from the Oregon State Housing Division indicates the following as of December, 1976:

Deschutes County Housing Availability

	Single-Family Vacancy	Apartment Vacancy	Mobile Home Vacancy
Bend	1.0	1.2	6.7
Bend Rural Area	1.4	2.5	6.3
Total	1.1	3.8	6.3
Redmond	0.7	2.7	5.3
Redmond Rural Area	1.8	4.3	5.6
Total	1.2	3.0	5.6

Since a vacancy rate of 5 percent or less is generally considered to indicate an inadequate housing supply, which does not afford sufficient choice of type or price range, it is apparent that except for mobile homes serious housing shortages exist locally.

Given that the population is expected to continue to grow to an estimated 128,200 by the year 2000, and in light of the continuing trend toward smaller households, it appears that an additional 38,682 housing units will be needed in the next 20 years. Given the likelihood of few major shifts in housing preference in coming years this would indicate a need for 25,492 new single family homes, 5,682 new multi-family units, and 7,508 new mobile homes. It is possible that increasing fuel costs and governmental incentives for higher densities could increase the multi-family unit needs while lowering single-family home requirements.

Sufficient flexibility in County plans and zoning to accommodate such a shift may be necessary. (Ord. 2002-005 §1, 2002; Ord. 2000-017 §1, 2000; PL-20, 1979)

23.56.020. Goals.

1. To provide adequate number of housing units at price ranges and rent levels commensurate with the financial capabilities of local households.
2. To allow flexibility of housing location, type and density in Deschutes County.

(Ord. 2002-005 §1, 2002; Ord. 2000-017 §1, 2000; PL-20, 1979)

23.53.030. Policies.

Because housing is one of the most important issues with which a comprehensive plan deals, many of the other chapters (i.e., rural development, urbanization, energy, public facilities) also directly or indirectly affect housing.

The preparation of the policies in this chapter were generally accepted throughout the process and changed little. The only exception was mobile homes. Repeatedly the issue of whether to permit doublewide mobile homes as permitted uses anywhere in the County was debated. Several differing conclusions were reached by various groups, usually depending on how that group balanced the need for lower priced housing against esthetic values and neighborhood objections. The Board of County Commissioners was finally able to reach a compromise which is to be found below.

1. Doublewide mobile homes (960 square feet or larger) with roof pitches, overhangs and siding comparable to site- built homes shall be outright uses outside urban growth boundaries, unless proposed in one of the four areas of the County where mobile homes were prohibited prior to the adoption of this plan or where protective covenants exclude such housing.
 2. Singlewide mobile homes shall be permitted in selected residential areas, and as part of mobile home parks or planned developments; however, singlewide mobile homes should not be permitted on individual lots in urban density residential areas which have already substantially developed with conventional housing, unless singlewide mobile homes were part of the original development plan.
 3. In order to keep housing costs as low as possible the procedural and application processes in the County Planning, Sanitation and Building Departments shall be reviewed and streamlined as much as possible.
 4. To enable and encourage later in-filling of large lot subdivisions in urbanizing areas the subdivisions should be preplanned for later division into smaller lots at the time of the original platting.
 5. In order that the most efficient housing pattern may be obtained the County shall encourage the in-filling of existing subdivisions before additional land division occurs.
 6. Subdivision approval shall be dependent upon adequate provision of public facilities and services, which may require phased construction of the development; and to further reduce costs and provide amenities such as open space and esthetics the clustering of housing is to be encouraged.
 7. To reduce costs and to encourage variety in design, County standards shall permit a variety of housing styles and setbacks, as well as appropriate reductions in road widths and other requirements.
 8. Because clustering development can minimize the cost of land and services, as well as provide more amenities, clustered housing for all income brackets shall be encouraged.
 9. In order to reduce costs for initial construction, as well as for maintenance, new construction of low-income housing shall be located in urban areas or rural service centers.
 10. To develop adequate amounts of low income housing the regional housing authority shall be responsible for coordinating and implementing housing assistance programs in Deschutes County. The County shall maintain an on-going study of all income levels of housing in order to provide information on local housing needs.
 11. Because of the relatively high need for housing rehabilitation locally the County shall study local and State programs to assist housing rehabilitation, and in conjunction with other local governments, take appropriate action to encourage necessary rehabilitation.
- (Ord. 2002-005 §1, 2002; Ord. 2000-017 §1, 2000; Ord. 280-203, 1980; PL-20, 1979)