

SEASIDE PLANNING COMMISSION AGENDA
989 Broadway - City Hall Council Chambers
November 19, 2013
7:00 p.m.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **OPENING REMARKS:**
4. **DECLARATION OF CONFLICT OF INTEREST OR EXPARTE CONTACTS:**
5. **APPROVAL OF MINUTES:** October 1, 2013
6. **PUBLIC HEARING:**

A.) 13-036VRD- A conditional use by **Phil and Melanie Reilly** that will allow the establishment of a Vacation Rental Dwelling (VRD) at **2421 Ocean Vista Drive (6-10-28BD-TL 2400)**. The subject property is zoned **medium density residential (R2)** and the **applicants** are requesting a maximum occupancy of **10 (ten)** within the existing **four** bedroom dwelling.

B.) 13-040ACP- Amendments to the Comprehensive Plan associated with the adoption of a new economic opportunities and housing analysis addressing Goals 9 & 10 that will justify the need for additional land within the City of Seaside's Urban Growth Boundary.

C.) 13-050CU: A conditional use request by **Lewis Hanson & Co. and Loren & Tami Williams** that will allow the re-use many of the existing buildings as storage/warehouse units, within 5 years build some additional small storage units and immediately convert the larger unoccupied building as the new "Miss Tami's" child daycare center which currently operates out of the applicants home and is in dire need of expansion due to the overwhelming demand in Seaside for childcare. The subject property is located on the SE corner of Jackson St. & Avenue M, tax lots 8700, 8800, 8900, & 9000 of T6, R10, 21DA and is zoned General Commercial C-3.

7. **ORDINANCE ADMINISTRATION:**
8. **PUBLIC COMMENTS:** Not related to specific agenda items:
9. **PLANNING COMMISSION & STAFF COMMENTS:**
10. **ADJOURNMENT**

MINUTES SEASIDE PLANNING COMMISSION
October 1, 2013

CALL TO ORDER: Chair Ray Romine called the regular meeting of the Seaside Planning Commission to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Virginia Dideum, Ray Romine, Tom Horning, Chris Hoth, and Bill Carpenter, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director, Absent: Steve Winters, and Dick Ridout

OPENING REMARKS & CONFLICT OF INTEREST/EX PARTE CONTACT: Chair Romine asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda. There was no response. Chair Romine then asked if any of the Commissioners wished to declare a conflict of interest or ex parte contact. There was no response.

APPROVAL OF MINUTES: Motion to approve the September 3, 2013 minutes; Commissioner Carpenter made a motion to approve the minutes with the correction that Commissioner Hoth was present at the September 3rd meeting. Commissioner Horning seconded. The motion was carried unanimously.

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Romine:

1. The applicable substantive criteria for the hearing items are listed in the staff report(s) prepared for this hearing.
2. Testimony and evidence shall be directed toward the substantive criteria listed in the staff report(s) or other criteria in the plan or land use regulation, which you believe applies to the decision.
3. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.
4. The applicant will testify first, then any opposition will testify, and then the applicant will be given time for rebuttal.

PUBLIC HEARING:

A.) 13-030VRD is a conditional use request by Oliver Goe for a three (3) bedroom Vacation Rental Dwelling Permit with a maximum occupancy of nine people over the age of three (10 regardless of age). The property is located at 1176 Beach Drive and it is zoned Medium Density Residential (R-2).

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions.

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Barb Scott 1108 S Holladay #22, Seaside. Ms. Scott stated that if the commissioners had any questions she would be here to answer them.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. There was no response.

Chair Romine asked if there was anyone who would like to offer testimony in opposition. There was no response.

Chair Romine closed the public hearing and the issue was opened for Commission discussion. Vice Chair Dideum asked about the parking and Mr. Cupples stated that the parking information is item #5 in the staff report.

Commissioner Horning asked if in the final notice if they could put that a 40 watt light bulb be placed in the outdoor light on the porch. Sharon Rauwolf the property manager stated that they always change those out so that the light doesn't bother the neighbors.

Commissioner Hoth wanted to make sure that the property manager enforces the parking. Sharon Rauwolf stated there will be a map inside the house and she will also show them where to park.

Commissioner Horning made a motion to approve the VRD under the guidelines that staff has presented and include a condition that outside lighting gets changed to a 40 watt (or less) light bulb. Commissioner Carpenter seconded and the motion was carried unanimously.

B.) 13-033VRD is a conditional use request by Mike Meyers for a four (4) bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than ten people. The property is located at 781 Beach Drive and it is zoned High Density Residential (R-3).

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions.

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Larry Blakely 761 S Prom, Seaside. He is the neighboring property owner and has never had a problem with the property in the past. This is a first class rental and the owners are very selective when it comes to renting the property.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of this project. Mike Williams, Mike Meyers stepfather, stated that Mr. Meyers is a very neat and professional person and he doesn't see a problem with this becoming a vacation rental.

Chair Romine asked if there was anyone who would like to offer testimony in opposition. There was no response.

Chair Romine closed the public hearing and the issue was opened for Commission discussion. Vice Chair Dideum asked about the asphalt that is all torn up, will it be replaced with concrete? The garage is also full of stuff where are they going to park? Mr. Cupples stated that the parking will be stacked along the property line. Commissioner Horning wants to make sure that the outside lighting will be provided with bulbs that are 40 watts or less.

Commissioner Hoth made a motion to accept this application with the addition of providing light bulbs that are 40 watts or less in the outside fixtures (unless they are appropriately shielded in accordance with the outdoor lighting ordinance). Vice Chair Dideum seconded the motion and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: Mr. Cupples stated that there will not be a meeting on November 1st, but we will be having a meeting on November 19th instead.

ADJOURNMENT: Adjourned at 7:30 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant

CITY OF SEASIDE STAFF REPORT

To: Seaside Planning Commission
From: Administrative Assistant, Debbie Kenyon
Date: October 31, 2013
Applicant: Phil & Melanie Reilly
2464 NW 141 Place
Portland, OR 97225
Owner: Phil & Melanie Reilly
Location: 2421 Ocean Vista, T6-R10-S 28BD TL#2400
Subject: Conditional Use 13-036VRD; Vacation Rental Dwelling Permit

REQUEST:

The applicant is requesting a conditional use that will allow the establishment of a Vacation Rental Dwelling (VRD) at **2421 Ocean Vista**. The subject property is zoned **Medium Density Residential (R-2)** and the **applicant is** requesting a maximum occupancy of **ten (10)** within the existing **four** bedroom dwelling.

The review will be conducted in accordance with Article 6 and Article 10 of the Seaside Zoning Ordinance which establishes the review criteria and procedures for a Conditional Use. The specific review criterion for Vacation Rental Dwellings is included in Section 6.137 of the Ordinance.

DECISION CRITERIA, FINDINGS AND CONCLUSIONS:

The following is a list of the decision criteria applicable to the request. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. The Commission may include conditions which they consider necessary to protect the best interests of the surrounding area of the city as a whole. Although each of the findings or justification statements specifically applies to one of the decision criteria, any of the statements may be used to support the Commission's final decision.

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DECISION CRITERIA # 1: Pursuant to Section 6.137, Vacation Rental Dwellings (VRDs) within the R-2 and R-3 zones shall be reviewed by the Planning Commission whenever the surrounding VRD density is 20% or greater. A permit shall be issued as an accessory use provided the applicant can demonstrate by written application that all of the following standards are met:

- A. Parking.** One 9' x 18' off-street space will be provided for each bedroom in the unit, but in no event shall fewer than two spaces be provided.
- B. Number of Occupants.** The maximum number of occupants cannot exceed three persons (over the age of three) per bedroom. The maximum occupancy, along with good neighbor rules, shall remain posted inside the

front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations.

The number of overnight renters or the maximum number of occupants may be reduced by the Code Enforcement Officer or Fire Marshal at the time of inspection for valid code reasons.

C. Residential yard areas. Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area which is not occupied by buildings must be landscaped in some fashion so that parking will not dominate the yard.

D. Local responsible party. A local responsible party that permanently resides within the County must be identified by the owner. The responsible party will serve as an initial contact person if there are questions regarding the operation of the VRD. The owner shall provide the telephone number of the local contact person to the City, and to the immediate neighbors within the notification area (within 100' of the subject property).

E. Spatial distribution requirements. Within the medium density residential (R-2) zones and high density residential (R-3) zones, not more than 20% of the properties within 100' of the subject property can be currently licensed for VRD use without Planning Commission review based on the following additional criteria:

a. The use of the property as a VRD will be compatible with the surrounding land uses.

b. The VRD will not contribute to excessive parking congestion on site or along adjacent streets.

A decision by the Commission to approve a VRD request may include conditions that would restrict the number of renters or total occupants in the VRD.

FINDINGS & JUSTIFICATION STATEMENTS:

1. The applicant is requesting a conditional use that will allow the establishment of a Vacation Rental Dwelling (VRD) at **2421 Ocean Vista**. The subject property is zoned **Medium Density Residential (R-2)** and the applicant is requesting a maximum occupancy of **ten (10)** within the existing **four** bedroom dwelling.

The applicant's submitted justification is adopted by reference and summarized below:

- a. The applicant's plot plan indicates there are **five** off-street parking spaces that are available on the site. **Two under the back deck and two directly behind them and one in front of home.**
- b. The existing **four** bedroom residence will have a limited occupancy of **ten (10) people**. The limited occupancy was requested by the applicant due to the additional building code requirement that would apply for a transient occupancy greater than ten 10.

- c. The plot plan shows that parking will not take up more than 50% of the front, side or rear yard areas.
 - d. Melanie Reilly (P2464 NW 141 Place, Portland, OR 97229) will be the manager for the VRD (Home 503-6629-9183, Work 503-223-6794). **Randy Schlosser will be the local contact for the VRD and he can be reached at 503-717-3975.**
 - e. The owner/applicants, **Phil & Melanie Reilly**, have read all of the standards and conditions applicable to VRDs.
2. The proposed VRD is located within a developed residential neighborhood primarily consisting of single family dwellings. Currently **39%** of the surrounding dwellings are licensed for VRD use and all of the property is zoned **Medium Density Residential (R-2)**.
 3. All property owners within 100 feet of the subject property were notified of the applicant's request. The Community Development Department **has** received one comment via email about the applicant's request. This was not an objection to the request, but they did want to make sure parking was available on site since past parties at the residence had resulted in parking in front of their house at 2415 Beach Dr. They also wanted to be sure they were notified who the 24 hour contact was going to be.
 4. The proposed use is located within the tsunami inundation zone identified by the State of Oregon.
 5. Although the number of bedrooms and parking spaces would permit an occupancy of 12 based on the provisions in the zoning ordinance, the building official has advised the applicant the building code will require an approved sprinkler system for an occupancy over ten (10). The applicant is requesting an occupancy of ten (10) in order to avoid the building code requirement to protect the building with an approved sprinkler system.
 6. The City of Seaside Planning Commission adopted a list of policies and a uniform list of conditions they believed should be incorporated into the vacation rental dwelling review process. These were reviewed with the City Council prior to adoption and they are consistent with the provision in Section 6.031 which in part states: "...the Planning Commission may impose, in addition to those standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area of the city as a whole."
 7. Four of the off street parking spaces are accessed directly from Beach Drive. It can be difficult to determine which property should be used for parking when accessing the property from Beach Drive. To avoid confusion, the property's address should be clearly marked on the Beach Drive frontage so the correct property can be easily located by renters.
 8. The glare from outdoor lighting can have an impact on adjacent properties. All exterior lighting should conform to the newly adopted Outdoor Lighting Ordinance even if any pre-existing outdoor lighting would normally be exempt

under the provisions of the ordinance. This would basically require shielding of any exterior lighting fixtures such that glare will not be visible from the surrounding property for any fixture that exceeds the equivalent lumens of a 40 watt bulb.

CONCLUSION TO CRITERIA #1:

The Vacation Rental Dwelling requirements have been adequately addressed by the applicant and the request can be approved subject to the following list of special and standard conditions of approval:

1. **Compliance Inspection:** The proposed vacation rental dwelling (VRD) must pass a compliance inspection conducted by the Community Development Department prior to any transient rental. This inspection will verify compliance with all VRD standards and conditions of approval and the applicant is hereby advised that failure to meet certain standards can result in a reduction in the maximum occupancy. The final occupancy will be noted in land use file **(13-036 VRD)** and reflected on the City of Seaside Business License. The license is not valid until the appropriate occupancy has been established by the approval of a final compliance inspection by the Community Development Department.
2. **Parking spaces: Four (4) off-street parking spaces (9' X 18' per space) are required on site.** These spaces shall be permanently maintained and available on-site for use by the vacation rental occupants. Vacation Rental Dwelling (VRD) tenants are required to park in the spaces provided on site for the VRD. No on-street parking associated with this VRD is allowed at this location. Vehicles parked at VRDs may not project over the sidewalk and block pedestrian traffic. A parking map shall be posted inside the dwelling for the VRD tenants.
3. **Posted Address:** The property's address should be clearly marked on the Beach Drive frontage so the correct property can be easily located by renters.
4. **Maximum number of occupants: Ten (10) persons regardless of age.** The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations. If the number of occupants is less than the original number requested, it may have been reduced for valid code reasons. The occupancy could be increased to twelve (12) persons over the age of three if the applicant meets additional building code standards in the future.
5. **Applicability of Restrictions:** Properties licensed for VRD use will be expected to adhere to the VRD standards and rules throughout the entire year even when they are not being rented for profit. This will not apply to the dwellings when members of the owner's family are present.
6. **Open Yard Areas:** Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area that is not occupied by buildings must be landscaped in some fashion so parking will not dominate the yard.
7. **Local Contact: Randy Schlosser will be the local contact for the VRD and he can be reached at 503-717-3975.** The contact person must be available 24

hours a day to address compliance issues while the property is rented. Upon any change in the local contact, the owner must provide formal notice of the updated contact information to the City and all of the neighboring property owners within 100'. Managers are required to notify the City any time they stop representing a VRD.

Local contact information is available at the Community Development Department (503) 738-7100, City Hall (503) 738-5511, or after business hours at the Seaside Police Department (503) 738-6311.

8. **Compatibility:** A VRD will be compatible with the surrounding land uses and shall not contribute to excessive parking congestion on site or along adjacent streets.
9. **Exterior Outdoor Lighting:** All exterior lighting must conform to the newly adopted Outdoor Lighting Ordinance even if any pre-existing outdoor lighting would normally be exempt under the provisions of the ordinance. This will basically require shielding of any exterior lighting fixtures such that glare will not be visible from the surrounding property for any fixture that exceeds the equivalent lumens of a 40 watt bulb.
10. **Ordinance Compliance & Solid Waste Pick-up:** All vacation rentals must comply with City ordinances regarding noise, smoke, dust, litter, odor, and solid waste collection. Weekly solid waste pick-up is required during all months.
11. **Required Maintenance:** It is the property owner's responsibility to assure that the vacation rental dwelling remains in substantial compliance with Oregon State requirements for the following: Health, Safety, Building, and Fire Codes, Traveler's Accommodation Statutes, and with the Uniform Housing Code. **Owners are hereby advised that Carbon Monoxide detectors must be installed and maintained in all newly established transient rental occupancies.**
12. **Permit Non-transferability:** Vacation rental dwelling permits are personal in nature and accordingly are not transferable. Upon transfer of the property, the new owner, if he or she so desires, may apply for a new permit in accordance with City Ordinance.
13. **Business License, Room Tax Requirements, & Revocation for Non Payment:** A City Business License is required and all transient room tax provisions apply to VRD's. The business license must be obtained prior to any rental of the property. Renewals must be made in January of the permit year. If the business license fee or the transient room tax payments are thirty (30) days past due, the VRD Permit will be revoked unless a written extension is granted by the Finance Director.
14. **Conflicts & Potential Denial for Non Compliance:** Upon receipt of two written complaints from two or more occupants of different residences who claim to be adversely affected by the use of the property as a vacation rental dwelling, or by notice from the City Code Compliance Officer that requirements or conditions of approval are not being met, the Planning

Department will work with the parties involved to settle any conflicts. If the problems are not resolved, the permit will be reviewed by the Planning Commission as provided in Subsection 5 of this Section. Failure on the applicant's part to meet the standards or conditions will result in modification or denial of the permit.

- 15. Complaints:** Applicants are hereby advised the City Code Compliance Officer routinely follows-up on individual complaints if there is a valid code issue that needs to be addressed by the owner and/or manager of a VRD. Staff does not wait until the occupants of two different residences submit written complaints before they take action to achieve compliance. The VRD complaint procedures are outlined in an attachment to the notice of decision and the forms can also be accessed on the City of Seaside's web site <http://www.cityofseaside.us/sites/default/files/docs/VRD-COMPLAINTFORM.pdf> This should be used to report alleged violations that are not being addressed by the local contact or property manager.
- 16. Time Period for Approval, Required Re-inspection:** This VRD approval shall be limited to 5 calendar years unless the dwelling is re-inspected (subject to the applicable fee) for compliance with the VRD policies and ordinances applicable at the time of the re-inspection. Re-inspection notices will be provided to the owners at the time business licenses are issued for the 5th calendar year. If the re-inspection is not completed during the 5th year, the permit will expire and a new VRD application must be approved prior to obtaining a new business license for the 6th calendar year. Compliance with the re-inspection requirements will reauthorize the VRD for an additional 5 calendar years.
- 17. Tsunami Information & Weather Radio:** The owner shall post or otherwise provide a tsunami evacuation map in a conspicuous location within the VRD. In addition, a NOAA weather radio, with automatic alert capabilities, must be permanently affixed in a central part of the VRD along with an informational sheet that summarizes the warning capabilities of the radio in the event of a distant tsunami.
- 18. Grace Period:** If a currently licensed VRD sells to another party, staff is allowed to grant a temporary grace period of not more than 60 days in which current bookings can be cleared without being recognized as a violation. The manager or owner must provide staff with a list of the bookings during the grace period and no additional bookings can be taken during that time.

FINAL STAFF RECOMMENDATION

Conditionally approve application **13-036VRD** allowing the establishment of a Vacation Rental Dwelling (VRD) with a maximum occupancy of **TEN (10)** at **2421 Ocean Vista**. This decision can be supported by the Commission adopting the findings, justification statements, and conclusions in this report subject to the previously stated conditions.

Although they are not conditions of approval, the following is a list of reminders to applicant.

- This approval will become void one (1) year from the date of decision unless final plans are submitted or an extension of time is approved in the manner prescribed under the Seaside Zoning Ordinance.
- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance such as erosion control provisions and any other applicable City of Seaside Ordinances.

The information in this report and the recommendation of staff is not binding on the Planning Commission and may be altered or amended during the public hearing.

Attachments: Applicant's Submittal



City of Seaside, Planning Department

989 Broadway, Seaside, OR 97138 (503) 738-7100 Fax (503) 738-8765

Land Use Application

Kevin Cupples, Director

PLEASE PRINT OR TYPE

NAME OF APPLICANT Melanie McClain-Reilly	ADDRESS 2464 NW 141 Pl. PDX, OR	ZIP CODE 97229
STREET ADDRESS OR LOCATION OF PROPERTY 2421 Ocean Vista Drive, Seaside, OR 97138		

ZONE R-3	OVERLAY ZONES	TOWNSHIP 6	RANGE 10	SECTION 28 BD	TAX LOT 2400
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PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.
IF ADDITIONAL SPACE IS NEEDED OR SUPPLEMENTAL INFORMATION IS REQUIRED PLEASE ATTACH)

OWNER:	APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):
PRINT NAME OF PROPERTY OWNER Phil + Melanie Reilly	PRINT NAME OF APPLICANT/REPRESENTATIVE
ADDRESS 2464 NW 141 Place, PDX, OR 97229	ADDRESS
PHONE / FAX / EMAIL 971 409-0053	PHONE / FAX / EMAIL melanie.mcr@comcast.net
SIGNATURE OF PROPERTY OWNER <i>[Signature]</i>	SIGNATURE OF DULY AUTHORIZED APPLICANT/REPRESENTATIVE

FOR CITY USE ONLY - DO NOT WRITE BELOW THIS LINE

CHECK TYPE OF PERMIT REQUESTED:

- | | | | |
|--------------------------------------------------|---------------------------------------------------|-----------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> NON CONFORMING | <input type="checkbox"/> SUBDIVISION | <input type="checkbox"/> ZONING CODE AMENDMENT |
| <input type="checkbox"/> LANDSCAPE/ACCESS REVIEW | <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> TEMPORARY USE | <input type="checkbox"/> ZONING MAP AMENDMENT |
| <input type="checkbox"/> MAJOR PARTITION | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT | <input checked="" type="checkbox"/> VACATION RENTAL | <input type="checkbox"/> APPEAL |
| <input type="checkbox"/> MINOR PARTITION | <input type="checkbox"/> SETBACK REDUCTION | <input type="checkbox"/> VARIANCE | <input type="checkbox"/> |

PLANNING DEPARTMENT USE:	
DATE ACCEPTED AS COMPLETE 9-30-13	BY DK
CASE NUMBER (S) 13-036	VRD
HEARING DATE	P.C. ACTION

OFFICE USE:	
FEE	RECEIPT
DATE FILED	BY

ORIGINAL

**CITY OF SEASIDE
VACATION RENTAL DWELLING (VRD) APPLICATION**

The City of Seaside requires approval for short term (less than 30 day) rental of certain types of residential property. These uses are referred to as vacation rental dwellings (VRDs) and they must be approved in accordance with the conditional use provision in Chapter 6.137 of the Seaside Zoning Ordinance (see attached). Although most requests can be reviewed by the Planning Director; in some cases, the requests require a public hearing before the City Planning Commission. In both cases, VRD applicants must provide the following information and submit it for review along with their business license application.

In addressing the following questions, additional information and supporting evidence can be referenced and attached to the submittal.

SUBMITTAL INFORMATION

1. Applicant's Name: Phil & Melanic Reilly
2. Mailing Address: 2464 NW 141 PLACE, PDY, OR 97229
3. Telephone #: Home ⁵⁰³ 629-9183, Work ⁵⁰³ 223-6794, Fax _____
4. If the applicant is not the current owner, the applicant must also submit a signed statement from the owner that authorizes the VRD application.
5. VRD Street Address: 2421 OCEAN VISTA DRIVE, SEASIDE, OR 97138
6. Tax Map Ref.: Township __, Range __, Section 28 ____, Tax lot # _____
7. What is the total number of off-street parking spaces (9' X 18') that will be available for VRD occupant use? 5 The VRD ordinance states: One 9' X 18' off-street space will be provided for each bedroom in the unit, but in no event shall fewer than two spaces be provided.
8. How many bedrooms are in the dwelling? 4 Is the applicant requesting that all the bedrooms be used to calculate the maximum occupancy, and if not, how many are being proposed? 4 Please multiply the last number by three (3) to indicate the requested maximum occupancy for the VRD 8 10. The VRD ordinance states: The maximum number of occupants cannot exceed three persons (over the age of three) per bedroom. The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations. The number of overnight renters or the maximum number of occupants may be reduced by the Code Enforcement Officer or Fire Marshal at the time of inspection for valid code reasons.
9. All off street parking spaces must be clearly indicated on the applicant's site plan. Will the existing parking spaces or any planned expansion of parking take

ORIGINAL

CITY OF SEASIDE

SEP 17 2013 ¹

PAID

VRD Application updated 5-5-11

9628

120
100
430
_____ 11.00

up more than 50% of the property's yard areas? NO. The VRD ordinance states: Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area which is not occupied by buildings must be landscaped in some fashion so that parking will not dominate the yard.

10. Who will be acting as the local responsible party for the VRD owner? Name: Randy Schlosser Phone # 503-717-3975. Address: _____. The VRD ordinance states: A local responsible party that permanently resides within the county must be identified by the owner. The responsible party will serve as an initial contact person if there are questions regarding the operation of the VRD. The owner shall provide the telephone number of the local contact person to the City, and to the immediate neighbors within the notification area (within 100' of the subject property).

11. What is the zone designation of subject property? R2. The VRD ordinance states: Within the medium density residential (R-2) zones and high density residential (R-3) zones, if more than 20% of the dwelling units within 100' of the subject property are currently licensed for VRD use, a public hearing and review by the Planning Commission is required.

12. Provide a site plan, drawn to scale, which indicates the following: the actual shape and dimensions of the lot, the sizes and locations of buildings and off street parking spaces (existing & proposed). In addition to the site plan, a floor plan(s) must be included which clearly indicates the intended use of all interior areas (e.g. bedrooms, kitchen, living room, storage etc.).

13. The following is a list of standard conditions that apply to VRDs:

- Vacation rentals must comply with City ordinances regarding noise, smoke, dust, litter, odor, and solid waste collection. Weekly solid waste pick-up is required during all months.
- Prior to issuance of a vacation rental dwelling permit, the building in question must be inspected and be in substantial compliance with the Uniform Housing Code.
- It is the property owner's responsibility to assure that the vacation rental dwelling remains in substantial compliance with Oregon State requirements for the following: Health, Safety, Building, and Fire Codes; and Traveler's Accommodation Statutes, and with the Uniform Housing Code.
- Vacation rental dwelling permits are personal in nature and accordingly are not transferable. Upon transfer of the property, the new owner, if he or she desires, may apply for a new permit in accordance with the VRD ordinance.
- A City Business License is required and all transient room tax provisions apply to VRD's. The business license must be obtained prior to any rental of the property. Renewals must be made in January of the permit year. If the business license fee or the transient room tax payments are thirty (30) days

past due, the VRD Permit will be revoked unless a written extension is granted by the Finance Director.

- Upon receipt of two written complaints from two or more occupants of different residences who claim to be adversely affected by the use of the property as a vacation rental dwelling, or by notice from the City Code Compliance Officer that requirements or conditions of approval are not being met, the Planning Department will work with the parties involved to settle any conflicts. If the problems are not resolved, the permit will be reviewed by the Planning Commission as provided in the VRD ordinance. Failure on the applicant's part to meet the standards or conditions will result in denial of the application. This would be in addition to any violation procedures specified in Article 12 of the Seaside Zoning Ordinance.

Has the owner or the duly authorized applicant read all the standard conditions and answered all of the questions honestly based on their understanding of the VRD request? M.P. ✓

By signing this application, the applicant is also acknowledging that if the request requires review by the Planning Commission (Ordinance Provision 6.137E), the Applicant or a duly Authorized representative must attend the Public Hearing.

X Applicant's Signature: Melanie Rully Date: 9-17-13

-----For Office Use Only-----

At the time of submittal, the applicant must pay the annual business license fee based on the proposed occupancy of the VRD: 1-5 occupants \$75.00, 6-10 occupants \$100.00, 11+ occupants 150.00. This fee must be accompanied by a one time filing fee of \$20.00.

In addition to the business license fee, a \$430.00 planning review fee must be submitted with this application. If the surrounding density of VRDs (see question 11) requires a Planning Commission review, an additional fee of \$240.00 must be paid before staff will schedule the public hearing to review the application.

If the VRD application is not approved, only the business license fee will be refunded.

Submittal Date: _____ Amount Paid: _____

~~~~~ For Community Development Use ~~~~~

Date application was received at Community Development: \_\_\_\_\_

File Reference # \_\_\_\_\_ Date determined to be complete: \_\_\_\_\_

If applicable, date for Planning Commission Hearing: \_\_\_\_\_

## Section 6.137 VACATION RENTAL DWELLING (VRD)

1. **Purpose.** The Vacation Rental Dwelling Permit is in recognition of the desire of many people to rent their property on a short term basis. These standards and procedures are in addition to City ordinances and Federal and State laws and regulations.
2. **Standards.** In all zones allowing Vacation Rental Dwellings, a permit shall be issued as an accessory use in accordance with the administrative conditional use provisions provided the applicant can demonstrate by written application that all of the following standards are met:

- A. **Parking.** One 9' x 18' off-street space will be provided for each bedroom in the unit, but in no event shall fewer than two spaces be provided.
- B. **Number of Occupants.** The maximum number of occupants cannot exceed three persons (over the age of three) per bedroom. The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations.

The number of overnight renters or the maximum number of occupants may be reduced by the Code Enforcement Officer or Fire Marshal at the time of inspection for valid code reasons.

- C. **Residential yard areas.** Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area which is not occupied by buildings must be landscaped in some fashion so that parking will not dominate the yard.
- D. **Local responsible party.** A local responsible party that permanently resides within the county must be identified by the owner. The responsible party will serve as an initial contact person if there are questions regarding the operation of the VRD. The owner shall provide the telephone number of the local contact person to the City, and to the immediate neighbors within the notification area (within 100' of the subject property).
- E. **Spatial distribution requirements.** Within the medium density residential (R-2) zones and high density residential (R-3) zones, not more than 20% of the properties within 100' of the subject property can be currently licensed for VRD use without Planning Commission review.

Failure to meet this standard will require a public hearing and review by the Planning Commission under the provisions of Subsection 5.

3. **Notice and Administrative Decision.** Upon submittal of a complete application, notice of the request shall be mailed to all property owners within 100 feet in accordance with Section 10.031 (2). The notice and final decision by the Planning Director must comply with the provisions in Section 10.032 through Section 10.035 of the Ordinance.

4. **Appeals.** Within fifteen (15) days of the administrative decision, the decision may be appealed in accordance with the provisions in Section 10.037 and 10.040 of the Ordinance
5. **Planning Commission review.** The Planning Commission will review VRD's which do not conform with the provisions of Subsection 2.E., in accordance with the conditional use procedures in Section 6.030 through 6.050 of the Ordinance. The applicant must address the following criteria in addition to the standards in Subsection 2.A-D of this Section. A decision by the Commission to approve a VRD request may include conditions that would restrict the number of renters or total occupants in the VRD.
  - A. The use of the property as a VRD will be compatible with the surrounding land uses.
  - B. The VRD will not contribute to excessive parking congestion on site or along adjacent streets.
6. **Approval conditions.** All approval must include the following conditions:
  - A. Vacation rentals must comply with City ordinances regarding noise, smoke, dust, litter, odor, and solid waste collection. Weekly solid waste pick-up is required during all months.
  - B. Prior to issuance of a vacation rental dwelling permit, the building in question must be inspected and be in substantial compliance with the Uniform Housing Code.
  - C. It is the property owner's responsibility to assure that the vacation rental dwelling remains in substantial compliance with Oregon State requirements for the following: Health, Safety, Building, and Fire Codes, and Traveler's Accommodation Statutes, and with the Uniform Housing Code.
  - D. Vacation rental dwelling permits are personal in nature and accordingly are not transferable. Upon transfer of the property, the new owner, if he or she so desires, may apply for a new permit in accordance with this Section.
  - E. A City Business License is required and all transient room tax provisions apply to VRD's. The business license must be obtained prior to any rental of the property. Renewals must be made in January of the permit year. If the business license fee or the transient room tax payments are thirty (30) days past due, the VRD Permit will be revoked unless a written extension is granted by the Finance Director.
  - F. Upon receipt of two written complaints from two or more occupants of different residences who claim to be adversely affected by the use of the property as a vacation rental dwelling, or by notice from the City Code Compliance Officer that requirements or conditions of approval are not being met, the Planning Department will work with the parties involved to settle any conflicts. If the problems are not resolved, the permit will be

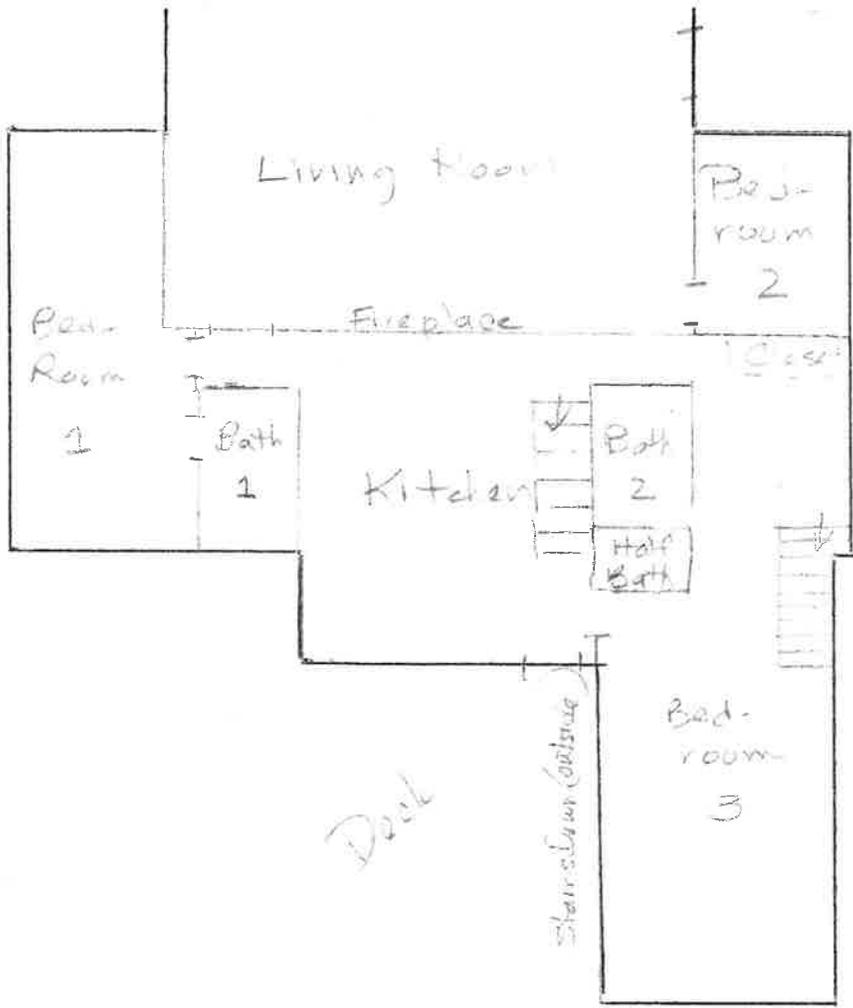
reviewed by the Planning Commission as provided in Subsection 5 of this Section. Failure on the applicant's part to meet the standards or conditions will result in denial of the application

7. **Prior Approvals.** Vacation rental dwellings approved under prior standards shall comply with the provisions of Section 6.137; 2B., 2D., & 6A. within one year of the amendments in this Section.

*(Amending Ordinance No., 2000-09, adopted 11-27-2000)*

8. **Complaints.** Any complaint procedures concerning violations of the VRD Provisions are in addition to the "Remedies" specified in Article 12 of the Zoning Ordinance.





Floor Plan  
 2421 Ocean Vista





**DLCD Notice of Proposed Amendment or**  
 **Periodic Review work Task Proposed Hearing or**  
 **Urban Growth Boundary or Urban Reserve Area**

**THIS COMPLETED FORM**, including the text of the amendment and any supplemental information, **must be submitted to DLCD's Salem office at least 35 DAYS PRIOR TO THE FIRST EVIDENTIARY HEARING** ORS 197.610, OAR 660-018-0020 and OAR 660-025-0080

Jurisdiction: **Seaside, Oregon**

Date of First Evidentiary Hearing: **11/19/2013**

Local File Number: **13-040ACP**

Date of Final Hearing: **12/09/2013**

Is this a **REVISION** to a previously submitted proposal?  No  Yes Original submittal date:

- |                                                                          |                                                              |
|--------------------------------------------------------------------------|--------------------------------------------------------------|
| <input checked="" type="checkbox"/> Comprehensive Plan Text Amendment(s) | <input type="checkbox"/> Comprehensive Plan Map Amendment(s) |
| <input type="checkbox"/> Land Use Regulation Amendment(s)                | <input type="checkbox"/> Zoning Map Amendment(s)             |
| <input type="checkbox"/> Transportation System Plan Amendment(s)         | <input type="checkbox"/> Urban Growth Boundary Amendment(s)  |
| <input type="checkbox"/> Periodic Review Work Task Number _____          | <input type="checkbox"/> Urban Reserve Area Amendment(s)     |
| <input type="checkbox"/> Other (please describe):                        |                                                              |

**Briefly Summarize Proposal in plain language IN THIS SPACE (maximum 500 characters):**

**Amendment that will make appropriate changes to the City of Seaside Comprehensive Plan that will summarize the findings of a Goal 9 Economic Opportunities Analysis & Employment Land Needs Assessment, a Goal 10 Housing and Residential Land Needs Assessment, & Buildable Lands Inventory; and adopt these documents by reference.**

Has sufficient information been included to advise DLCD of the effect of proposal?  Yes, text is included

Are Map changes included: minimum 8½"x11" color maps of Current and Proposed designations.  Yes, Maps included

Plan map change from: \_\_\_\_\_ To: \_\_\_\_\_

Zone map change from: \_\_\_\_\_ To: \_\_\_\_\_

Location of property (Site address **and** TRS):

Previous density range: \_\_\_\_\_ New density range: \_\_\_\_\_ Acres involved: \_\_\_\_\_

Applicable statewide planning goals:

- |                          |                          |                          |                          |                          |                          |                          |                          |                                     |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                 | <b>2</b>                 | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                            | <b>10</b>                           | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Is an exception to a statewide planning goal proposed?  YES  NO Goal(s):

Affected state or federal agencies, local governments or special districts (It is jurisdiction's responsibility to notify these agencies).

Local Contact person (name and title): **Kevin Cupples**

Phone: **503-738-7100**

Address: **989 Broadway**

Fax Number: **503-738-8765**

Extension: **205**

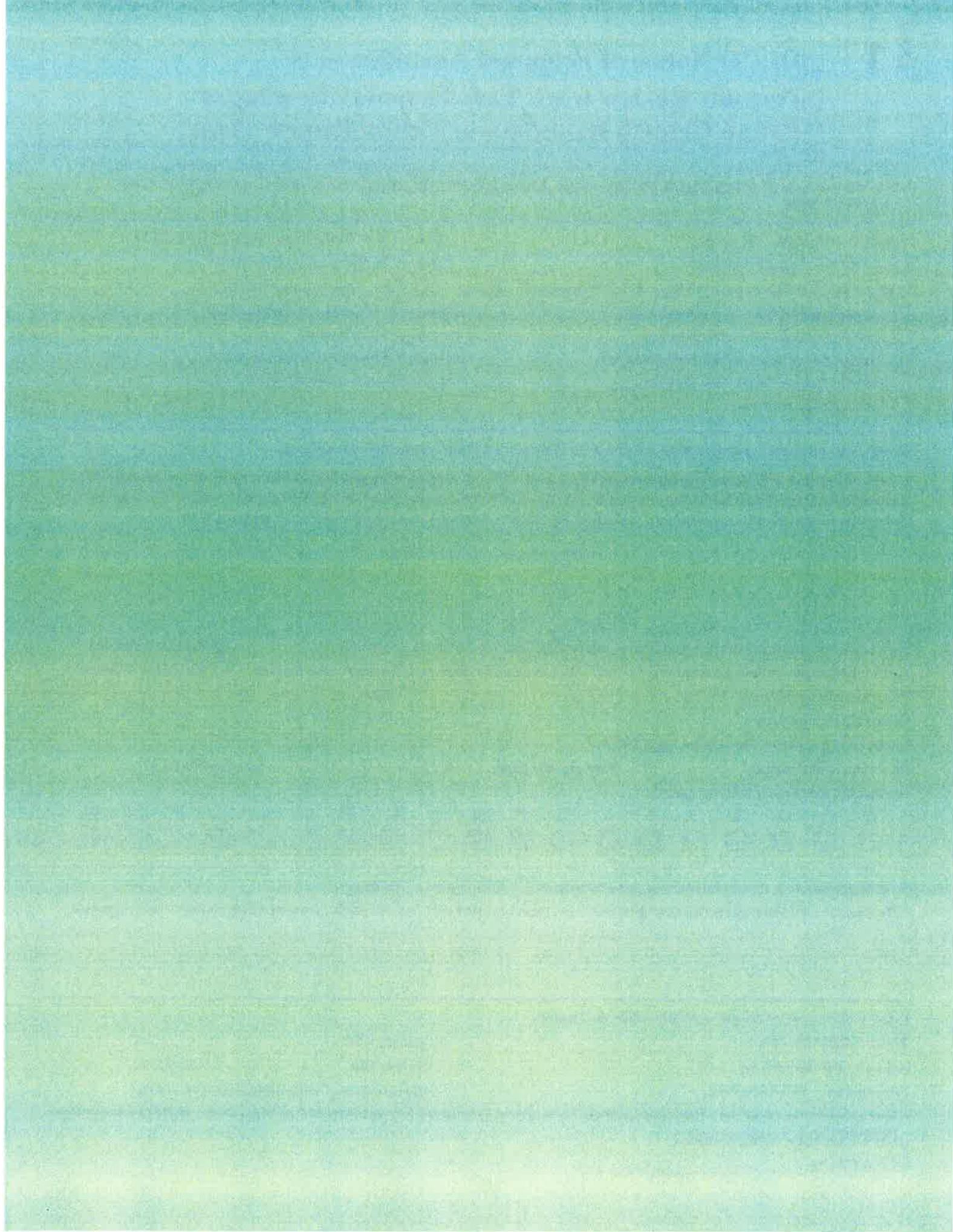
City: **Seaside**

Zip: **97138-**

E-mail Address: **kcupples@cityofseaside.us**

**- FOR DLCD internal use only -**

DLCD File No \_\_\_\_\_



## CITY OF SEASIDE STAFF REPORT

**To:** Seaside Planning Commission  
**From:** Planning Director, Kevin Cupples  
**Date:** October 15, 2013  
**Applicant:** City of Seaside  
989 Broadway  
Seaside, OR 97138  
**Subject:** 13-040ACP- Amending the Comprehensive Plan By Adopting a Goal 9 Economic Opportunities Analysis & Employment Land Needs Assessment, a Goal 10 Housing and Residential Land Needs Assessment, & Buildable Lands Inventory

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### **REQUEST:**

The applicant is requesting a comprehensive plan amendment that will make appropriate changes to the City of Seaside Comprehensive Plan that will summarize the findings of a Goal 9 Economic Opportunities Analysis & Employment Land Needs Assessment, a Goal 10 Housing and Residential Land Needs Assessment, & Buildable Lands Inventory; and adopt these documents by reference. These documents will provide the justification necessary to support future extension of the City of Seaside's Urban Growth Boundary (UGB) so the City will have an adequate supply of buildable land for a twenty year planning horizon.

It is important to point out these amendments do not identify specific lands that are intended to be encompassed by a new UGB, but it will identify the needed acreage figures necessary to support future expansion of the UGB.

In accordance with the Comprehensive Plan, after holding a public hearing on the proposed text amendment, the Commission will make a recommendation to the City Council.

### **DECISION CRITERIA, JUSTIFICATION, FINDINGS, & CONCLUSIONS:**

The following is a list of the decision criteria applicable to the request. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. The adopted information will then be used as the basis for the Commission's final recommendation to the City Council.

The Commission's recommendation may include modifications they consider necessary and appropriate for the amendment to the Plan. Although each of the findings or justification statements may specifically apply to one of the decision criteria, any of the statements may be used to support the Commission's final recommendation:

**DECISION CRITERIA # 1: Findings of fact for requested Comprehensive Plan revisions shall, as a minimum:**



- a. Explain which plan goals, objectives, or policies are being furthered by the change.
- b. Present the facts used in making the decision; and
- c. Explain how the change will serve the public need.

**FINDINGS & JUSTIFICATION STATEMENTS:**

1. The consulting firm Johnson Reid have prepared a Goal 9 Economic Opportunities Analysis & Employment Land Needs Assessment (Exhibit A) a Goal 10 Housing and Residential Land Needs Assessment (Exhibit B), & Buildable Lands Inventory (Exhibit C) that will be used to support proposed changes to the text in the Comprehensive Plan based on information in the plan, statewide planning goals, and Oregon Administrative Rule. These documents are adopted by reference.
2. The consulting firm OTAK has prepared a justification document (Exhibit D) that identifies updated text for the Comprehensive Plan that summarizes the Statewide Planning Goal 9 and Goal 10 findings prepared by Johnson Reid. This information is adopted by reference.
3. The City is directed to update the Comprehensive Plan when there is a wide discrepancy between prior and current economic and population projections based on Section 15.3 of the Plan.
4. It is recognized that additional amendments to the Plan will be needed in conjunction with future efforts to justify expansion of the Urban Growth Boundary and the proposed amendments in this request are a means of identifying the future land needs that must be addressed during future actions.

**CONCLUSION TO CRITERIA #1:**

The proposed comprehensive plan text amendment identifies specific text changes that are adequate to address the future land needs for Seaside based on the recently completed Goal 9 and Goal 10 analyses. The proposed text amendment is consistent with the Comprehensive Plan and the amendment will maintain the Plan's compliance with the applicable Statewide Planning Goals.

**FINAL STAFF RECOMMENDATION:**

Provided testimony during the public hearing does not lead to findings which indicate the proposed change will violate the Comprehensive Plan or undermine the integrity of the Plan's compliance with State wide Planning Goals, the Commission should recommend approval of application 13-040ACP to the City Council.

This recommendation can be supported by the applicant's submittal and the Commission's adoption of the findings, justification statements, and conclusions in this report.

*The information in this report and the recommendation of staff are not binding on the Planning Commission and may be altered or amended during the public hearing.*

**Attachments:**

Applicant's Submittal

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# I. INTRODUCTION

This report introduces analytical research presenting an Economic Opportunities Analysis (EOA) for the City of Seaside's Urban Growth Boundary (Referred to hereafter as the Seaside UGB). The report fills the requirements of statewide Planning Goal 9, specifically OAR 660-009, which describes the EOA as:

*"The economic opportunities analysis must identify the major categories of industrial or other employment uses that could reasonably be expected to locate or expand in the planning area based on information about national, state, regional, county or local trends."*

Cities are required to reconcile estimates of future employment land demand with existing inventories of vacant and redevelopable employment land within the UGB. The principal purpose of the analysis is to provide an adequate land supply for economic development and employment growth. This is intended to be conducted through an linkage of planning for an adequate land supply to infrastructure planning, community involvement and coordination among local governments and the state.

To this end, this report is organized into four sections:

- **Economic Trends:** Provides an overview of national, state and local economic trends affecting Seaside, including population projections, employment growth, retail trends and a demographic profile.
- **Economic Development Potential:** Estimates future employment growth in the Seaside UGB. Examines Seaside's economic assets and opportunities, and relates them to target industrial sectors for economic development.
- **Employment Land Supply:** Provides an inventory of suitable existing industrial and commercial land (employment land) within the City of Seaside's UGB.
- **Employment Land Needs:** Examines projected demand for industrial and commercial land based on anticipated employment growth rates by sector. Compares short- and long-term demand for employment land to the existing land inventory to determine a 20-year surplus or deficit of suitable land.

## II. ECONOMIC TRENDS

The analysis in this chapter will present a summary of recent and anticipated factors affecting the future economic growth of the Seaside area. The section begins with the systematic trends and economic outlook at the national and state level before a more concentrated analysis of the competitive economic advantages of the State of Oregon, Clatsop County, and Seaside economies. This section makes particular use of primary research and analysis produced by third party resources, specifically the Congressional Budget Office (CBO), the Bureau of Economic Analysis (BEA), and the Oregon Office of Economic Analysis (OEA).

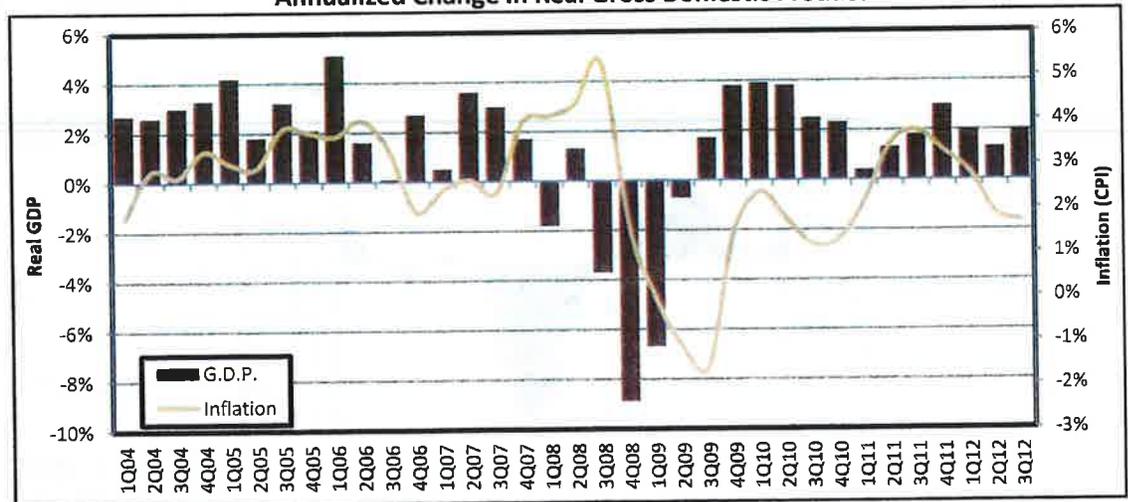
### NATIONAL TRENDS

The economic outlook for Clatsop County and the City of Seaside will continue to be influenced by broader economic conditions in the United States and in the global marketplace. Specific trends likely to be most influential include:

#### Effects of the National Recovery--Gross Domestic Product

Economic activity in the United States has continued to expand at a modest pace throughout 2012. Initial "advanced" estimates of GDP came in at a 2.0% annualized for the third quarter, while second quarter estimates were revised downward to only 1.3%. According to the Bureau of Economic Analysis, "The increase in real GDP in the third quarter primarily reflected positive contributions from personal consumption expenditures (PCE), federal government spending, and residential fixed investment that were partly offset by negative contributions from exports, nonresidential fixed investment, and private inventory investment. Imports, which are a subtraction in the calculation of GDP, decreased."<sup>1</sup>

Figure 1  
Annualized Change in Real Gross Domestic Product



SOURCE: Bureau of Economic Analysis

<sup>1</sup> Bureau of Economic Analysis. National Income and Product Accounts, 3Q12 Advanced Estimate, Released October 26, 2012

While growth has remained positive, and threat of a recessionary turn remains subdued, the national economy continues to suffer from tepid hiring and exceedingly lackluster capital investment. On-going uncertainty about the future continues to drive the status quo; specifically the protracted European Debt Crisis, economic deceleration in Asia, and most importantly the clarity of long-term domestic fiscal policy.

In light of exhibited growth and long-term inflation estimates stuck below the Fed's dual mandate targets, the Federal Open Market Committee (FOMC) moved in the third quarter to provide additional accommodative stimulus through balance sheet expansion (QE3). In doing so, the Fed committed to open ended purchases of mortgage-backed securities at a rate of \$40 billion per month. The FOMC further expanded asset purchases by an additional \$40 billion per month with the expiration of its maturity extension program (Operation Twist). The effect of QE3 will keep the Federal Funds Rate near zero for the foreseeable future, and by extension maintain historically low borrowing costs.

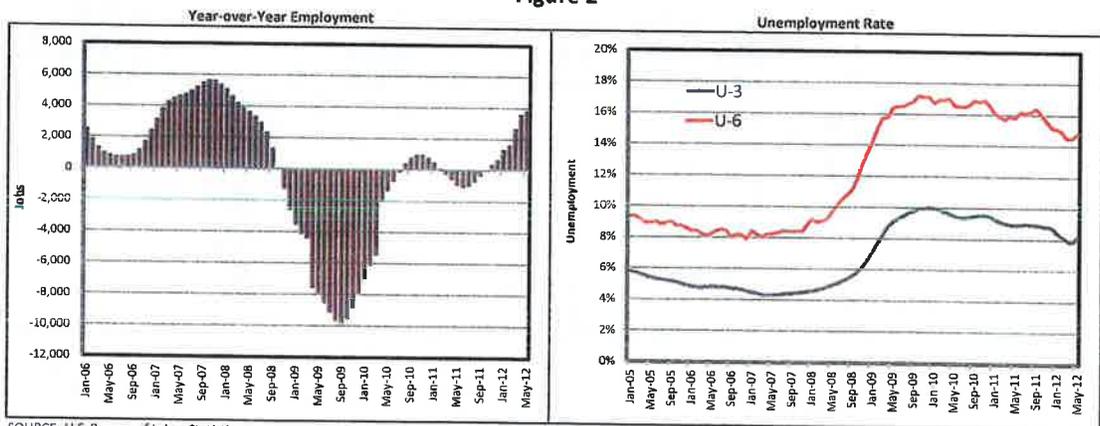
While the extent this monetary accommodation translates into economic expansion is a debated issue among academics, it is intended to provide strength to a sluggish recovery. And that is the outcome expected by both the Federal Reserve and the Blue Chip<sup>2</sup> consensus survey, which forecasts Real GDP growth in the vicinity 2.2% to 2.8% in 2013 and 2014.

### Effects of the National Recovery--Employment and Labor Force

From peak to trough, nonfarm payroll employment in the United States fell by over 7.7 million jobs during the "Great Recession". This recession has been notably characterized for its depth and duration, a characteristic which international examples show are a common result of financial crises. During this period the unemployment rate rose to over 10% with the more broadly defined U-6 metric exceeding 17%<sup>3</sup>. The unemployment rate would likely have been significantly higher had there not been an unusually large decline in labor force participation.

However, the nation's employment situation has begun to slowly improve. In the first half of 2012, non-farm payrolls rose by an average of roughly 200,000 per month in the first quarter and 70,000 per month in the second quarter. The economy has regained nearly 2.8 million jobs and the unemployment rate has fallen back to 7.8%.

Figure 2



SOURCE: U.S. Bureau of Labor Statistics

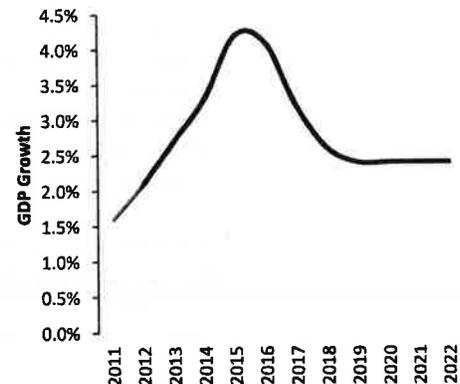
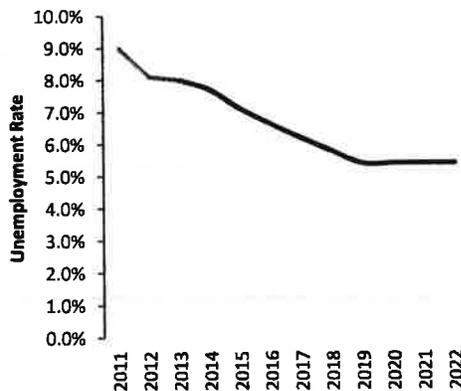
- 2 Monthly survey of over 50 leading business economists from banking, insurance, manufacturing, and brokerage industries.
- 3 U-3 = The total unemployed as a percentage of the labor force. It is the official unemployment rate.  
U-6 = Total unemployed, plus all persons marginally attached to the labor force, plus total employed part time for economic reasons, as a percent of the civilian labor force plus all persons marginally attached to the labor force.

### **Other Factors Affecting Short-Term Economic Conditions**

- **Housing:** Housing has emerged as a surprising strong point in the national economy after several years in the doldrums. The majority of data indicates that the housing market has turned the corner, with a slow drawing down of excess inventory. Fixed residential investment is expected to provide some much needed support to the economy in coming years.
- **Business Investment:** Real business investment grew strongly in the first half of 2012, reaching an annualized rate of 6.4% through the first two quarters. This input is expected to maintain above average growth through the year. However, businesses are facing competing dynamics, with favorably borrowing conditions offset by the uncertainty of future fiscal conditions (see "Policy" below).
- **Government Spending:** Reductions in government spending continue to be a drag on the economy, and will likely continue to do so in the near future with on-going political pressure toward fiscal austerity.
- **Policy:** The direction of future fiscal policy with perhaps have the greatest impact on economic conditions seen in some time. The scheduled expiration of current tax cuts in addition to spending provisions in the 2011 Budget Control Act (broadly referred to as the "fiscal cliff") would severely impact near-term growth. Just the threat of such dramatic policy action is already weighing on business investment. As of this draft congress has addressed the cliff with a pending compromise to extend current tax rates for most households.
- **Consumer Spending:** Consumer spending has remained weak reflecting high unemployment and stagnate disposable income growth.
- **External Shock:** The extent to which the European Recession and financial crisis and slower economic growth in Asia impact U.S. growth.

### **National Economic Outlook**

Over the longer term, the pace of economic growth is expected to accelerate moderately following 2013. Gradually, idle resource in the economy will begin to be productive, drawing growth higher to 4.3% between 2014 and 2017, and narrowing the production gap by 2018 and growing at the rate of potential (around 2.4%) thereafter.

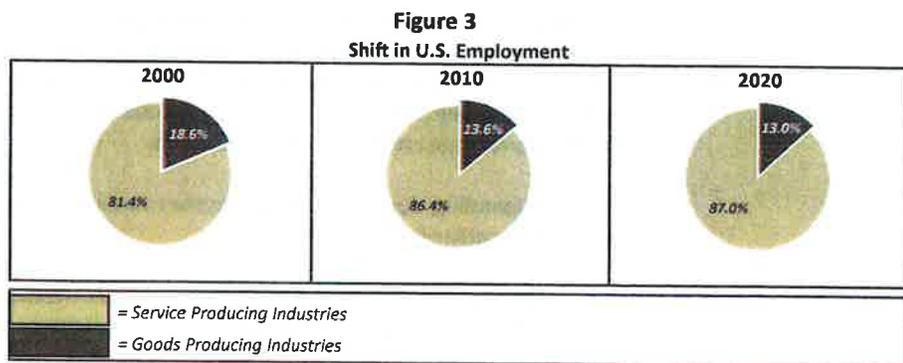


Because of the large amount of unused resources currently in the economy, inflation is expected to remain subdued in the foreseeable future, despite additional monetary easing. Further, the Federal Reserve has openly committed to keeping the Federal Funds Rate low through 2015. Inflation rates should stay below 2% through 2022 on average.

Payrolls should continue to increase at a moderate pace in the near-term, accelerating consistent with GDP growth. However, because unemployment had been driven down by lower labor force participation, the unemployment rate will recover at a slower pace. Unemployment is expected to average near 7% through 2015 and fall to 5.4% subsequently.

**Factors Affecting Long-Term Economic Conditions**

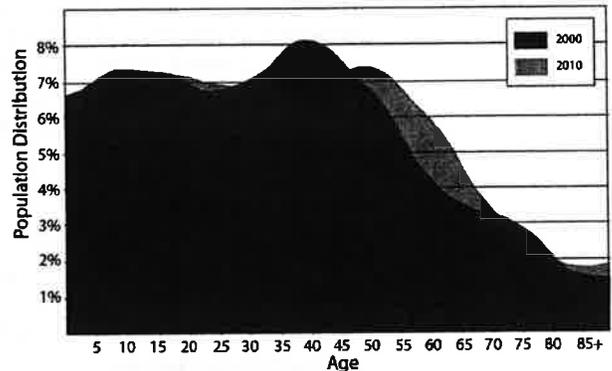
- National Employment Shift: The share of employment in goods producing industries has declined markedly in recent cycles on increasing worker productivity and international outsourcing. With lower cost labor still widely available in foreign markets, this is a conditions which is expected to continue in the coming decade, albeit at a far more measured pace. U.S. employment growth is expected to be strongest in Health Care, Professional & Business, and Other Services.



SOURCE: Bureau of Labor Statistics, Forecast of Industry Employment, CES Data

- Business Cycles: This evaluation is not attempting to predict future fluctuations in the business cycle. However, we are already several years into the current cycle, with cycles typically lasting 8 years on average. This would indicate a reasonable degree of likelihood of future economic contraction this decade.
- Monetary Policy: Monetary Policy is expected to remain accommodative into the foreseeable future. When the threat of accelerated inflation begins to solidify, Monetary Policy will subsequently tighten. However, as mentioned above, by the end of 2015 we will be approaching a typical cyclical length. With policy expected to remain tight through this period, there is some risk that monetary policy will not get off the zero bound in this timeframe, seriously constricting the monetary "toolbox" to provide future accommodation.
- Fiscal Policy: If current law holds, historic fiscal contraction will likely constrain growth considerably in the near-term, with higher growth further out resulting from a reduction in federal debt. However, if a compromise is made and the "fiscal cliff" is avoided, growth will accelerate in the near-term with slower growth farther out as federal debt crowds out private investment.

- **Demographic Factors:** The aging of the baby boomer generation is already underway, with the share of the population age 55 and older approaching 25% in 2010, with the number of residents age 65 and older expected to double over the next 40 years. The economic effects of this shift will be widespread. A slowing of labor force growth will coincide with exceedingly high job replacement demand. Further, the increased demand for health care services will place additional pressure of federal balance sheets.



- **Lasting Impacts of Recession:** The severe depth and prolonged duration of the recent recession and subsequent lackluster recovery will have permanent long term impacts on the economy. For example, job shortages have caused lowered labor force participation and in many cases early retirement. When combined with long-term unemployment increasing the risk of skill deterioration, the level of productive capital has certainly created a new reality for potential output. Similar deferrals of capital investment have occurred at sub optimal levels.
- **Other Factors:** A wide range of other factors, certain and otherwise, known and unknown, will continue to shape the future of the economy in the long-term. Potential factors include the direction of energy price, unexpected improvements or deterioration in business and consumer confidence, and the direction of external factors such as the European financial crisis and the economies of Asia and Latin America.

## STATE & LOCAL CONDITIONS

Oregon's GDP growth between 2010 and 2011 was nearly three times that of the U.S. economy, making Oregon the second fastest growing economy over this period. The state's durable goods manufacturing industry was the second-fastest growing sector in the nation in 2011 at a rate of 3.94%, almost 20% of Oregon's economic growth. High tech companies such as Intel Corp., which employs about 16,300 in Portland, dominate the durable goods manufacturing industry. This can be attributed to a reverse off shoring trend that is occurring partially as a result of defects, delays, and theft in overseas supply chain locations.

Given its geographic location, Oregon trades largely with countries on the Pacific Rim, most notably Canada and Asian powers. Unfortunately, the later region is among the most economically volatile areas of the world right now, with economic growth falling off considerably. This, in turn, has caused Oregon's export driven growth to moderate somewhat in light of falling global demand.

### Industry Analysis

The figure below outlines a breakdown of Oregon's primary industries, where they appear to be in the cycle, and forecasts of growth over the near-term.

Through the first half of 2012, employment gains were generally positive across most industries, with the exception of Government and Transportation Equipment Manufacturing. Construction grew significantly, driven by a mix of public construction projects and the beginning of a rebound in housing starts. Other export driven commodities remained positive, but growth is down from 2011 highs. Service oriented industries are stabilizing at slow and steady rates commensurate with broader economic expansion.

Figure 4

Industry Performance Analysis

| Industry                        | Growth Signal                                                                                          | Growth Projections |       |       | Comments                                                                           |
|---------------------------------|--------------------------------------------------------------------------------------------------------|--------------------|-------|-------|------------------------------------------------------------------------------------|
|                                 |                                                                                                        | 2012               | 2013  | 2014  |                                                                                    |
| Wood Products                   | <br>Strong Growth     | 1.9%               | 6.7%  | 5.8%  | Among the strongest forecasted sectors. Driven by exports and housing recovery.    |
| Computer & Electronic Equipment | <br>Moderating Growth | 1.8%               | 0.2%  | 1.4%  | Recent growth will moderate on falling export growth.                              |
| Transportation Equipment        | <br>Early Recovery    | -0.9%              | 0.2%  | 5.2%  | Among the hardest hit recession sectors. Recovery is just beginning.               |
| Metals and Machinery            | <br>Positive Growth   | 4.8%               | 2.5%  | -0.1% | Strong growth emerging from a hard hit sectors.                                    |
| Food Processing                 | <br>Flat Growth       | 1.3%               | -0.5% | 1.1%  | Exports moderating. Global demand and price volatility                             |
| Construction                    | <br>Positive Growth   | 4.8%               | 2.5%  | 3.6%  | Looking forward to a rebound in housing starts. Still well below recession levels. |

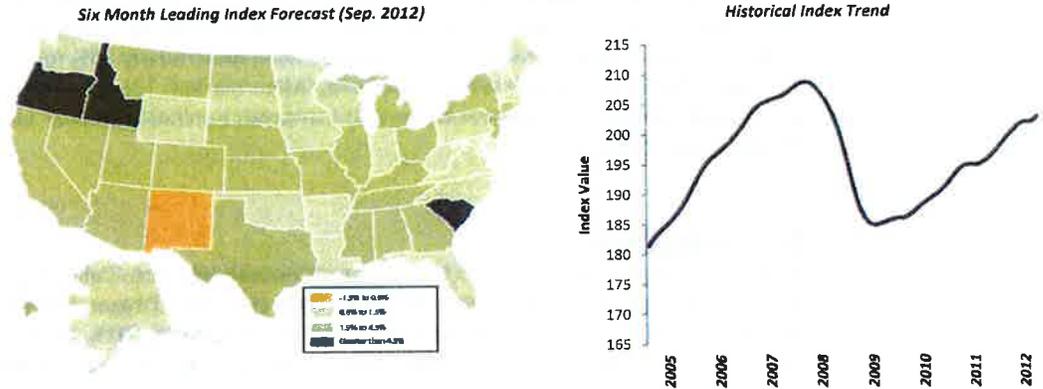
| Industry                | Growth Signal                                                                                          | Growth Projections |       |      | Comments                                                                                              |
|-------------------------|--------------------------------------------------------------------------------------------------------|--------------------|-------|------|-------------------------------------------------------------------------------------------------------|
|                         |                                                                                                        | 2012               | 2013  | 2014 |                                                                                                       |
| Information             | <br>Stabilizing      | 0.8%               | 2.3%  | 1.9% | Beginning to see job growth. Measured growth estimated on the horizon.                                |
| Financial Activities    | <br>Stabilizing     | 0.0%               | 3.0%  | 1.6% | Weakness in real estate limits growth in 2012. Measured recovery thereafter.                          |
| Professional & Business | <br>Positive Growth | 3.7%               | 2.9%  | 4.2% | Will grow slightly faster than the general economy. A high growth sector                              |
| Education & Health      | <br>Positive Growth | 1.5%               | 1.8%  | 2.3% | Sector remain positive through recession, and growth will remain stable                               |
| Leisure & Hospitality   | <br>Positive Growth | 1.9%               | 2.8%  | 2.0% | Growth curtailed by falling discretionary spending, but remaining surprisingly positive.              |
| Government              | <br>Negative Growth | -1.8%              | -0.1% | 0.6% | Negative state and local growth partially offset by Federal gains. Future federal growth less likely. |

SOURCE: Oregon Office of Economic Analysis and Johnson Reid, LLC

**Economic Recovery Prospects**

The Federal Reserve Bank of Philadelphia produces monthly indices of economic indicators for every state in the nation. The coincident indices combine four state-level indicators to summarize current economic conditions in a single statistic. The four state-level variables in each coincident index are nonfarm payroll employment, average hours worked in manufacturing, the unemployment rate, and wage and salary disbursements deflated by the consumer price index (U.S. city average). In its September 2012 release, Oregon's 3-month annualized growth reflected Oregon's recent soft patch, coming in at 1.9% compared to 2.5% nationally. However, The Fed's 6-month leading forecast has Oregon in the top 3 among all states, with estimated growth of 4.5% annualized over the next two quarters.

**Figure 5**  
**Index of Leading Indicators**



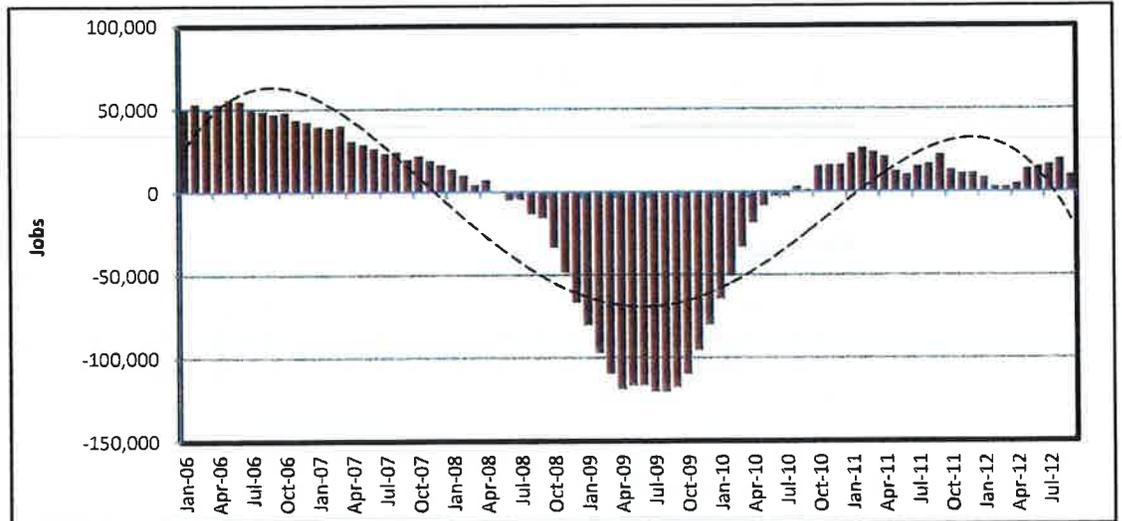
SOURCE: Federal Reserve Bank of Philadelphia

These findings from the Fed are generally echoed by the University of Oregon's Index of Economic Indicators. This series has seen steadfast improvement, increasing by 2.5% over the last 12-months.

**Employment Conditions**

Reflecting its recovery prospects, payroll employment in Oregon has begun to recover from the recent recession. The State has exhibited 26 consecutive months of positive year-over-year job growth while adding nearly 50,000 since post recession low employment.

**Figure 6**  
**Year-Over-Year Job Growth**



SOURCE: Oregon Employment Department

### Export Market

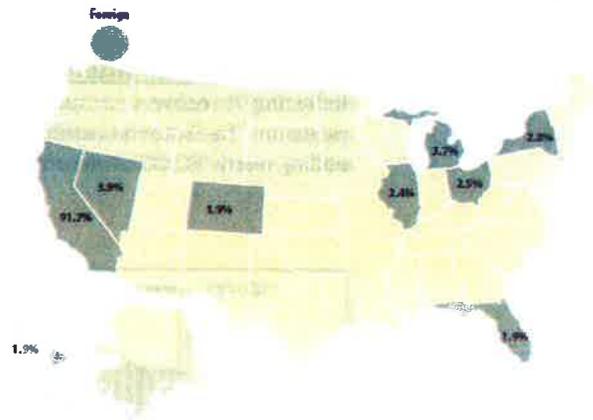
Long-term growth in Oregon's economy will continue to be a function of export potential. Oregon trades primarily with Pacific Rim countries, specifically Canada, Malaysia, Japan, China, and Taiwan. In the near-term, exports are no longer leading recovery in Oregon, with total exports flat through the first three-quarters of 2012. Exports to China and Malaysia were down nearly 20% for the second consecutive year. However, the long-term outlook for developing Asian markets is quite strong, and the strength and ongoing development of these economies and increased purchasing power will translate into growth for Oregon's export firms.

### Net In-Migration

Oregon continues to benefit from the exodus of households from California in light of exceedingly high taxes and a dire state fiscal position. Between 2004 and 2010, Oregon averaged a migration rate of 5.56 persons per 1,000 residents. During this time an astonishing 91% of net growth were households originating from California. This is a trend that is expected to continue, as the exodus from California in light of exceedingly high taxes and a dire state fiscal position does not seem to have an end in sight.

**Figure 7  
Oregon Net-Migration (2004-2010)**

| State                       | Net Migration | Net Income      |
|-----------------------------|---------------|-----------------|
| California                  | 82,220        | \$2,641,513,000 |
| Nevada                      | 3,453         | \$25,274,000    |
| Michigan                    | 3,340         | \$85,928,000    |
| Illinois                    | 3,010         | \$112,489,000   |
| New York                    | 2,492         | \$130,814,000   |
| Ohio                        | 2,265         | \$65,849,000    |
| Foreign                     | 1,879         | \$185,000       |
| Florida                     | 1,737         | \$46,620,000    |
| Colorado                    | 1,711         | \$48,394,000    |
| Hawaii                      | 1,662         | \$37,990,000    |
| Total, All States:          | 89,619        | \$2,928,807,000 |
| Average Net-Migration Rate: | 5.56          |                 |



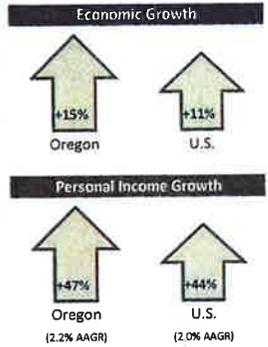
### Risk Factors

While it would appear that a systematic recovery, albeit at a slow pace, is underway both nationally and in Oregon, significant downside risks remain. The single greatest risk remains external factors such as further financial meltdown in the Euro zone, a bursting housing bubble in China, or military conflict in Iran. The housing market is beginning to move from the risk to the upside category, but many other downside factors remain:

- A reversal of commodity prices from declining to inflation.
- The Fiscal Cliff
- Unknowns legislative changes and referendums derived out of the current election cycle
- Again, external factors in Europe, Asia, and the Middle East

### Statewide Outlook

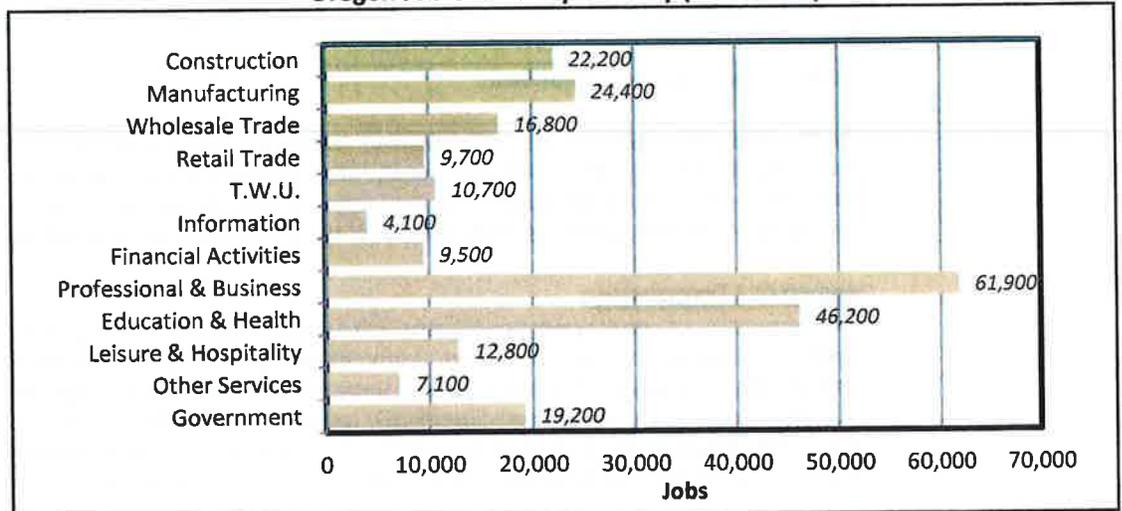
In the long-term, Oregon's economic growth is expected to outpace growth at the national level. Through 2020, the Oregon economy, as measured by employment, is expected to outpace the national average, growing by an estimated 15% compared to 11% nationally. Incomes in Oregon are also expected to be above average, growing at 2.2% annually compared to just 2% at the national level. Over the intermediate term, Oregon's growth prospects will be a function of a number of factors.



- Location to Asian countries and Canada continuing to drive trade growth.
- High commodity prices for Oregon exports.
- Business cost advantages.
- Relative cost of living and housing affordability advantages.
- Statewide focus on traded sector industry recruitment and retention.
- Quality of life.
- Continued growth in renewable energy and clean technology sectors.
- State tax incentives.
- Positive population growth, most notably due to net-migration from California, Nevada, and large Midwest and Eastern states. Surprisingly, Oregon maintains a negative migration rate with Washington State and Idaho.

Through 2020, the Oregon Office of Economic Analysis forecasts 245,000 new jobs in the Oregon economy. Mirroring national forecasts, a significant share (44%) are expected to fall on Professional and Health Services. Manufacturing and Construction are expected to add over 46,000 jobs in the state while growth in trade and other service categories is expected to be more measured.

**Figure 8**  
**Oregon Job Growth by Industry (2012-2020)**

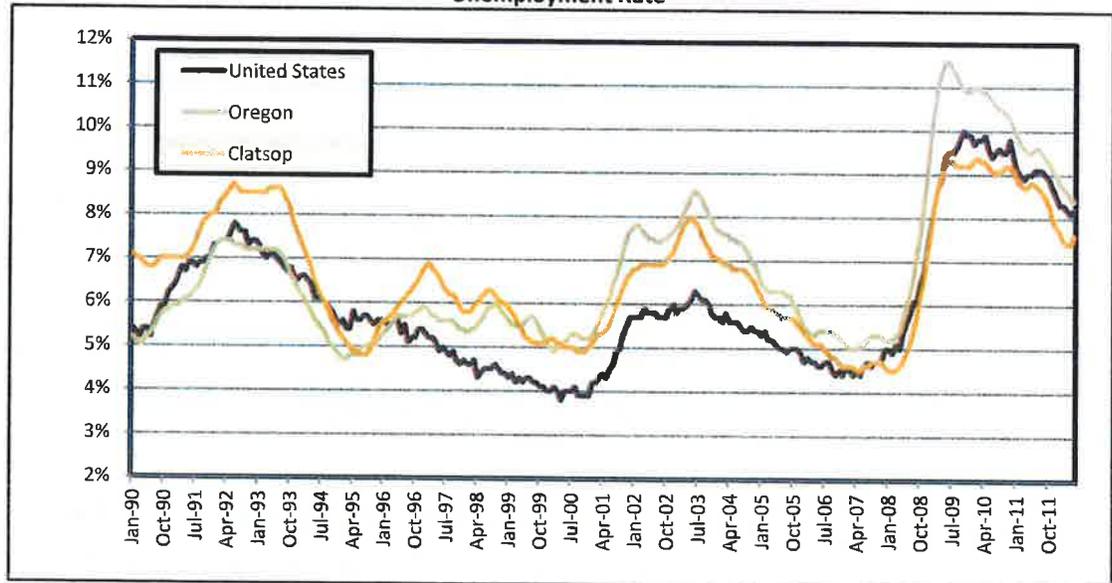


SOURCE: Oregon Office of Economic Analysis

## Regional Unemployment

The unemployment rate at all levels has turned south in recent years, albeit at an less than inspiring pace. By mid-2012 unemployment in Oregon had fallen to 8.4%, its lowest level since 2008. Oregon typically lags the nation in employment inflection points as well as in magnitude. For example, between 2005 and 2009 the unemployment rate in Oregon averaged roughly 100 basis point higher than the national average. Conditions in Clatsop County have historically tracked very closely to Oregon's performance, averaging nearly a percentage point lower rates than the state on average during the last decade. In November 2012 to local unemployment rate maintained this differential at a 7.5% rate compared to 8.4% at the state level.

**Figure 9**  
**Unemployment Rate**



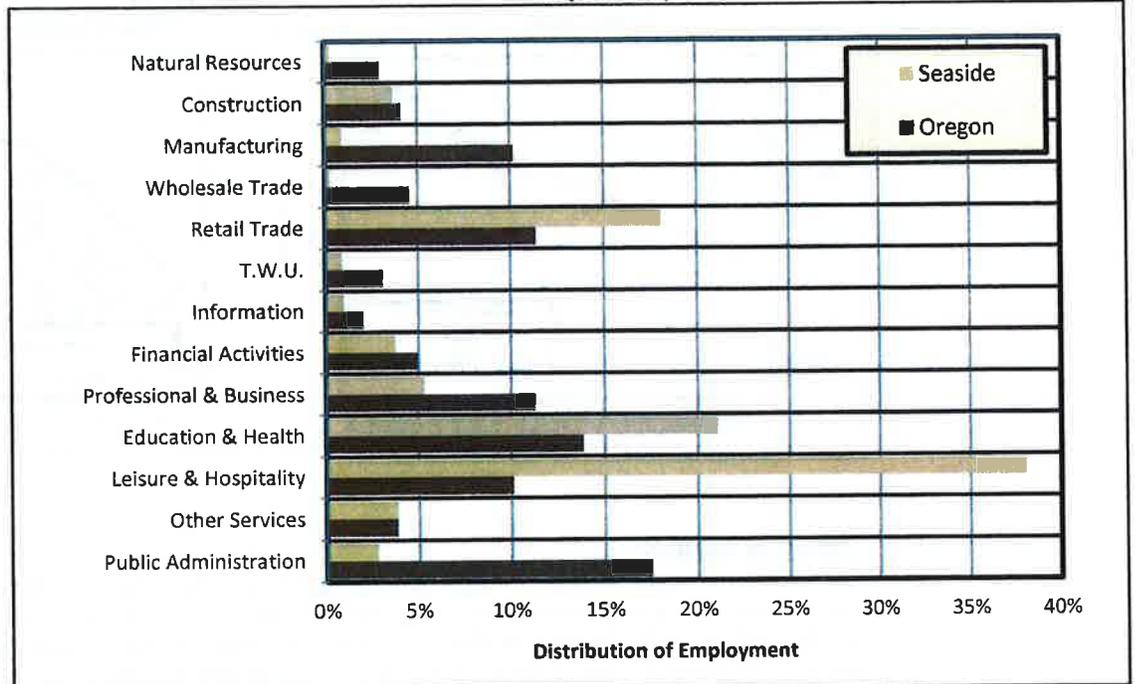
SOURCE: Oregon Employment Department

As the economy continues to slowly improve, unemployment should continue a downward trend. However, the extent to which the labor market fully recovers from the "Great Recession" remains to be seen. Many late life stage households may never return to the labor force, while the long-term unemployed may have significant deterioration of skills to be optimally productive.

## Industrial Composition

The composition of employment by industry in Seaside exhibits several large deviations from statewide levels. A subject we will discuss in length in the following section, these deviations represent Seaside's competitive advantages in the economy. Not surprisingly, Seaside's advantages fall largely in sectors that serve local population and tourism. Specifically, Leisure & Hospitality, Retail Trade, and Education and Health Services combine to account for over three quarters of local employment. Employment in traded sector industries such as manufacturing and natural resources is negligible.

**Figure 10**  
**Industrial Composition (2010)**

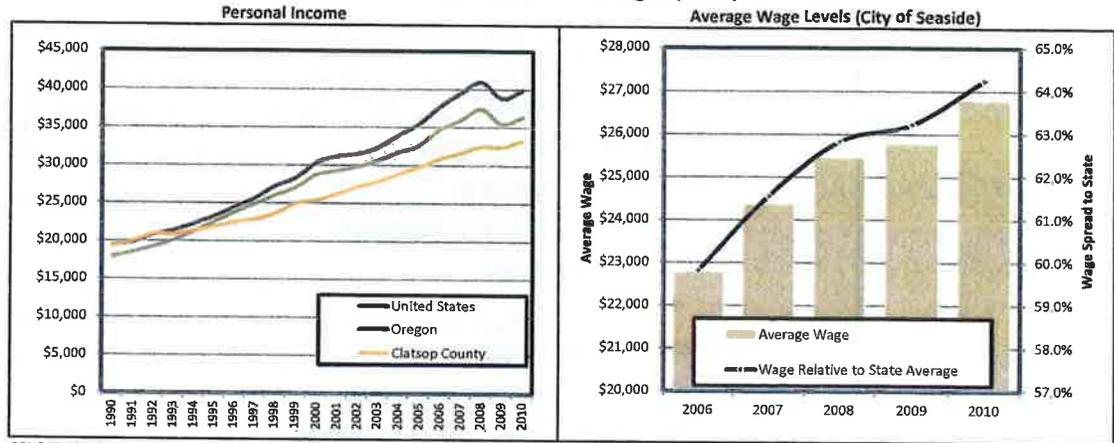


SOURCE: Oregon Employment Department

**Personal Income**

Wages in Clatsop County have historically remained well below statewide levels, reflecting the County's concentration of unskilled service employment. For example, in 2010 average wages in Seaside were roughly 64% of statewide levels. Fortunately, this spread has been narrowing in recent years, with wage growth locally outperforming. Further, total personal income in the region had exhibited an annual increase of 2.7% between 2000 and the "Great Recession, before a decline commensurate with the state and national levels. In the long-run, we expect wage differentials to remain between 62% and 67% of statewide levels, increasing on average in line with the long-term trend.

**Figure 12**  
**Personal Income and Wages (2010)**

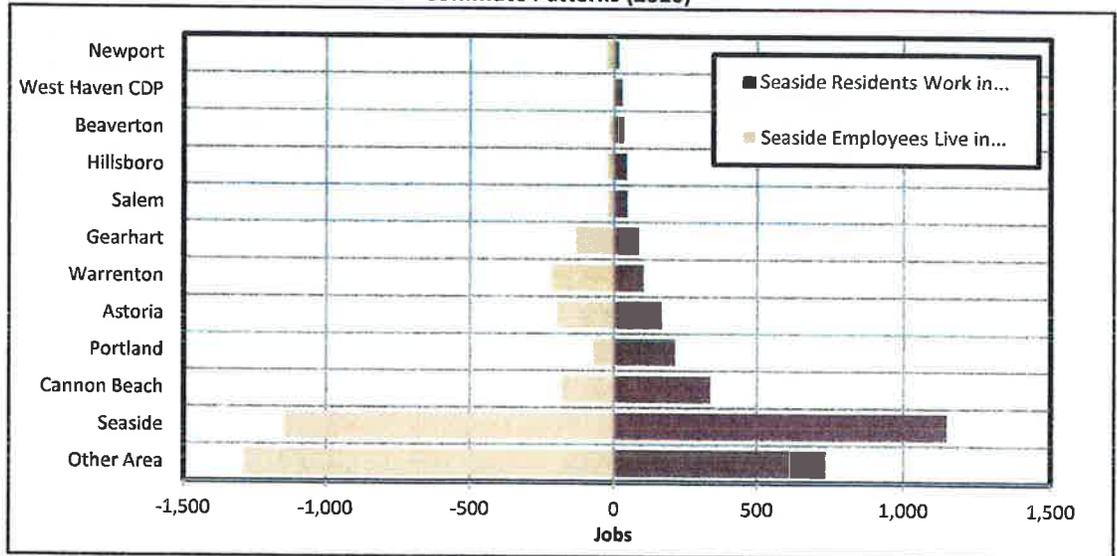


SOURCE: U.S. Bureau of Economic Analysis and the Oregon Employment Department

**Commute Patterns**

The impact of second homes on local housing dynamics is a common problem for many coastal communities in Oregon. Generally, lower wage service workers are driven out of community by elevated housing and rent price impacts of the tourism market. Unfortunately, Seaside has not escaped this dilemma. According to the U.S. Census Bureau Local Employment Household Dynamics (LEHD) data, 75% of the people who work in Seaside live outside the community.

**Figure 13**  
**Commute Patterns (2010)**



SOURCE: U.S. Census Bureau

### Population Growth

Seaside's population growth accelerated substantially during the housing boom in the middle of the last decade, as an increasing number of boomers and retirees migrated to the area. However, population growth has since abated, even exhibiting a contraction between 2009 and 2010. On total, the last decade saw seaside more than double Clatsop County growth rates, but narrowly miss statewide trends. The city added an estimated 540 new residents between 2001 and 2011.

**Figure 14**  
**Population Trend**

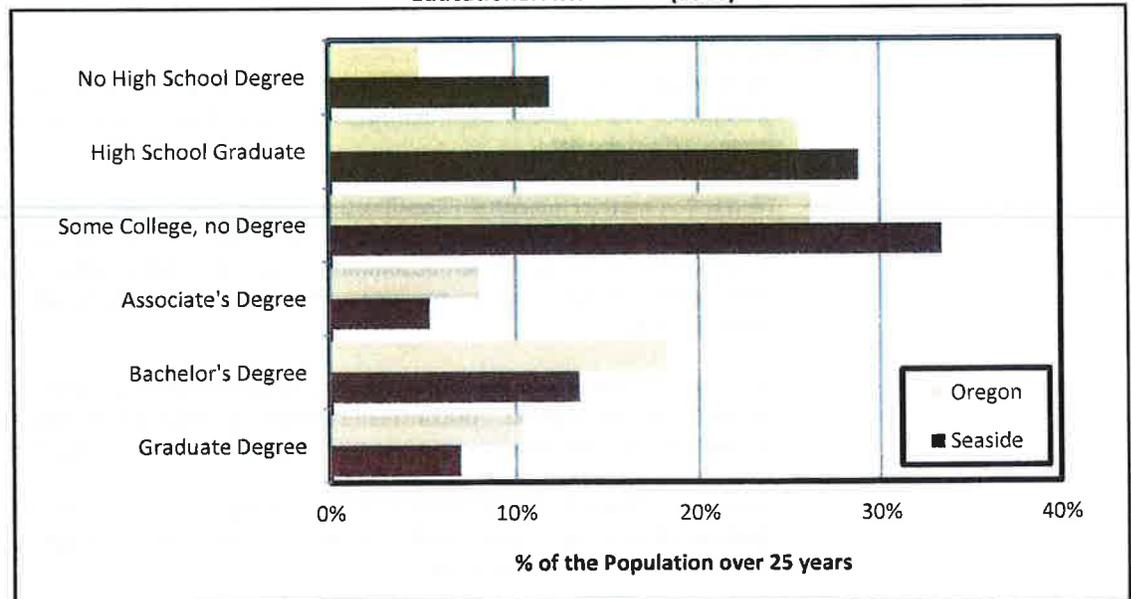
| Region  | 2001      | 2002      | 2003      | 2004      | 2005      | 2006      | 2007      | 2008      | 2009      | 2010      | 2011      | AAGR  |
|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------|
| Oregon  | 3,470,385 | 3,502,588 | 3,538,591 | 3,578,895 | 3,626,938 | 3,685,206 | 3,739,359 | 3,784,182 | 3,815,775 | 3,837,300 | 3,857,625 | 1.06% |
| Clatsop | 35,850    | 36,100    | 36,300    | 36,400    | 36,640    | 37,045    | 37,440    | 37,695    | 37,840    | 37,070    | 37,145    | 0.4%  |
| Seaside | 5,950     | 5,950     | 6,040     | 6,080     | 6,165     | 6,165     | 6,400     | 6,445     | 6,480     | 6,460     | 6,490     | 0.9%  |

SOURCE: Portland State University Population Research Center

### Educational Attainment

An appropriately trained workforce is among the most critical inputs in managing economic development. Businesses need sufficiently trained workers to meet growth expectations. Further, workforce is among the primary criteria or relocating firms. In Seaside, the share of the adult population with at least a bachelors decree is 21%, which is measurably below the statewide average of 29%. Of greater concern is the local concentration of workers at the lowest education level. In Seaside an estimated 13% of residents never finished high school. This is nearly 2.5 times the rate at the state level. With education an increasingly important determinate of wage levels, changes in local education levels will influence Seaside's economic prosperity in the long-run.

**Figure 15**  
**Educational Attainment (2010)**



SOURCE: U.S. Census Bureau, 2010

### III. TARGET INDUSTRY ANALYSIS

Sound economies are best organized around a healthy set of industry clusters—similar and related businesses and industries that are mutually supportive, regionally competitive, attract capital investment, and encourage entrepreneurship. As an economic development strategy, specific clusters are targeted, and emerge, when a particular geography holds an innate competitive advantage in that industry—whether it is natural resources, human capital, political policies or geography. For example, Oregon’s oldest industries—namely forestry and agriculture, emerged from physical and environmental attributes such as its climate, trees, soils, and access to shipping and distribution networks. In turn, these industries spawned interrelated clusters that include Food Processing & Manufacturing, Wood Product Manufacturing, Wholesaling & Distribution, Machinery Manufacturing, and host of other industries. What follows is a baseline evaluation of this concept as it relates to Seaside economy.

#### SEASIDE CORE INDUSTRIES

Johnson Reid profiled a range of potential core industries relating to Seaside. These profiles were developed from employment data provided by the Oregon State Employment Department, and reconciled against state and national data from the U.S. Bureau of Labor Statistics.

The following is a brief summary of trends and patterns by target industry over the 2006-2010 time period. This analysis relied on geocoded covered employment data from the Oregon Employment Department. The term "covered employment" refers to firms where employees are covered under unemployment insurance. Jobs not covered and therefore not considered in this analysis include self employment and real estate brokers/agents.

#### Data limitations

- Geocoding errors in the input data. Firms can often be misclassified in one year and classified correctly the next. This can be interpreted as a "new firm" in a certain geography when in fact it is simply a fix in the data.
- The North American Industrial Classification System (NAICS) was broadly instituted by the Oregon Employment Department beginning in 2001. because of the systems youth and frequent industrial classification revisions, it is not uncommon for a firm's NAICS code to change, sometime broadly. This can be interpreted as an emergence of a new firm in a particular industry but it is simply a reclassification.
- Firms with employees in multiple locations around the region are often reporting under a single ID# with an associated address. The can lead to instances where a firm looks to be of a particular size in a single location but may have many smaller locations around the region. This is common in retail.
- Conversely, some firms may have multiple entities with unique ID# numbers located in a given geographic location. In other words, a single large company in a single campus or location may be reported as five or six smaller firms.
- Employment in target industries are tallied by broad NAICS category, and may include some firms that are not actually engaged in activities associated with that target. Conversely, there may be firms in other industries that do engage in a target's activities that are not included.

A basic location quotient analysis was prepared for the City, which compares the mix of employment by industrial sector with national averages. This type of analysis can identify industries with a disproportionate representation in the local economy, or an area where the economy has competitive advantages. As a result, these are typically a primary target of economic development efforts.

As shown in the following table, the analysis indicates that the City of Seaside has a high concentration of employment in its known tourism sectors. Specifically Accommodation, various retail sectors, and Amusement & Recreation, in addition to other sectors. For example, forestry and logging has a location quotient of 6.6, indicating that the local concentration in this sector is greater than 6 times the national average.

| NAICS | NAICS Description                                                      | Employment | L.Q. |
|-------|------------------------------------------------------------------------|------------|------|
| 721   | Accommodation                                                          | 507        | 10.2 |
| 113   | Forestry and Logging                                                   | ND         | 6.6  |
| 448   | Clothing and Clothing Accessories Stores                               | 181        | 4.6  |
| 713   | Amusement, Gambling, and Recreation Industries                         | 144        | 3.6  |
| 451   | Sporting Goods, Hobby, Book, and Music Stores                          | 59         | 3.4  |
| 722   | Food Services and Drinking Places                                      | 684        | 2.6  |
| 453   | Miscellaneous Store Retailers                                          | 56         | 2.5  |
| 442   | Furniture and Home Furnishings Stores                                  | 30         | 2.4  |
| 445   | Food and Beverage Stores                                               | 183        | 2.3  |
| 622   | Hospitals                                                              | ND         | 2.2  |
| 447   | Gasoline Stations                                                      | 46         | 2.0  |
| 813   | Religious, Grantmaking, Civic, Professional, and Similar Organizations | 71         | 1.9  |
| 623   | Nursing and Residential Care Facilities                                | 153        | 1.7  |
| 485   | Transit and Ground Passenger Transportation                            | ND         | 1.6  |

SOURCE: Oregon Employment Department

## IV. REQUIRED SITE TYPES

The City of Seaside economy is likely to continue to be dominated by its tourism and population driven sectors over the planning period. Given the dynamics of the local workforce, large scale manufacturing is not a development form likely to take hold. Smaller construction firms and potential emerging small scale manufacturers will continue to demand only small industrial sites. Demand for medium or larger industrial sites in Seaside will likely be driven by industrial parks providing multi-tenant space or by institutional developments such as hospitals, clinics, nursing care facilities, churches, or schools (private, trade, or post-secondary).

Concerning commercial development, firms in core industries such as hotels, retail services, and recreation tend to require sites with the following characteristics:

- High visibility and accessibility
- Regular in shape
- Location along a major corridor
- Small sites
- Possible for larger sites if in the context of a support for a new neighborhood center regionally serving retail.
- Proximity to service population
- Access to views and recreation if accommodations

## V. FORECASTS OF EMPLOYMENT AND LAND NEED

### EMPLOYMENT FORECASTS

To assess future economic growth, and subsequently estimates of land need, the analysis herein closely follows DLCD's Goal 9 Handbook, relying on trended analysis and secondary sources produced by the State of Oregon for forecasted growth rates. It is a classically planning-driven approach that begins with an evaluation of anticipated employment growth by broad industry category in the Oregon Employment Department's Workforce Region 1, which includes Clatsop, Columbia, and Tillamook Counties. These forecasts produced by highly qualified economists at the State of Oregon form the basis for trended growth rates. This approach is predicated on the assumption that growth trends locally will generally reflect trends at the regional level. We the provide alternative forecasts for sensitivity purposes that consider growth in core industries and broader economic response.

Regardless of the forecast scenario, each forecast will begin with the same estimate of employment in the 2012 base year. The analytical steps to derive this estimate of total employment in 2012 from 2010 covered employment are as outlined below.

#### **Creating a Base Year Estimate**

The Goal 9 rule requires an evaluation over a 20-year period. The period of evaluation for this analysis is from 2012 to 2032. The primary source of data on current employment patterns is the Oregon Employment Department's ES-202 employment data. The ES-202 data is the best source for local employment counts at the UGB level. However, it omits certain sectors of the workforce. Further, ES-202 data is uncommonly available in the current year, and must be updated to the current period.

#### **Conversion to Total Employment:**

For the year 2010, ES-202 reports estimate employment in Seaside to total 3,545 employees. However, our source ES-202 data reports "covered employment" only—employer firms that tracked through unemployment insurance. Because this data omits a significant portion of the workforce that are not covered (i.e. sole-proprietors, self-employed, commission workers) we must revise our estimates to reflect true total employment. Estimates from the Bureau of Economic Analysis (BEA) indicate that in 2010 covered employment accounted for approximately 77% of total employment in Clatsop County, with individual estimates reported by broad sector. Therefore, based on countywide estimates, in the same year, we estimate the *total* employed level in 2010 to be in the area of 4,732 employees. This reflects a slightly smaller share of non-wage employers locally than at the county level as a result of different concentrations of employment by sector.

**Figure 13**  
**Conversion of Covered Employment to Total Employment**

| NAICS                           | Seaside UGB<br>Covered Employment 1/ | Covered Share of<br>Total Employment 2/ | Est. Seaside UGB<br>Total Employment |
|---------------------------------|--------------------------------------|-----------------------------------------|--------------------------------------|
| Natural Resources               | 11                                   | 83.2%                                   | 13                                   |
| Construction                    | 124                                  | 50.6%                                   | 245                                  |
| Manufacturing                   | 32                                   | 88.4%                                   | 36                                   |
| Wholesale Trade                 | 9                                    | 69.8%                                   | 13                                   |
| Retail Trade                    | 642                                  | 76.9%                                   | 835                                  |
| T.W.U.                          | 2                                    | 62.4%                                   | 4                                    |
| Information                     | 34                                   | 74.5%                                   | 46                                   |
| Financial Activities            | 133                                  | 30.7%                                   | 435                                  |
| Professional & Business         | 189                                  | 77.5%                                   | 244                                  |
| Health Care & Social Assistance | 582                                  | 78.7%                                   | 739                                  |
| Leisure & Hospitality           | 1,304                                | 84.9%                                   | 1,535                                |
| Other Services                  | 137                                  | 56.9%                                   | 241                                  |
| Government                      | 346                                  | 100.0%                                  | 346                                  |
| <b>Total</b>                    | <b>3,545</b>                         | <b>74.9%</b>                            | <b>4,732</b>                         |

1/ From the Oregon Employment Department ES-202 data

2/ Data from the Bureau of Economic Analysis for 2010. the most recent year complete data is available. Assumption displays the percent of total wage and salary (covered) employment to total nonfarm employment in Clatsop County.

SOURCE: Oregon Employment Department, U.S. Bureau of Economic Analysis, and Johnson Reid

**Update to Base Year Estimate:**

The second step to creating our base year estimate is updating our 2010 total employment estimate to the current period, 2012. This process involves the evaluation of the recent employment trends in the region in addition to our anecdotal knowledge about local economic activity in Seaside. To update total employment estimates from 2010 to a 2012 base year, we apply the realized regional (Clatsop County) growth rates by industry over the same interval. Outlined in Figure 14, we assume that between 2010 and 2012, the Seaside economy posted a modest employment loss, declining by roughly 38 jobs. This estimate will be utilized as the basis of our long-term employment forecast.

**Figure 14**  
**Base Year Employment Estimate**

| NAICS                           | Est. 2010<br>Total Employment | '10-'12 Regional<br>Growth Rate <sup>1</sup> | 2012<br>Base Year Estimate |
|---------------------------------|-------------------------------|----------------------------------------------|----------------------------|
| Natural Resources               | 13                            | 4.3%                                         | 14                         |
| Construction                    | 245                           | 2.2%                                         | 256                        |
| Manufacturing                   | 36                            | 5.5%                                         | 40                         |
| Wholesale Trade                 | 13                            | 6.0%                                         | 14                         |
| Retail Trade                    | 835                           | -0.3%                                        | 830                        |
| T.W.U.                          | 4                             | 2.2%                                         | 4                          |
| Information                     | 46                            | -4.3%                                        | 42                         |
| Financial Activities            | 435                           | 1.8%                                         | 451                        |
| Professional & Business         | 244                           | 0.0%                                         | 244                        |
| Health Care & Social Assistance | 739                           | 0.2%                                         | 742                        |
| Leisure & Hospitality           | 1,535                         | -1.3%                                        | 1,496                      |
| Other Services                  | 241                           | -2.0%                                        | 232                        |
| Government                      | 346                           | -2.4%                                        | 330                        |
| <b>Total</b>                    | <b>4,732</b>                  | <b>-0.4%</b>                                 | <b>4,694</b>               |

<sup>1</sup> Based on the realized 2Q10 to 2Q12 Clatsop County growth rate in covered employment

SOURCE: Oregon Employment Department and Johnson Reid

### **Other Factors Affecting Growth Estimates**

Below we outline additional adjustments and assumptions utilized in the development of our baseline economic forecasts:

#### **Adjustment for the Self-Employed**

In Figure 13 above we converted covered employment to total employment to account for the self-employed, sole-proprietors, etc. However, a share of these workers are likely to be non-space utilizing (i.e. work from home), and should not be counted in our land/space utilizing employment forecasts. According to commute trends from the U.S. Census Bureau, roughly 5.4% of Seaside's workers classify themselves as "working from home". We make this revision in the base year and expect it to remain constant through the forecast period.

#### *Variance in Employment Distribution:*

Because Seaside's employment distribution by industry differs slightly from the regional level, forecasted growth varies from regional averages slightly.

#### **Baseline Employment Forecast**

As discussed above, the baseline estimate applies regional growth rates by industry to our 2012 base year to project long-term employment by industry sector. Every two years, the Oregon Employment Department produces 10-year growth estimates for industries by workforce region. The most recent forecast was published in December 2011 and covers the period from 2010 to 2020.

For this forecast interval, the Oregon Employment Department forecasts that the regional economy will expand by 1.4% annually while adding over 5,000 jobs. The greatest growth is expected occur in Education & Health Services (2.5% AAGR), Professional & Business Services (3.3% AAGR) and a rebound in Construction (2.3%) from the impending housing market recovery.

| NAICS                           | Region 1 Estimate |               | '10-'20     |
|---------------------------------|-------------------|---------------|-------------|
|                                 | 2010              | 2020          | Growth Rate |
| Natural Resources               | 1,670             | 1,980         | 1.7%        |
| Construction                    | 1,460             | 1,840         | 2.3%        |
| Manufacturing                   | 4,460             | 4,840         | 0.8%        |
| Wholesale Trade                 | 390               | 430           | 1.0%        |
| Retail Trade                    | 4,710             | 5,250         | 1.1%        |
| T.W.U.                          | 970               | 1,140         | 1.6%        |
| Information                     | 310               | 300           | -0.2%       |
| Financial Activities            | 1,510             | 1,660         | 1.0%        |
| Professional & Business         | 1,660             | 2,290         | 3.3%        |
| Health Care & Social Assistance | 4,040             | 5,150         | 2.5%        |
| Leisure & Hospitality           | 6,030             | 7,180         | 1.8%        |
| Other Services                  | 1,400             | 1,610         | 1.4%        |
| Government                      | 6,980             | 7,130         | 0.2%        |
| <b>Total</b>                    | <b>35,590</b>     | <b>40,800</b> | <b>1.4%</b> |

SOURCE: Oregon Employment Department, 2010-2020 Employment Projections by Industry

When applied to space-utilizing estimates of employment and extrapolated to 2032, the baseline forecast estimates growth of 1,759 new jobs over the forecast period, averaging 1.68% average annual growth over the 20-year planning period.

| BASELINE FORECAST SCENARIO<br>NAICS | 2012         | Forecast Estimates |              |              |              | '12-'32 Growth |              |
|-------------------------------------|--------------|--------------------|--------------|--------------|--------------|----------------|--------------|
|                                     | Base Year    | 2017               | 2022         | 2027         | 2032         | Jobs           | AAGR         |
| Natural Resources                   | 13           | 14                 | 15           | 17           | 18           | 5              | 1.72%        |
| Construction                        | 242          | 272                | 305          | 342          | 384          | 142            | 2.34%        |
| Manufacturing                       | 38           | 39                 | 41           | 43           | 45           | 7              | 0.82%        |
| Wholesale Trade                     | 14           | 14                 | 15           | 16           | 17           | 3              | 0.98%        |
| Retail Trade                        | 785          | 829                | 875          | 924          | 976          | 190            | 1.09%        |
| T.W.U.                              | 4            | 4                  | 4            | 5            | 5            | 1              | 1.63%        |
| Information                         | 40           | 39                 | 39           | 38           | 38           | (2)            | -0.23%       |
| Financial Activities                | 427          | 447                | 469          | 492          | 516          | 89             | 0.95%        |
| Professional & Business             | 231          | 271                | 318          | 374          | 439          | 208            | 3.27%        |
| Health Care & Social Assistance     | 702          | 793                | 895          | 1,010        | 1,141        | 439            | 2.46%        |
| Leisure & Hospitality               | 1,415        | 1,544              | 1,685        | 1,838        | 2,006        | 591            | 1.76%        |
| Other Services                      | 219          | 235                | 252          | 270          | 290          | 71             | 1.41%        |
| Government                          | 312          | 315                | 319          | 322          | 325          | 14             | 0.21%        |
| <b>Total</b>                        | <b>4,441</b> | <b>4,817</b>       | <b>5,233</b> | <b>5,692</b> | <b>6,199</b> | <b>1,759</b>   | <b>1.68%</b> |

### Alternative Growth Forecasts

Alternative growth rates were utilized as a component of this analysis for sensitivity purposes and to consider Seaside's core industrial composition. In the scenarios below, we make small adjustments to assumed regional growth rates to reflect local effects.

This methodology translates into an additional 121 to 344 jobs across the planning period. As detailed above, these forecasts are driven in large part by additional growth in Seaside's Professional & Business Services, Education & Health, Leisure & Hospitality, and Construction sectors.

**Figure 22**  
**Alternative Employment Forecasts by Industry**

| MEDIUM FORECAST SCENARIO<br>NAICS | 2012         | Forecast Estimates |              |              |              | '12-'32 Growth |              |
|-----------------------------------|--------------|--------------------|--------------|--------------|--------------|----------------|--------------|
|                                   | Base Year    | 2017               | 2022         | 2027         | 2032         | Jobs           | AAGR         |
| Natural Resources                 | 13           | 14                 | 16           | 17           | 19           | 6              | 1.81%        |
| Construction                      | 242          | 273                | 309          | 349          | 395          | 153            | 2.48%        |
| Manufacturing                     | 38           | 40                 | 41           | 43           | 45           | 7              | 0.86%        |
| Wholesale Trade                   | 14           | 14                 | 15           | 16           | 17           | 3              | 1.03%        |
| Retail Trade                      | 785          | 831                | 880          | 932          | 987          | 201            | 1.15%        |
| T.W.U.                            | 4            | 4                  | 5            | 5            | 5            | 2              | 1.72%        |
| Information                       | 40           | 39                 | 39           | 38           | 38           | (2)            | -0.24%       |
| Financial Activities              | 427          | 448                | 471          | 495          | 521          | 94             | 1.00%        |
| Professional & Business           | 231          | 274                | 325          | 385          | 457          | 226            | 3.47%        |
| Health Care & Social Assistance   | 702          | 798                | 907          | 1,032        | 1,173        | 471            | 2.60%        |
| Leisure & Hospitality             | 1,415        | 1,551              | 1,701        | 1,865        | 2,045        | 630            | 1.86%        |
| Other Services                    | 219          | 236                | 254          | 273          | 294          | 75             | 1.48%        |
| Government                        | 312          | 315                | 319          | 322          | 326          | 14             | 0.22%        |
| <b>Total</b>                      | <b>4,441</b> | <b>4,839</b>       | <b>5,281</b> | <b>5,773</b> | <b>6,320</b> | <b>1,879</b>   | <b>1.78%</b> |

| HIGH FORECAST SCENARIO<br>NAICS | 2012         | Forecast Estimates |              |              |              | '12-'32 Growth |              |
|---------------------------------|--------------|--------------------|--------------|--------------|--------------|----------------|--------------|
|                                 | Base Year    | 2017               | 2022         | 2027         | 2032         | Jobs           | AAGR         |
| Natural Resources               | 13           | 14                 | 16           | 17           | 19           | 6              | 1.99%        |
| Construction                    | 242          | 277                | 316          | 362          | 413          | 171            | 2.71%        |
| Manufacturing                   | 38           | 40                 | 42           | 44           | 46           | 8              | 0.95%        |
| Wholesale Trade                 | 14           | 14                 | 15           | 16           | 17           | 3              | 1.13%        |
| Retail Trade                    | 785          | 836                | 890          | 947          | 1,008        | 223            | 1.26%        |
| T.W.U.                          | 4            | 4                  | 5            | 5            | 6            | 2              | 1.88%        |
| Information                     | 40           | 39                 | 39           | 38           | 38           | (2)            | -0.26%       |
| Financial Activities            | 427          | 450                | 476          | 502          | 531          | 104            | 1.10%        |
| Professional & Business         | 231          | 278                | 335          | 404          | 487          | 256            | 3.80%        |
| Health Care & Social Assistance | 702          | 808                | 930          | 1,070        | 1,232        | 530            | 2.85%        |
| Leisure & Hospitality           | 1,415        | 1,565              | 1,731        | 1,915        | 2,118        | 703            | 2.04%        |
| Other Services                  | 219          | 238                | 258          | 279          | 303          | 83             | 1.63%        |
| Government                      | 312          | 316                | 320          | 323          | 327          | 16             | 0.24%        |
| <b>Total</b>                    | <b>4,441</b> | <b>4,879</b>       | <b>5,371</b> | <b>5,923</b> | <b>6,544</b> | <b>2,103</b>   | <b>1.96%</b> |

## LAND NEED FORECASTS

For each growth scenario above, employment forecasts are first translated into demand for commercial and industrial space. This allows a filter of “space utilizing employment”, or jobs which require a need for physical space, and by extension land. This involves two critical assumptions:

**Natural Resources:** We assume that Natural Resource employment does not utilize urban land to a significant degree. Industry’s in this sector include crop and animal production, logging, and crop harvesting. We assume this industry is not likely to translate into significant demand for net-new urban land.

**Existing Underutilized Space:** Our employment forecast scenarios above consider accelerated growth as the economy recovers from the national recession. However, a significant share of this growth from a 2012 base is likely to locate in existing underutilized space. Therefore, we assume slower net-new space-utilizing employment growth during the first five years of our forecast as markets equalize.

### Findings

The results summarized in Figure 26 highlight projections of net new demand within Seaside for commercial and industrial land between 2012 and 2032. Detailed findings by use type and growth scenario are included in the technical appendix. Over the next twenty years, net new demand for commercial and industrial land is expected to range from 53 to 70 net buildable acres, contingent upon Seaside’s realized growth pattern.

These projections reflect the net developable land, required for building and impervious surface space requirements. Roads, right-of-ways, parks and public facilities, among other things necessary to serve projected land development, are also included by applying a typical 20 percent gross up of net-buildable land need for growth and availability of infrastructure in potential expansion areas.

**Figure 26:  
Projected Aggregate Need for Commercial and Industrial Land in the Seaside Urban Growth Boundary,  
(Net-Buildable Acres) 2012-2032**

| Land Type                           | Forecast Scenario |             |             |
|-------------------------------------|-------------------|-------------|-------------|
|                                     | Baseline          | Medium      | High        |
| <b>Office Lands</b>                 | <b>12.8</b>       | <b>13.9</b> | <b>16.0</b> |
| <b>Industrial Lands</b>             | <b>7.7</b>        | <b>8.3</b>  | <b>9.5</b>  |
| <b>Commercial Lands</b>             | <b>10.9</b>       | <b>12.3</b> | <b>13.9</b> |
| <i>Resident Driven</i>              | 6.5               | 7.4         | 8.3         |
| <i>Visitor Driven</i>               | 4.4               | 4.9         | 5.5         |
| <b>Overnight Lodging</b>            | <b>2.6</b>        | <b>4.1</b>  | <b>7.7</b>  |
| <b>Specialized Uses<sup>1</sup></b> | <b>19.5</b>       | <b>20.9</b> | <b>23.4</b> |
| <b>TOTAL EMPLOYMENT LAND NEED</b>   | <b>53.5</b>       | <b>59.6</b> | <b>70.5</b> |

1/ Hospitals, Clinics, Assisted Living, Schools (post-secondary, trade, private), etc. for employment not otherwise categorized.  
2/ Assumes a 20% gross up of land need for infrastructure

**Industrial and Office Land Need Methodology**

Demand for industrial and office commercial land is a direct function of employment growth in industrial sectors that occupy this type of space. As a result, our projections of industrial and office demand are based on forecasted employment growth by industrial sector within Seaside. Methodology for forecasting need for industrial and office commercial land follow a standard, multi-step process, summarized below. A number of exhibits are referenced, which are found in the technical appendix to this document.

*Demand for Office Building Space*

Sector employment growth for each of the three economic scenarios is converted into growth in office employment based on typical percentages of jobs, or capture factors, by sector that will be located in office development rather than industrial development. Employment density ratios, the average space in square feet necessary per office job, were utilized to calculate total office space demand given projected employment growth. Ratios and densities utilized are from the Urban Land Institute.

**[Exhibits 1.01 and 1.02]**

*Demand for Office Commercial Land*

Demand for office land is a conversion of demand for space by an office floor area ratio (FAR). FAR is defined as the gross leasable building area divided by the buildable land area used. For example, a 5,000 square foot office building on a 10,000 square foot site would be an example of a 0.50 FAR. For projections under each of the three Seaside economic scenarios, JOHNSON REID assumed a relatively conservative 0.30 FAR. While surface parked office space can be produced at an FAR up to 0.50, the historic pattern in the region has included more single storey structures at a substantially lower ratio.

**[Exhibit 1.03]**

*Demand for Industrial Building Space*

Seaside's industry employment growth for each of the three economic scenarios is converted into growth in industrial employment based on typical percentages of employment by sector that will be located in

industrial space. Employment is then further stratified by type of space, including warehouse/distribution, general industrial and high-tech/flex space. Finally, employment density ratios, calculated as average square feet of space necessary per industrial job, were utilized to calculate total space demand by industrial space type given projected employment growth. These ratios and densities are based on industry standards.

**[Exhibits 1.04 through 1.06]**

*Demand for Industrial Land*

Demand for industrial land is a conversion of demand for space by floor area ratios (FARs) by industrial development type and the addition of non-industrial use demand for industrial land typical of business park space. Projections utilize the following FARs:

- *Warehouse/Distribution: 0.31*
- *General Industrial: 0.30; and*
- *High-Tech/Flex: 0.26.*

**[Exhibits 1.07 and 1.08]**

**Commercial Land Need Methodology**

Unlike industrial and office commercial land need, retail land need is a direct function of households moving into Seaside, and the typical spending patterns by those households and visitor/tourist spending. Methodology for forecasting retail commercial land need is summarized below.

*Household Growth Projections*

For modeling growth in retail commercial land need driven by residential growth, JOHNSON REID utilized household growth rates within the Seaside UGB across the planning period. The Baseline Growth Scenario utilized household growth forecasts coordinated with Johnson Reid's ongoing Goal 10 housing analysis. Adjustments were made for Medium and High growth scenario forecasts for sensitivity purposes. Baseline, Medium, and High growth scenarios, and resulting household growth projections through 2032, were estimated as follows:

***Baseline Forecast: Assumes household growth rate of 1.3% annually.***

***Medium Growth Forecast: Assumes household growth rate of 1.4% annually.***

***High Growth Forecast: Assumes household growth rate of 1.6% annually.***

*Estimated Seaside Per-Household Retail Spending*

JOHNSON REID estimated per-household annual spending by retail category utilizing data derived from the US Bureau of Labor Statistics Consumer Expenditure Survey. Categories are as detailed in the following table by the North American Industry Classification System (NAICS).

The analysis conservatively assumes no real income growth over the forecast period.

**Figure 27**

**Average Household Expenditures on Retail Goods, Seaside, Oregon**

| CONSUMER SPENDING PATTERNS                |                                              | Per Household Expenditures <sup>1</sup> |
|-------------------------------------------|----------------------------------------------|-----------------------------------------|
| NAICS                                     | Category                                     |                                         |
| <i>Estimated Households in 2013, 2010</i> |                                              |                                         |
| 441                                       | Motor Vehicle and Parts Dealers              | \$1,861                                 |
| 442                                       | Furniture and Home Furnishings Stores        | \$419                                   |
| 443                                       | Electronics and Appliance Stores             | \$430                                   |
| 444                                       | Building Materials and Garden Equipment      | \$1,719                                 |
| 445                                       | Food and Beverage Stores                     | \$4,290                                 |
| 446                                       | Health and Personal Care Stores              | \$1,735                                 |
| 448                                       | Clothing and Clothing Accessories Stores     | \$881                                   |
| 451                                       | Sporting Goods, Hobby, Book and Music Stores | \$482                                   |
| 452                                       | General Merchandise Stores                   | \$2,918                                 |
| 453                                       | Miscellaneous Store Retailers                | \$750                                   |
| 722                                       | Foodservices and Drinking Places             | \$2,745                                 |
| <b>Totals/Weighted Averages</b>           |                                              | <b>\$18,230</b>                         |

<sup>1</sup> Average Retail Sales Figures in 2011 Dollars

\* Considers leakage in major retail categories not represented in Seaside (28% total leakage)

**SOURCE:** Nielsen Claritas and JOHNSON REID

Figure 27 also considers anticipated leakage in certain retail categories that are underrepresented in Seaside. Local residents in any community spend a share of their retail dollars outside of their community given the diversity of retail opportunities locally.

*Estimate Future Seaside Resident-Driven Retail Sales*

Future retail sales originating within Seaside were simply calculated as the product of future household counts under the baseline, medium, and high growth scenarios through 2032 and annual average retail sales by category.

**[Exhibit 1.09]**

*Demand for Retail Commercial Space*

Future retail sales are converted into need for developed retail space by calculating the product of future Seaside retail sales by category to a category-specific Sales Support Factor. The Sales Support Factor is the national average retail sales per square foot of space for each category of retail. Sales support factors are from the Urban Land Institute publication *Dollars & Cents*.

**[Exhibit 1.10]**

*Demand for Retail Commercial Land*

Demand estimates for developed retail space at different time points was then converted into demand for retail commercial land by applying the industry-standard retail Floor Area Ratio (FAR) of 0.25. The FAR assumes standard suburban retail space requiring four parking spaces per 1,000 square feet of retail floor area.

**[Exhibit 1.11]**

***Region/Visitor Spending Projections***

As a regional tourist destination, the City of Seaside's commercial retail and food service sectors rely on an above average rate of visitor spending. In fact, ignoring local leakage, an estimated 40% of local retail sales were supported by non-residents in 2012. Our analysis assumes this ratio holds true through the planning period.

**Figure 28**  
**Estimate of Visitor-Driven Retail Sales, Seaside, Oregon**

|                                             | Retail \$           |
|---------------------------------------------|---------------------|
| Total Local Retail Sales:                   | \$155,049,670       |
| - Total Local Retail Support:               | \$92,925,048        |
| <b>Minimum Non-Resident Retail Support:</b> | <b>\$62,124,622</b> |
| <i>Visitor Driven Ratio:</i>                | 40.1%               |

*SOURCE: Nielsen Claritas and Johnson Reid*

## VI. BUILDABLE LAND INVENTORY

The need for additional Commercial and Industrial lands is determined by comparing the land demand discussed in the previous section, with the remaining buildable land in Seaside. This analysis relies on taxlot data from Clatsop County on current and allowed uses. This data was reviewed and refined by JOHNSON REID LLC and the City of Seaside to reflect new development in the area, and address inaccuracies. One important step addressed environmental constraints including slope, flood and wetland status of vacant properties.

The Buildable Lands Inventory includes vacant and redevelopable parcels in the city. (See Appendix C to this report for greater detail on the buildable lands inventory and methodology.)

### CURRENT COMMERCIAL LANDS

The City of Seaside has four active zones intended primarily for commercial uses, and one primary industrial zone. The Residential Commercial zone is a geographically small mixed-use zone where use are increasingly commercial in nature. It is included under the inventory of employment lands here rather than residential lands.

**Figure 29**  
**Gross Buildable Acreage, Employment Lands, Seaside, Oregon**

| Zoning Designation |                         | Gross Acres |
|--------------------|-------------------------|-------------|
| C1                 | Neighborhood Commercial | 0.2         |
| C2                 | Resort Commercial       | 0.2         |
| C3                 | General Commercial      | 13.2        |
| C4                 | Central Commercial      | 0.2         |
| RC                 | Residential-Commercial  | 1.2         |
| M1                 | Industrial              | 1.2         |
| Total:             |                         | 16.2        |

Source: Clatsop County, City of Seaside, Johnson Reid LLC

GIS analysis of vacant, partially vacant and redevelopable parcels in Seaside found 16.2 gross acres of developable employment land.

## VII. RECONCILIATION OF VACANT LAND AND NEED

The last step of the analysis is to compare the long-term demand for industrial and commercial land from the land need forecast with the existing supply of industrial and commercial acreage as identified through the Buildable Lands Inventory (BLI). The purpose of the reconciliation is (1) to assess whether the City of Seaside has an adequate supply of suitable employment land to satisfy economic expansion demands over the next 20 years, and (2) to serve as a basis for determining Urban Growth Boundary (UGB) expansion or other policy measures to increase the available employment land supply.

In this section we compared the existing supply of buildable industrial and commercial acreage over the planning period for all three potential growth scenarios. The end result is a deficit of 34.4 acres in the Baseline Growth Scenario and a net shortage of land in both the Medium and High Growth Scenarios (39.2 and 46.6 acres, respectively):

**Figure 30**  
**Reconciliation of Buildable Employment Land and Need, Seaside, Oregon**

| Scenario                               | Demand      | Supply      | Surplus/<br>Shortage |
|----------------------------------------|-------------|-------------|----------------------|
| <b><u>Baseline Growth Scenario</u></b> |             |             |                      |
| Commercial                             | 16.7        | 15.0        | (1.7)                |
| Industrial                             | 17.3        | 1.2         | (16.1)               |
| <u>Institutional</u>                   | 19.5        | -           | (19.5)               |
| <b>Total</b>                           | <b>53.5</b> | <b>16.2</b> | <b>(37.3)</b>        |
| <b><u>Medium Growth Scenario</u></b>   |             |             |                      |
| Commercial                             | 19.9        | 15.0        | (4.9)                |
| Industrial                             | 18.8        | 1.2         | (17.6)               |
| <u>Institutional</u>                   | 20.9        | -           | (20.9)               |
| <b>Total</b>                           | <b>59.6</b> | <b>16.2</b> | <b>(43.4)</b>        |
| <b><u>High Growth Scenario</u></b>     |             |             |                      |
| Commercial                             | 25.5        | 15.0        | (10.5)               |
| Industrial                             | 21.5        | 1.2         | (20.3)               |
| <u>Institutional</u>                   | 23.4        | -           | (23.4)               |
| <b>Total</b>                           | <b>70.5</b> | <b>16.2</b> | <b>(54.3)</b>        |

*1/ Assumes a demand distribution of Office support 25% to commercial and 75% to Industrial*

- The City has a shortage of commercial land in the three scenarios, including land for overnight lodging, ranging from 1.7 acres to 10.5 acres depending on the realized path of growth.
- The City currently has negligible industrial land available for development, resulting in across the board shortages ranging from 16.1 to 20.3 acres.
- Further, institutional uses will generate an additional 19.5 to 23.4 acres of land need. These uses will typically locate on high value industrial land, but not exclusively, development on commercial land is possible.

With the assumptions of this analysis, Seaside has a shortage of 20-year employment land supply in all growth scenarios.

# TECHNICAL APPENDIX

## APPENDIX A: JOBS NOT INCLUDED IN COVERED EMPLOYMENT

According to the Oregon Employment Department, employment and wage data on interstate railroad workers, who are covered under a separate unemployment insurance law administered by the Railroad Retirement Board, are not included in covered employment estimates. Also excluded from these numbers are:

1. Self-employment.
2. Agricultural labor performed for a farm with a quarterly payroll of less than \$20,000 or not employing at least 10 persons in each of 20 separate weeks during any calendar year.
3. Domestic service in a home, sorority or fraternity, providing the quarterly payroll at no time exceeds \$1,000.
4. Casual labor not in the course of an employer's trade or business.
5. Service performed as an officer or member of the crew of any American vessel primarily engaged in interstate, foreign, or high seas navigation, which does not maintain an office within Oregon from which the operations of the vessel are regularly managed and controlled, and service performed on any vessel of foreign registry. Officers and crews of vessels engaged in inland navigation on the Willamette and Columbia Rivers are covered.
6. Service performed by a person in the employ of a son, daughter, or spouse, and service performed by a child under the age of 18 in the employ of his father or mother.
7. Service performed by certain part-time, irregular and emergency employees of state or local government.
8. Service performed by elected officials.
9. Service by an appointed policymaking official of state or local government provided he or she works less than eight hours a week.
10. Service performed by an individual in the delivery of newspapers or shopping news.
11. Service performed by a real estate broker, real estate salesman, real estate agent, insurance agent, insurance solicitor or securities salesperson to the extent that compensation is solely by commission.
12. Service performed by an individual or partnership in the distribution of petroleum products with remuneration for service primarily consisting of the difference between the amount the individual pays or is obligated to pay for the petroleum products and the amount the individual receives.
13. Commission sales of home improvements and in-home sales of consumer goods.
14. The 1999 Legislature passed legislation that impacted a certain segment of the fishing industry. Effective October 23, 1999, House Bill 3308 excluded from unemployment insurance fishing services performed by workers on boats with crews of less than 10 individuals where the payment is based on the share of the catch.
15. Wages paid to corporate officers of closely held family corporations *may* elect to exclude from UI coverage those corporate officers who are directors of the corporation, have a substantial ownership interest in the corporation and are members of the same family.

## APPENDIX B: LAND DEMAND FORECASTS

### EXHIBIT 1.01: TOTAL AND OFFICE SPACE-UTILIZING EMPLOYMENT

| Baseline Scenario<br>Employment Sector | Base Year    | Total Employment Growth* |            |            |              |                    | Office    | Cumulative Office Space-Utilizing Employment |            |            |  |
|----------------------------------------|--------------|--------------------------|------------|------------|--------------|--------------------|-----------|----------------------------------------------|------------|------------|--|
|                                        | 2012         | 2017                     | 2022       | 2027       | 2032         | Share <sup>1</sup> | 2017      | 2022                                         | 2027       | 2032       |  |
| Construction                           | 242          | 1                        | 34         | 72         | 114          | 2%                 | 0         | 1                                            | 1          | 2          |  |
| Manufacturing                          | 38           | 11                       | 12         | 14         | 16           | 5%                 | 1         | 1                                            | 1          | 1          |  |
| Wholesale Trade                        | 14           | 4                        | 5          | 5          | 6            | 5%                 | 0         | 0                                            | 0          | 0          |  |
| Retail Trade                           | 785          | 51                       | 97         | 146        | 198          | 5%                 | 3         | 5                                            | 7          | 10         |  |
| T.W.U.                                 | 4            | -1                       | -1         | 0          | 0            | 30%                | 0         | 0                                            | 0          | 0          |  |
| Information                            | 40           | -24                      | -25        | -25        | -25          | 90%                | -22       | -22                                          | -22        | -23        |  |
| Financial Activities                   | 427          | 28                       | 50         | 73         | 97           | 90%                | 26        | 45                                           | 66         | 87         |  |
| Professional & Business                | 231          | -9                       | 38         | 94         | 159          | 90%                | -8        | 34                                           | 84         | 143        |  |
| Private Education                      | 0            | 0                        | 0          | 0          | 0            | 40%                | 0         | 0                                            | 0          | 0          |  |
| Health Care & Social Assistance        | 702          | 103                      | 206        | 321        | 452          | 35%                | 36        | 72                                           | 112        | 158        |  |
| Leisure & Hospitality                  | 1,415        | -30                      | 111        | 265        | 432          | 5%                 | -1        | 6                                            | 13         | 22         |  |
| Other Services                         | 219          | -22                      | -5         | 13         | 32           | 27%                | -6        | -1                                           | 3          | 9          |  |
| Government                             | 312          | -25                      | -22        | -18        | -15          | 30%                | -8        | -7                                           | -5         | -4         |  |
| <b>Total</b>                           | <b>4,428</b> | <b>87</b>                | <b>501</b> | <b>959</b> | <b>1,465</b> |                    | <b>20</b> | <b>133</b>                                   | <b>261</b> | <b>404</b> |  |

| Medium Growth Scenario<br>Employment Sector | Base Year    | Total Employment Growth* |            |              |              |                    | Office    | Cumulative Office Space-Utilizing Employment |            |            |  |
|---------------------------------------------|--------------|--------------------------|------------|--------------|--------------|--------------------|-----------|----------------------------------------------|------------|------------|--|
|                                             | 2012         | 2017                     | 2022       | 2027         | 2032         | Share <sup>1</sup> | 2017      | 2022                                         | 2027       | 2032       |  |
| Construction                                | 242          | 3                        | 38         | 78           | 124          | 2%                 | 0         | 1                                            | 2          | 2          |  |
| Manufacturing                               | 38           | 11                       | 13         | 14           | 16           | 5%                 | 1         | 1                                            | 1          | 1          |  |
| Wholesale Trade                             | 14           | 4                        | 5          | 5            | 6            | 5%                 | 0         | 0                                            | 0          | 0          |  |
| Retail Trade                                | 785          | 53                       | 102        | 154          | 209          | 5%                 | 3         | 5                                            | 8          | 10         |  |
| T.W.U.                                      | 4            | -1                       | -1         | 0            | 0            | 30%                | 0         | 0                                            | 0          | 0          |  |
| Information                                 | 40           | -24                      | -25        | -25          | -26          | 90%                | -22       | -22                                          | -23        | -23        |  |
| Financial Activities                        | 427          | 30                       | 52         | 77           | 102          | 90%                | 27        | 47                                           | 69         | 92         |  |
| Professional & Business                     | 231          | -7                       | 44         | 105          | 176          | 90%                | -6        | 40                                           | 94         | 159        |  |
| Private Education                           | 0            | 0                        | 0          | 0            | 0            | 40%                | 0         | 0                                            | 0          | 0          |  |
| Health Care & Social Assistance             | 702          | 109                      | 218        | 343          | 484          | 35%                | 38        | 76                                           | 120        | 169        |  |
| Leisure & Hospitality                       | 1,415        | -22                      | 127        | 291          | 471          | 5%                 | -1        | 6                                            | 15         | 24         |  |
| Other Services                              | 219          | -21                      | -3         | 16           | 37           | 27%                | -6        | -1                                           | 4          | 10         |  |
| Government                                  | 312          | -25                      | -21        | -18          | -14          | 30%                | -7        | -6                                           | -5         | -4         |  |
| <b>Total</b>                                | <b>4,428</b> | <b>109</b>               | <b>550</b> | <b>1,040</b> | <b>1,585</b> |                    | <b>26</b> | <b>147</b>                                   | <b>284</b> | <b>440</b> |  |

| High Growth Scenario<br>Employment Sector | Base Year    | Total Employment Growth* |            |              |              |                    | Office    | Cumulative Office Space-Utilizing Employment |            |            |  |
|-------------------------------------------|--------------|--------------------------|------------|--------------|--------------|--------------------|-----------|----------------------------------------------|------------|------------|--|
|                                           | 2012         | 2017                     | 2022       | 2027         | 2032         | Share <sup>1</sup> | 2017      | 2022                                         | 2027       | 2032       |  |
| Construction                              | 242          | 6                        | 46         | 91           | 143          | 2%                 | 0         | 1                                            | 2          | 3          |  |
| Manufacturing                             | 38           | 11                       | 13         | 15           | 17           | 5%                 | 1         | 1                                            | 1          | 1          |  |
| Wholesale Trade                           | 14           | 4                        | 5          | 6            | 7            | 5%                 | 0         | 0                                            | 0          | 0          |  |
| Retail Trade                              | 785          | 58                       | 112        | 169          | 230          | 5%                 | 3         | 6                                            | 8          | 12         |  |
| T.W.U.                                    | 4            | -1                       | 0          | 0            | 1            | 30%                | 0         | 0                                            | 0          | 0          |  |
| Information                               | 40           | -24                      | -25        | -25          | -26          | 90%                | -22       | -22                                          | -23        | -23        |  |
| Financial Activities                      | 427          | 32                       | 57         | 84           | 112          | 90%                | 29        | 51                                           | 75         | 101        |  |
| Professional & Business                   | 231          | -2                       | 55         | 124          | 207          | 90%                | -2        | 49                                           | 111        | 186        |  |
| Private Education                         | 0            | 0                        | 0          | 0            | 0            | 40%                | 0         | 0                                            | 0          | 0          |  |
| Health Care & Social Assistance           | 702          | 119                      | 241        | 381          | 542          | 35%                | 42        | 84                                           | 133        | 190        |  |
| Leisure & Hospitality                     | 1,415        | -9                       | 157        | 341          | 544          | 5%                 | 0         | 8                                            | 17         | 27         |  |
| Other Services                            | 219          | -20                      | 0          | 22           | 45           | 27%                | -5        | 0                                            | 6          | 12         |  |
| Government                                | 312          | -25                      | -21        | -17          | -13          | 30%                | -7        | -6                                           | -5         | -4         |  |
| <b>Total</b>                              | <b>4,428</b> | <b>149</b>               | <b>639</b> | <b>1,190</b> | <b>1,809</b> |                    | <b>37</b> | <b>172</b>                                   | <b>326</b> | <b>505</b> |  |

**EXHIBIT 1.02: CUMULATIVE OFFICE SPACE NEED**

| Baseline Scenario<br>Employment Sector | Cumulative Office Space-Utilizing Employment |            |            |            | Avg. Space<br>Per Job <sup>1</sup> | Cumulative Office Space Need <sup>2</sup> |               |                |                |
|----------------------------------------|----------------------------------------------|------------|------------|------------|------------------------------------|-------------------------------------------|---------------|----------------|----------------|
|                                        | 2017                                         | 2022       | 2027       | 2032       |                                    | 2017                                      | 2022          | 2027           | 2032           |
| Construction                           | 0                                            | 1          | 1          | 2          | 366                                | 7                                         | 276           | 577            | 915            |
| Manufacturing                          | 1                                            | 1          | 1          | 1          | 366                                | 218                                       | 251           | 286            | 322            |
| Wholesale Trade                        | 0                                            | 0          | 0          | 0          | 366                                | 76                                        | 91            | 106            | 122            |
| Retail Trade                           | 3                                            | 5          | 7          | 10         | 366                                | 1,028                                     | 1,959         | 2,941          | 3,979          |
| T.W.U.                                 | 0                                            | 0          | 0          | 0          | 366                                | -109                                      | -67           | -22            | 28             |
| Information                            | -22                                          | -22        | -22        | -23        | 366                                | -8,734                                    | -8,895        | -9,055         | -9,213         |
| Financial Activities                   | 26                                           | 45         | 66         | 87         | 366                                | 10,326                                    | 18,185        | 26,425         | 35,064         |
| Professional & Business                | -8                                           | 34         | 84         | 143        | 366                                | -3,380                                    | 13,761        | 33,895         | 57,542         |
| Private Education                      | 0                                            | 0          | 0          | 0          | 366                                | 0                                         | 0             | 0              | 0              |
| Health Care & Social Assistance        | 36                                           | 72         | 112        | 158        | 366                                | 14,578                                    | 28,989        | 45,260         | 63,631         |
| Leisure & Hospitality                  | -1                                           | 6          | 13         | 22         | 366                                | -601                                      | 2,233         | 5,326          | 8,701          |
| Other Services                         | -6                                           | -1         | 3          | 9          | 366                                | -2,430                                    | -580          | 1,404          | 3,532          |
| Government                             | -8                                           | -7         | -5         | -4         | 366                                | -3,025                                    | -2,618        | -2,207         | -1,791         |
| <b>Total</b>                           | <b>20</b>                                    | <b>133</b> | <b>261</b> | <b>404</b> |                                    | <b>7,953</b>                              | <b>53,584</b> | <b>104,937</b> | <b>162,833</b> |

| Medium Growth Scenario<br>Employment Sector | Total Employment |            |            |            | Avg. Space<br>Per Job <sup>1</sup> | Cumulative Office Space Need <sup>2</sup> |               |                |                |
|---------------------------------------------|------------------|------------|------------|------------|------------------------------------|-------------------------------------------|---------------|----------------|----------------|
|                                             | 2017             | 2022       | 2027       | 2032       |                                    | 2017                                      | 2022          | 2027           | 2032           |
| Construction                                | 0                | 1          | 2          | 2          | 366                                | 22                                        | 308           | 632            | 998            |
| Manufacturing                               | 1                | 1          | 1          | 1          | 366                                | 220                                       | 255           | 291            | 329            |
| Wholesale Trade                             | 0                | 0          | 0          | 0          | 366                                | 77                                        | 92            | 108            | 125            |
| Retail Trade                                | 3                | 5          | 8          | 10         | 366                                | 1,075                                     | 2,058         | 3,098          | 4,200          |
| T.W.U.                                      | 0                | 0          | 0          | 0          | 366                                | -107                                      | -63           | -14            | 39             |
| Information                                 | -22              | -22        | -23        | -23        | 366                                | -8,741                                    | -8,910        | -9,076         | -9,241         |
| Financial Activities                        | 27               | 47         | 69         | 92         | 366                                | 10,717                                    | 19,007        | 27,720         | 36,877         |
| Professional & Business                     | -6               | 40         | 94         | 159        | 366                                | -2,421                                    | 16,026        | 37,903         | 63,851         |
| Private Education                           | 0                | 0          | 0          | 0          | 366                                | 0                                         | 0             | 0              | 0              |
| Health Care & Social Assistance             | 38               | 76         | 120        | 169        | 366                                | 15,360                                    | 30,761        | 48,272         | 68,181         |
| Leisure & Hospitality                       | -1               | 6          | 15         | 24         | 366                                | -453                                      | 2,558         | 5,860          | 9,479          |
| Other Services                              | -6               | -1         | 4          | 10         | 366                                | -2,335                                    | -376          | 1,734          | 4,004          |
| Government                                  | -7               | -6         | -5         | -4         | 366                                | -3,006                                    | -2,579        | -2,148         | -1,712         |
| <b>Total</b>                                | <b>26</b>        | <b>147</b> | <b>284</b> | <b>440</b> |                                    | <b>10,407</b>                             | <b>59,138</b> | <b>114,380</b> | <b>177,130</b> |

| High Growth Scenario<br>Employment Sector | Total Employment |            |            |            | Avg. Space<br>Per Job <sup>1</sup> | Cumulative Office Space Need <sup>2</sup> |               |                |                |
|-------------------------------------------|------------------|------------|------------|------------|------------------------------------|-------------------------------------------|---------------|----------------|----------------|
|                                           | 2017             | 2022       | 2027       | 2032       |                                    | 2017                                      | 2022          | 2027           | 2032           |
| Construction                              | 0                | 1          | 2          | 3          | 366                                | 48                                        | 367           | 732            | 1,149          |
| Manufacturing                             | 1                | 1          | 1          | 1          | 366                                | 223                                       | 262           | 302            | 344            |
| Wholesale Trade                           | 0                | 0          | 0          | 0          | 366                                | 79                                        | 95            | 113            | 132            |
| Retail Trade                              | 3                | 6          | 8          | 12         | 366                                | 1,167                                     | 2,252         | 3,407          | 4,637          |
| T.W.U.                                    | 0                | 0          | 0          | 0          | 366                                | -103                                      | -54           | 1              | 61             |
| Information                               | -22              | -22        | -23        | -23        | 366                                | -8,758                                    | -8,942        | -9,124         | -9,303         |
| Financial Activities                      | 29               | 51         | 75         | 101        | 366                                | 11,491                                    | 20,637        | 30,295         | 40,495         |
| Professional & Business                   | -2               | 49         | 111        | 186        | 366                                | -808                                      | 19,882        | 44,821         | 74,879         |
| Private Education                         | 0                | 0          | 0          | 0          | 366                                | 0                                         | 0             | 0              | 0              |
| Health Care & Social Assistance           | 42               | 84         | 133        | 190        | 366                                | 16,738                                    | 33,915        | 53,684         | 76,435         |
| Leisure & Hospitality                     | 0                | 8          | 17         | 27         | 366                                | -178                                      | 3,164         | 6,859          | 10,947         |
| Other Services                            | -5               | 0          | 6          | 12         | 366                                | -2,155                                    | 14            | 2,366          | 4,914          |
| Government                                | -7               | -6         | -5         | -4         | 366                                | -2,965                                    | -2,497        | -2,024         | -1,544         |
| <b>Total</b>                              | <b>37</b>        | <b>172</b> | <b>326</b> | <b>505</b> |                                    | <b>14,778</b>                             | <b>69,095</b> | <b>131,432</b> | <b>203,145</b> |

**EXHIBIT 1.03: CUMULATIVE OFFICE LAND NEED**

| Baseline Scenario<br>Employment Sector | Cumulative Office Space Need |               |                |                | Typical<br>F.A.R. <sup>1</sup> | Cumulative Land Need |            |            |             |
|----------------------------------------|------------------------------|---------------|----------------|----------------|--------------------------------|----------------------|------------|------------|-------------|
|                                        | 2017                         | 2022          | 2027           | 2032           |                                | 2017                 | 2022       | 2027       | 2032        |
| Construction                           | 7                            | 276           | 577            | 915            | 0.35                           | 0.0                  | 0.0        | 0.0        | 0.1         |
| Manufacturing                          | 218                          | 251           | 286            | 322            | 0.35                           | 0.0                  | 0.0        | 0.0        | 0.0         |
| Wholesale Trade                        | 76                           | 91            | 106            | 122            | 0.35                           | 0.0                  | 0.0        | 0.0        | 0.0         |
| Retail Trade                           | 1,028                        | 1,959         | 2,941          | 3,979          | 0.35                           | 0.1                  | 0.1        | 0.2        | 0.3         |
| T.W.U.                                 | -109                         | -67           | -22            | 28             | 0.35                           | 0.0                  | 0.0        | 0.0        | 0.0         |
| Information                            | -8,734                       | -8,895        | -9,055         | -9,213         | 0.35                           | -0.6                 | -0.6       | -0.6       | -0.6        |
| Financial Activities                   | 10,326                       | 18,185        | 26,425         | 35,064         | 0.35                           | 0.7                  | 1.2        | 1.7        | 2.3         |
| Professional & Business                | -3,380                       | 13,761        | 33,895         | 57,542         | 0.35                           | -0.2                 | 0.9        | 2.2        | 3.8         |
| Private Education                      | 0                            | 0             | 0              | 0              | 0.35                           | 0.0                  | 0.0        | 0.0        | 0.0         |
| Health Care & Social Assistance        | 14,578                       | 28,989        | 45,260         | 63,631         | 0.35                           | 1.0                  | 1.9        | 3.0        | 4.2         |
| Leisure & Hospitality                  | -601                         | 2,233         | 5,326          | 8,701          | 0.35                           | 0.0                  | 0.1        | 0.3        | 0.6         |
| Other Services                         | -2,430                       | -580          | 1,404          | 3,532          | 0.35                           | -0.2                 | 0.0        | 0.1        | 0.2         |
| Government                             | -3,025                       | -2,618        | -2,207         | -1,791         | 0.35                           | -0.2                 | -0.2       | -0.1       | -0.1        |
| <b>Total</b>                           | <b>7,953</b>                 | <b>53,584</b> | <b>104,937</b> | <b>162,833</b> |                                | <b>0.5</b>           | <b>3.5</b> | <b>6.9</b> | <b>10.7</b> |

| Medium Growth Scenario<br>Employment Sector | Total Employment |               |                |                | Office<br>Share <sup>1</sup> | Cumulative Land Need |            |            |             |
|---------------------------------------------|------------------|---------------|----------------|----------------|------------------------------|----------------------|------------|------------|-------------|
|                                             | 2017             | 2022          | 2027           | 2032           |                              | 2017                 | 2022       | 2027       | 2032        |
| Construction                                | 22               | 308           | 632            | 998            | 0.35                         | 0.0                  | 0.0        | 0.0        | 0.1         |
| Manufacturing                               | 220              | 255           | 291            | 329            | 0.35                         | 0.0                  | 0.0        | 0.0        | 0.0         |
| Wholesale Trade                             | 77               | 92            | 108            | 125            | 0.35                         | 0.0                  | 0.0        | 0.0        | 0.0         |
| Retail Trade                                | 1,075            | 2,058         | 3,098          | 4,200          | 0.35                         | 0.1                  | 0.1        | 0.2        | 0.3         |
| T.W.U.                                      | -107             | -63           | -14            | 39             | 0.35                         | 0.0                  | 0.0        | 0.0        | 0.0         |
| Information                                 | -8,741           | -8,910        | -9,076         | -9,241         | 0.35                         | -0.6                 | -0.6       | -0.6       | -0.6        |
| Financial Activities                        | 10,717           | 19,007        | 27,720         | 36,877         | 0.35                         | 0.7                  | 1.2        | 1.8        | 2.4         |
| Professional & Business                     | -2,421           | 16,026        | 37,903         | 63,851         | 0.35                         | -0.2                 | 1.1        | 2.5        | 4.2         |
| Private Education                           | 0                | 0             | 0              | 0              | 0.35                         | 0.0                  | 0.0        | 0.0        | 0.0         |
| Health Care & Social Assistance             | 15,360           | 30,761        | 48,272         | 68,181         | 0.35                         | 1.0                  | 2.0        | 3.2        | 4.5         |
| Leisure & Hospitality                       | -453             | 2,558         | 5,860          | 9,479          | 0.35                         | 0.0                  | 0.2        | 0.4        | 0.6         |
| Other Services                              | -2,335           | -376          | 1,734          | 4,004          | 0.35                         | -0.2                 | 0.0        | 0.1        | 0.3         |
| Government                                  | -3,006           | -2,579        | -2,148         | -1,712         | 0.35                         | -0.2                 | -0.2       | -0.1       | -0.1        |
| <b>Total</b>                                | <b>10,407</b>    | <b>59,138</b> | <b>114,380</b> | <b>177,130</b> |                              | <b>0.7</b>           | <b>3.9</b> | <b>7.5</b> | <b>11.6</b> |

| High Growth Scenario<br>Employment Sector | Total Employment |               |                |                | Office<br>Share <sup>1</sup> | Cumulative Land Need |            |            |             |
|-------------------------------------------|------------------|---------------|----------------|----------------|------------------------------|----------------------|------------|------------|-------------|
|                                           | 2017             | 2022          | 2027           | 2032           |                              | 2017                 | 2022       | 2027       | 2032        |
| Construction                              | 48               | 367           | 732            | 1,149          | 0.35                         | 0.0                  | 0.0        | 0.0        | 0.1         |
| Manufacturing                             | 223              | 262           | 302            | 344            | 0.35                         | 0.0                  | 0.0        | 0.0        | 0.0         |
| Wholesale Trade                           | 79               | 95            | 113            | 132            | 0.35                         | 0.0                  | 0.0        | 0.0        | 0.0         |
| Retail Trade                              | 1,167            | 2,252         | 3,407          | 4,637          | 0.35                         | 0.1                  | 0.1        | 0.2        | 0.3         |
| T.W.U.                                    | -103             | -54           | 1              | 61             | 0.35                         | 0.0                  | 0.0        | 0.0        | 0.0         |
| Information                               | -8,758           | -8,942        | -9,124         | -9,303         | 0.35                         | -0.6                 | -0.6       | -0.6       | -0.6        |
| Financial Activities                      | 11,491           | 20,637        | 30,295         | 40,495         | 0.35                         | 0.8                  | 1.4        | 2.0        | 2.7         |
| Professional & Business                   | -808             | 19,882        | 44,821         | 74,879         | 0.35                         | -0.1                 | 1.3        | 2.9        | 4.9         |
| Private Education                         | 0                | 0             | 0              | 0              | 0.35                         | 0.0                  | 0.0        | 0.0        | 0.0         |
| Health Care & Social Assistance           | 16,738           | 33,915        | 53,684         | 76,435         | 0.35                         | 1.1                  | 2.2        | 3.5        | 5.0         |
| Leisure & Hospitality                     | -178             | 3,164         | 6,859          | 10,947         | 0.35                         | 0.0                  | 0.2        | 0.4        | 0.7         |
| Other Services                            | -2,155           | 14            | 2,366          | 4,914          | 0.35                         | -0.1                 | 0.0        | 0.2        | 0.3         |
| Government                                | -2,965           | -2,497        | -2,024         | -1,544         | 0.35                         | -0.2                 | -0.2       | -0.1       | -0.1        |
| <b>Total</b>                              | <b>14,778</b>    | <b>69,095</b> | <b>131,432</b> | <b>203,145</b> |                              | <b>1.0</b>           | <b>4.5</b> | <b>8.6</b> | <b>13.3</b> |

**EXHIBIT 1.04: CUMULATIVE TOTAL AND INDUSTRIAL SPACE-UTILIZING EMPLOYMENT**

| Baseline Scenario<br>Employment Sector | Base Year    | Total Employment Growth* |            |            |              |                    | Industrial | Cumulative Industrial Space-Utilizing Employment |           |            |  |
|----------------------------------------|--------------|--------------------------|------------|------------|--------------|--------------------|------------|--------------------------------------------------|-----------|------------|--|
|                                        | 2012         | 2017                     | 2022       | 2027       | 2032         | Share <sup>1</sup> | 2017       | 2022                                             | 2027      | 2032       |  |
| Construction                           | 242          | 1                        | 34         | 72         | 114          | 60%                | 1          | 21                                               | 43        | 68         |  |
| Manufacturing                          | 38           | 11                       | 12         | 14         | 16           | 95%                | 10         | 12                                               | 13        | 15         |  |
| Wholesale Trade                        | 14           | 4                        | 5          | 5          | 6            | 95%                | 4          | 4                                                | 5         | 6          |  |
| Retail Trade                           | 785          | 51                       | 97         | 146        | 198          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| T.W.U.                                 | 4            | -1                       | -1         | 0          | 0            | 70%                | -1         | 0                                                | 0         | 0          |  |
| Information                            | 40           | -24                      | -25        | -25        | -25          | 10%                | -2         | -2                                               | -2        | -3         |  |
| Financial Activities                   | 427          | 28                       | 50         | 73         | 97           | 0%                 | 0          | 0                                                | 0         | 0          |  |
| Professional & Business                | 231          | -9                       | 38         | 94         | 159          | 10%                | -1         | 4                                                | 9         | 16         |  |
| Private Education                      | 0            | 0                        | 0          | 0          | 0            | 10%                | 0          | 0                                                | 0         | 0          |  |
| Health Care & Social Assistance        | 702          | 103                      | 206        | 321        | 452          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| Leisure & Hospitality                  | 1,415        | -30                      | 111        | 265        | 432          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| Other Services                         | 219          | -22                      | -5         | 13         | 32           | 63%                | -14        | -3                                               | 8         | 20         |  |
| Government                             | 312          | -25                      | -22        | -18        | -15          | 10%                | -3         | -2                                               | -2        | -1         |  |
| <b>Total</b>                           | <b>4,428</b> | <b>87</b>                | <b>501</b> | <b>959</b> | <b>1,465</b> |                    | <b>-6</b>  | <b>32</b>                                        | <b>75</b> | <b>122</b> |  |

| Medium Growth Scenario<br>Employment Sector | Base Year    | Total Employment Growth* |            |              |              |                    | Industrial | Cumulative Industrial Space-Utilizing Employment |           |            |  |
|---------------------------------------------|--------------|--------------------------|------------|--------------|--------------|--------------------|------------|--------------------------------------------------|-----------|------------|--|
|                                             | 2012         | 2017                     | 2022       | 2027         | 2032         | Share <sup>1</sup> | 2017       | 2022                                             | 2027      | 2032       |  |
| Construction                                | 242          | 3                        | 38         | 78           | 124          | 60%                | 2          | 23                                               | 47        | 74         |  |
| Manufacturing                               | 38           | 11                       | 13         | 14           | 16           | 95%                | 10         | 12                                               | 14        | 16         |  |
| Wholesale Trade                             | 14           | 4                        | 5          | 5            | 6            | 95%                | 4          | 4                                                | 5         | 6          |  |
| Retail Trade                                | 785          | 53                       | 102        | 154          | 209          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| T.W.U.                                      | 4            | -1                       | -1         | 0            | 0            | 70%                | -1         | 0                                                | 0         | 0          |  |
| Information                                 | 40           | -24                      | -25        | -25          | -26          | 10%                | -2         | -2                                               | -3        | -3         |  |
| Financial Activities                        | 427          | 30                       | 52         | 77           | 102          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| Professional & Business                     | 231          | -7                       | 44         | 105          | 176          | 10%                | -1         | 4                                                | 10        | 18         |  |
| Private Education                           | 0            | 0                        | 0          | 0            | 0            | 10%                | 0          | 0                                                | 0         | 0          |  |
| Health Care & Social Assistance             | 702          | 109                      | 218        | 343          | 484          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| Leisure & Hospitality                       | 1,415        | -22                      | 127        | 291          | 471          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| Other Services                              | 219          | -21                      | -3         | 16           | 37           | 63%                | -14        | -2                                               | 10        | 23         |  |
| Government                                  | 312          | -25                      | -21        | -18          | -14          | 10%                | -2         | -2                                               | -2        | -1         |  |
| <b>Total</b>                                | <b>4,428</b> | <b>109</b>               | <b>550</b> | <b>1,040</b> | <b>1,585</b> |                    | <b>-4</b>  | <b>37</b>                                        | <b>82</b> | <b>133</b> |  |

| High Growth Scenario<br>Employment Sector | Base Year    | Total Employment Growth* |            |              |              |                    | Industrial | Cumulative Industrial Space-Utilizing Employment |           |            |  |
|-------------------------------------------|--------------|--------------------------|------------|--------------|--------------|--------------------|------------|--------------------------------------------------|-----------|------------|--|
|                                           | 2012         | 2017                     | 2022       | 2027         | 2032         | Share <sup>1</sup> | 2017       | 2022                                             | 2027      | 2032       |  |
| Construction                              | 242          | 6                        | 46         | 91           | 143          | 60%                | 4          | 27                                               | 55        | 86         |  |
| Manufacturing                             | 38           | 11                       | 13         | 15           | 17           | 95%                | 11         | 12                                               | 14        | 16         |  |
| Wholesale Trade                           | 14           | 4                        | 5          | 6            | 7            | 95%                | 4          | 4                                                | 5         | 6          |  |
| Retail Trade                              | 785          | 58                       | 112        | 169          | 230          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| T.W.U.                                    | 4            | -1                       | 0          | 0            | 1            | 70%                | -1         | 0                                                | 0         | 0          |  |
| Information                               | 40           | -24                      | -25        | -25          | -26          | 10%                | -2         | -2                                               | -3        | -3         |  |
| Financial Activities                      | 427          | 32                       | 57         | 84           | 112          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| Professional & Business                   | 231          | -2                       | 55         | 124          | 207          | 10%                | 0          | 5                                                | 12        | 21         |  |
| Private Education                         | 0            | 0                        | 0          | 0            | 0            | 10%                | 0          | 0                                                | 0         | 0          |  |
| Health Care & Social Assistance           | 702          | 119                      | 241        | 381          | 542          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| Leisure & Hospitality                     | 1,415        | -9                       | 157        | 341          | 544          | 0%                 | 0          | 0                                                | 0         | 0          |  |
| Other Services                            | 219          | -20                      | 0          | 22           | 45           | 63%                | -12        | 0                                                | 14        | 28         |  |
| Government                                | 312          | -25                      | -21        | -17          | -13          | 10%                | -2         | -2                                               | -2        | -1         |  |
| <b>Total</b>                              | <b>4,428</b> | <b>149</b>               | <b>639</b> | <b>1,190</b> | <b>1,809</b> |                    | <b>0</b>   | <b>45</b>                                        | <b>96</b> | <b>154</b> |  |

**EXHIBIT 1.05: CUMULATIVE INDUSTRIAL SPACE NEED**

| Baseline Scenario<br>Employment Sector | Cumulative Industrial Space-Utilizing Employment |           |           |            |       | Avg. Space<br>Per Job <sup>1</sup> | Cumulative Industrial Space Need <sup>2</sup> |               |               |  |
|----------------------------------------|--------------------------------------------------|-----------|-----------|------------|-------|------------------------------------|-----------------------------------------------|---------------|---------------|--|
|                                        | 2017                                             | 2022      | 2027      | 2032       | 2017  |                                    | 2022                                          | 2027          | 2032          |  |
| Construction                           | 1                                                | 21        | 43        | 68         | 517   | 313                                | 11,680                                        | 24,441        | 38,766        |  |
| Manufacturing                          | 10                                               | 12        | 13        | 15         | 517   | 5,857                              | 6,746                                         | 7,672         | 8,637         |  |
| Wholesale Trade                        | 4                                                | 4         | 5         | 6          | 2,518 | 9,987                              | 11,864                                        | 13,835        | 15,905        |  |
| Retail Trade                           | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| T.W.U.                                 | -1                                               | 0         | 0         | 0          | 1,707 | -1,191                             | -732                                          | -235          | 304           |  |
| Information                            | -2                                               | -2        | -2        | -3         | 467   | -1,238                             | -1,261                                        | -1,284        | -1,306        |  |
| Financial Activities                   | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| Professional & Business                | -1                                               | 4         | 9         | 16         | 467   | -479                               | 1,951                                         | 4,805         | 8,158         |  |
| Private Education                      | 0                                                | 0         | 0         | 0          | 467   | 0                                  | 0                                             | 0             | 0             |  |
| Health Care & Social Assistance        | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| Leisure & Hospitality                  | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| Other Services                         | -14                                              | -3        | 8         | 20         | 517   | -8,011                             | -1,912                                        | 4,629         | 11,643        |  |
| Government                             | -3                                               | -2        | -2        | -1         | 908   | -2,501                             | -2,165                                        | -1,825        | -1,481        |  |
| <b>Total</b>                           | <b>-6</b>                                        | <b>32</b> | <b>75</b> | <b>122</b> |       | <b>2,737</b>                       | <b>26,171</b>                                 | <b>52,039</b> | <b>80,626</b> |  |

| Medium Growth Scenario<br>Employment Sector | Cumulative Industrial Space-Utilizing Employment |           |           |            |       | Avg. Space<br>Per Job <sup>1</sup> | Cumulative Industrial Space Need <sup>2</sup> |               |               |  |
|---------------------------------------------|--------------------------------------------------|-----------|-----------|------------|-------|------------------------------------|-----------------------------------------------|---------------|---------------|--|
|                                             | 2017                                             | 2022      | 2027      | 2032       | 2017  |                                    | 2022                                          | 2027          | 2032          |  |
| Construction                                | 2                                                | 23        | 47        | 74         | 517   | 927                                | 13,062                                        | 26,776        | 42,274        |  |
| Manufacturing                               | 10                                               | 12        | 14        | 16         | 517   | 5,901                              | 6,838                                         | 7,816         | 8,836         |  |
| Wholesale Trade                             | 4                                                | 4         | 5         | 6          | 2,518 | 10,081                             | 12,061                                        | 14,146        | 16,341        |  |
| Retail Trade                                | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| T.W.U.                                      | -1                                               | 0         | 0         | 0          | 1,707 | -1,167                             | -680                                          | -151          | 426           |  |
| Information                                 | -2                                               | -2        | -3        | -3         | 467   | -1,239                             | -1,263                                        | -1,287        | -1,310        |  |
| Financial Activities                        | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| Professional & Business                     | -1                                               | 4         | 10        | 18         | 467   | -343                               | 2,272                                         | 5,374         | 9,052         |  |
| Private Education                           | 0                                                | 0         | 0         | 0          | 467   | 0                                  | 0                                             | 0             | 0             |  |
| Health Care & Social Assistance             | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| Leisure & Hospitality                       | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| Other Services                              | -14                                              | -2        | 10        | 23         | 517   | -7,697                             | -1,238                                        | 5,714         | 13,197        |  |
| Government                                  | -2                                               | -2        | -2        | -1         | 908   | -2,486                             | -2,133                                        | -1,777        | -1,416        |  |
| <b>Total</b>                                | <b>-4</b>                                        | <b>37</b> | <b>82</b> | <b>133</b> |       | <b>3,976</b>                       | <b>28,918</b>                                 | <b>56,612</b> | <b>87,400</b> |  |

| High Growth Scenario<br>Employment Sector | Cumulative Industrial Space-Utilizing Employment |           |           |            |       | Avg. Space<br>Per Job <sup>1</sup> | Cumulative Industrial Space Need <sup>2</sup> |               |               |  |
|-------------------------------------------|--------------------------------------------------|-----------|-----------|------------|-------|------------------------------------|-----------------------------------------------|---------------|---------------|--|
|                                           | 2017                                             | 2022      | 2027      | 2032       | 2017  |                                    | 2022                                          | 2027          | 2032          |  |
| Construction                              | 4                                                | 27        | 55        | 86         | 517   | 2,017                              | 15,540                                        | 31,000        | 48,676        |  |
| Manufacturing                             | 11                                               | 12        | 14        | 16         | 517   | 5,989                              | 7,021                                         | 8,103         | 9,238         |  |
| Wholesale Trade                           | 4                                                | 4         | 5         | 6          | 2,518 | 10,265                             | 12,451                                        | 14,763        | 17,209        |  |
| Retail Trade                              | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| T.W.U.                                    | -1                                               | 0         | 0         | 0          | 1,707 | -1,122                             | -583                                          | 9             | 659           |  |
| Information                               | -2                                               | -2        | -3        | -3         | 467   | -1,242                             | -1,268                                        | -1,293        | -1,319        |  |
| Financial Activities                      | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| Professional & Business                   | 0                                                | 5         | 12        | 21         | 467   | -115                               | 2,819                                         | 6,354         | 10,616        |  |
| Private Education                         | 0                                                | 0         | 0         | 0          | 467   | 0                                  | 0                                             | 0             | 0             |  |
| Health Care & Social Assistance           | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| Leisure & Hospitality                     | 0                                                | 0         | 0         | 0          | 0     | 0                                  | 0                                             | 0             | 0             |  |
| Other Services                            | -12                                              | 0         | 14        | 28         | 517   | -7,102                             | 48                                            | 7,798         | 16,198        |  |
| Government                                | -2                                               | -2        | -2        | -1         | 908   | -2,452                             | -2,065                                        | -1,674        | -1,277        |  |
| <b>Total</b>                              | <b>0</b>                                         | <b>45</b> | <b>96</b> | <b>154</b> |       | <b>6,238</b>                       | <b>33,963</b>                                 | <b>65,061</b> | <b>99,999</b> |  |

**EXHIBIT 1.06: CUMULATIVE INDUSTRIAL LAND NEED**

| Baseline Scenario<br>Employment Sector | Cumulative Industrial Space Need |               |               |               | Typical<br>F.A.R. <sup>1</sup> | Cumulative Land Need |            |            |            |
|----------------------------------------|----------------------------------|---------------|---------------|---------------|--------------------------------|----------------------|------------|------------|------------|
|                                        | 2017                             | 2022          | 2027          | 2032          |                                | 2017                 | 2022       | 2027       | 2032       |
| Construction                           | 313                              | 11,680        | 24,441        | 38,766        | 0.29                           | 0.0                  | 0.9        | 1.9        | 3.1        |
| Manufacturing                          | 5,857                            | 6,746         | 7,672         | 8,637         | 0.29                           | 0.5                  | 0.5        | 0.6        | 0.7        |
| Wholesale Trade                        | 9,987                            | 11,864        | 13,835        | 15,905        | 0.30                           | 0.8                  | 0.9        | 1.1        | 1.2        |
| Retail Trade                           | 0                                | 0             | 0             | 0             | 0.00                           | 0.0                  | 0.0        | 0.0        | 0.0        |
| T.W.U.                                 | -1,191                           | -732          | -235          | 304           | 0.31                           | -0.1                 | -0.1       | 0.0        | 0.0        |
| Information                            | -1,238                           | -1,261        | -1,284        | -1,306        | 0.26                           | -0.1                 | -0.1       | -0.1       | -0.1       |
| Financial Activities                   | 0                                | 0             | 0             | 0             | 0.00                           | 0.0                  | 0.0        | 0.0        | 0.0        |
| Professional & Business                | -479                             | 1,951         | 4,805         | 8,158         | 0.26                           | 0.0                  | 0.2        | 0.4        | 0.7        |
| Private Education                      | 0                                | 0             | 0             | 0             | 0.26                           | 0.0                  | 0.0        | 0.0        | 0.0        |
| Health Care & Social Assistance        | 0                                | 0             | 0             | 0             | 0.00                           | 0.0                  | 0.0        | 0.0        | 0.0        |
| Leisure & Hospitality                  | 0                                | 0             | 0             | 0             | 0.00                           | 0.0                  | 0.0        | 0.0        | 0.0        |
| Other Services                         | -8,011                           | -1,912        | 4,629         | 11,643        | 0.29                           | -0.6                 | -0.2       | 0.4        | 0.9        |
| Government                             | -2,501                           | -2,165        | -1,825        | -1,481        | 0.26                           | -0.2                 | -0.2       | -0.2       | -0.1       |
| <b>Total</b>                           | <b>2,737</b>                     | <b>26,171</b> | <b>52,039</b> | <b>80,626</b> |                                | <b>0.2</b>           | <b>2.0</b> | <b>4.1</b> | <b>6.4</b> |

| Medium Growth Scenario<br>Employment Sector | Cumulative Industrial Space Need |               |               |               | Office<br>Share <sup>1</sup> | Cumulative Land Need |            |            |            |
|---------------------------------------------|----------------------------------|---------------|---------------|---------------|------------------------------|----------------------|------------|------------|------------|
|                                             | 2017                             | 2022          | 2027          | 2032          |                              | 2017                 | 2022       | 2027       | 2032       |
| Construction                                | 927                              | 13,062        | 26,776        | 42,274        | 0.29                         | 0.1                  | 1.0        | 2.1        | 3.3        |
| Manufacturing                               | 5,901                            | 6,838         | 7,816         | 8,836         | 0.29                         | 0.5                  | 0.5        | 0.6        | 0.7        |
| Wholesale Trade                             | 10,081                           | 12,061        | 14,146        | 16,341        | 0.30                         | 0.8                  | 0.9        | 1.1        | 1.3        |
| Retail Trade                                | 0                                | 0             | 0             | 0             | 0.00                         | 0.0                  | 0.0        | 0.0        | 0.0        |
| T.W.U.                                      | -1,167                           | -680          | -151          | 426           | 0.31                         | -0.1                 | -0.1       | 0.0        | 0.0        |
| Information                                 | -1,239                           | -1,263        | -1,287        | -1,310        | 0.26                         | -0.1                 | -0.1       | -0.1       | -0.1       |
| Financial Activities                        | 0                                | 0             | 0             | 0             | 0.00                         | 0.0                  | 0.0        | 0.0        | 0.0        |
| Professional & Business                     | -343                             | 2,272         | 5,374         | 9,052         | 0.26                         | 0.0                  | 0.2        | 0.5        | 0.8        |
| Private Education                           | 0                                | 0             | 0             | 0             | 0.26                         | 0.0                  | 0.0        | 0.0        | 0.0        |
| Health Care & Social Assistance             | 0                                | 0             | 0             | 0             | 0.00                         | 0.0                  | 0.0        | 0.0        | 0.0        |
| Leisure & Hospitality                       | 0                                | 0             | 0             | 0             | 0.00                         | 0.0                  | 0.0        | 0.0        | 0.0        |
| Other Services                              | -7,697                           | -1,238        | 5,714         | 13,197        | 0.29                         | -0.6                 | -0.1       | 0.5        | 1.0        |
| Government                                  | -2,486                           | -2,133        | -1,777        | -1,416        | 0.26                         | -0.2                 | -0.2       | -0.2       | -0.1       |
| <b>Total</b>                                | <b>3,976</b>                     | <b>28,918</b> | <b>56,612</b> | <b>87,400</b> |                              | <b>0.3</b>           | <b>2.3</b> | <b>4.5</b> | <b>6.9</b> |

| High Growth Scenario<br>Employment Sector | Cumulative Industrial Space Need |               |               |               | Office<br>Share <sup>1</sup> | Cumulative Land Need |            |            |            |
|-------------------------------------------|----------------------------------|---------------|---------------|---------------|------------------------------|----------------------|------------|------------|------------|
|                                           | 2017                             | 2022          | 2027          | 2032          |                              | 2017                 | 2022       | 2027       | 2032       |
| Construction                              | 2,017                            | 15,540        | 31,000        | 48,676        | 0.29                         | 0.2                  | 1.2        | 2.5        | 3.9        |
| Manufacturing                             | 5,989                            | 7,021         | 8,103         | 9,238         | 0.29                         | 0.5                  | 0.6        | 0.6        | 0.7        |
| Wholesale Trade                           | 10,265                           | 12,451        | 14,763        | 17,209        | 0.30                         | 0.8                  | 1.0        | 1.1        | 1.3        |
| Retail Trade                              | 0                                | 0             | 0             | 0             | 0.00                         | 0.0                  | 0.0        | 0.0        | 0.0        |
| T.W.U.                                    | -1,122                           | -583          | 9             | 659           | 0.31                         | -0.1                 | 0.0        | 0.0        | 0.0        |
| Information                               | -1,242                           | -1,268        | -1,293        | -1,319        | 0.26                         | -0.1                 | -0.1       | -0.1       | -0.1       |
| Financial Activities                      | 0                                | 0             | 0             | 0             | 0.00                         | 0.0                  | 0.0        | 0.0        | 0.0        |
| Professional & Business                   | -115                             | 2,819         | 6,354         | 10,616        | 0.26                         | 0.0                  | 0.2        | 0.6        | 0.9        |
| Private Education                         | 0                                | 0             | 0             | 0             | 0.26                         | 0.0                  | 0.0        | 0.0        | 0.0        |
| Health Care & Social Assistance           | 0                                | 0             | 0             | 0             | 0.00                         | 0.0                  | 0.0        | 0.0        | 0.0        |
| Leisure & Hospitality                     | 0                                | 0             | 0             | 0             | 0.00                         | 0.0                  | 0.0        | 0.0        | 0.0        |
| Other Services                            | -7,102                           | 48            | 7,798         | 16,198        | 0.29                         | -0.6                 | 0.0        | 0.6        | 1.3        |
| Government                                | -2,452                           | -2,065        | -1,674        | -1,277        | 0.26                         | -0.2                 | -0.2       | -0.1       | -0.1       |
| <b>Total</b>                              | <b>6,238</b>                     | <b>33,963</b> | <b>65,061</b> | <b>99,999</b> |                              | <b>0.4</b>           | <b>2.7</b> | <b>5.1</b> | <b>7.9</b> |

**EXHIBIT 1.07: TOTAL HOUSEHOLD RETAIL SPENDING**

| Baseline Scenario               |                                              | Per Household Expenditures | Household Retail Spending (In Millions) |               |               |               |               | '12-'32 Δ     |
|---------------------------------|----------------------------------------------|----------------------------|-----------------------------------------|---------------|---------------|---------------|---------------|---------------|
| NAICS                           | Category                                     |                            | 2012                                    | 2017          | 2022          | 2027          | 2032          |               |
| 441                             | Motor Vehicle and Parts Dealers              | \$1,861                    | \$5.6                                   | \$5.9         | \$6.3         | \$6.7         | \$7.1         | \$1.5         |
| 442                             | Furniture and Home Furnishings Stores        | \$419                      | \$1.3                                   | \$1.3         | \$1.4         | \$1.5         | \$1.6         | \$0.3         |
| 443                             | Electronics and Appliance Stores             | \$430                      | \$1.3                                   | \$1.4         | \$1.5         | \$1.5         | \$1.6         | \$0.4         |
| 444                             | Building Materials and Garden Equipment      | \$1,719                    | \$5.2                                   | \$5.5         | \$5.8         | \$6.2         | \$6.6         | \$1.4         |
| 445                             | Food and Beverage Stores                     | \$4,290                    | \$12.9                                  | \$13.7        | \$14.6        | \$15.5        | \$16.4        | \$3.5         |
| 446                             | Health and Personal Care Stores              | \$1,735                    | \$5.2                                   | \$5.5         | \$5.9         | \$6.3         | \$6.6         | \$1.4         |
| 448                             | Clothing and Clothing Accessories Stores     | \$881                      | \$2.7                                   | \$2.8         | \$3.0         | \$3.2         | \$3.4         | \$0.7         |
| 451                             | Sporting Goods, Hobby, Book and Music Stores | \$482                      | \$1.5                                   | \$1.5         | \$1.6         | \$1.7         | \$1.8         | \$0.4         |
| 452                             | General Merchandise Stores                   | \$2,918                    | \$8.8                                   | \$9.3         | \$9.9         | \$10.5        | \$11.2        | \$2.4         |
| 453                             | Miscellaneous Store Retailers                | \$750                      | \$2.3                                   | \$2.4         | \$2.5         | \$2.7         | \$2.9         | \$0.6         |
| 722                             | Foodservices and Drinking Places             | \$2,745                    | \$8.3                                   | \$8.8         | \$9.3         | \$9.9         | \$10.5        | \$2.2         |
| <b>Totals/Weighted Averages</b> |                                              | <b>\$18,230</b>            | <b>\$49.3</b>                           | <b>\$52.3</b> | <b>\$55.6</b> | <b>\$59.0</b> | <b>\$62.6</b> | <b>\$13.4</b> |

| Medium Growth Scenario          |                                              | Per Household Expenditures | Household Retail Spending (In Millions) |               |               |               |               | '12-'32 Δ     |
|---------------------------------|----------------------------------------------|----------------------------|-----------------------------------------|---------------|---------------|---------------|---------------|---------------|
| NAICS                           | Category                                     |                            | 2012                                    | 2017          | 2022          | 2027          | 2032          |               |
| 441                             | Motor Vehicle and Parts Dealers              | \$1,861                    | \$5.6                                   | \$6.0         | \$6.4         | \$6.8         | \$7.3         | \$1.7         |
| 442                             | Furniture and Home Furnishings Stores        | \$419                      | \$1.3                                   | \$1.3         | \$1.4         | \$1.5         | \$1.6         | \$0.4         |
| 443                             | Electronics and Appliance Stores             | \$430                      | \$1.3                                   | \$1.4         | \$1.5         | \$1.6         | \$1.7         | \$0.4         |
| 444                             | Building Materials and Garden Equipment      | \$1,719                    | \$5.2                                   | \$5.5         | \$5.9         | \$6.3         | \$6.8         | \$1.6         |
| 445                             | Food and Beverage Stores                     | \$4,290                    | \$12.9                                  | \$13.8        | \$14.8        | \$15.8        | \$16.9        | \$3.9         |
| 446                             | Health and Personal Care Stores              | \$1,735                    | \$5.2                                   | \$5.6         | \$6.0         | \$6.4         | \$6.8         | \$1.6         |
| 448                             | Clothing and Clothing Accessories Stores     | \$881                      | \$2.7                                   | \$2.8         | \$3.0         | \$3.2         | \$3.5         | \$0.8         |
| 451                             | Sporting Goods, Hobby, Book and Music Stores | \$482                      | \$1.5                                   | \$1.6         | \$1.7         | \$1.8         | \$1.9         | \$0.4         |
| 452                             | General Merchandise Stores                   | \$2,918                    | \$8.8                                   | \$9.4         | \$10.0        | \$10.7        | \$11.5        | \$2.7         |
| 453                             | Miscellaneous Store Retailers                | \$750                      | \$2.3                                   | \$2.4         | \$2.6         | \$2.8         | \$2.9         | \$0.7         |
| 722                             | Foodservices and Drinking Places             | \$2,745                    | \$8.3                                   | \$8.8         | \$9.4         | \$10.1        | \$10.8        | \$2.5         |
| <b>Totals/Weighted Averages</b> |                                              | <b>\$18,230</b>            | <b>\$49.3</b>                           | <b>\$52.7</b> | <b>\$56.3</b> | <b>\$60.2</b> | <b>\$64.3</b> | <b>\$15.1</b> |

| High Growth Scenario            |                                              | Per Household Expenditures | Household Retail Spending (In Millions) |               |               |               |               | '12-'32 Δ     |
|---------------------------------|----------------------------------------------|----------------------------|-----------------------------------------|---------------|---------------|---------------|---------------|---------------|
| NAICS                           | Category                                     |                            | 2012                                    | 2017          | 2022          | 2027          | 2032          |               |
| 441                             | Motor Vehicle and Parts Dealers              | \$1,861                    | \$5.6                                   | \$6.0         | \$6.5         | \$7.0         | \$7.5         | \$1.9         |
| 442                             | Furniture and Home Furnishings Stores        | \$419                      | \$1.3                                   | \$1.4         | \$1.5         | \$1.6         | \$1.7         | \$0.4         |
| 443                             | Electronics and Appliance Stores             | \$430                      | \$1.3                                   | \$1.4         | \$1.5         | \$1.6         | \$1.7         | \$0.4         |
| 444                             | Building Materials and Garden Equipment      | \$1,719                    | \$5.2                                   | \$5.6         | \$6.0         | \$6.5         | \$7.0         | \$1.8         |
| 445                             | Food and Beverage Stores                     | \$4,290                    | \$12.9                                  | \$13.9        | \$15.0        | \$16.1        | \$17.4        | \$4.4         |
| 446                             | Health and Personal Care Stores              | \$1,735                    | \$5.2                                   | \$5.6         | \$6.1         | \$6.5         | \$7.0         | \$1.8         |
| 448                             | Clothing and Clothing Accessories Stores     | \$881                      | \$2.7                                   | \$2.9         | \$3.1         | \$3.3         | \$3.6         | \$0.9         |
| 451                             | Sporting Goods, Hobby, Book and Music Stores | \$482                      | \$1.5                                   | \$1.6         | \$1.7         | \$1.8         | \$2.0         | \$0.5         |
| 452                             | General Merchandise Stores                   | \$2,918                    | \$8.8                                   | \$9.5         | \$10.2        | \$11.0        | \$11.8        | \$3.0         |
| 453                             | Miscellaneous Store Retailers                | \$750                      | \$2.3                                   | \$2.4         | \$2.6         | \$2.8         | \$3.0         | \$0.8         |
| 722                             | Foodservices and Drinking Places             | \$2,745                    | \$8.3                                   | \$8.9         | \$9.6         | \$10.3        | \$11.1        | \$2.8         |
| <b>Totals/Weighted Averages</b> |                                              | <b>\$18,230</b>            | <b>\$49.3</b>                           | <b>\$53.1</b> | <b>\$57.1</b> | <b>\$61.5</b> | <b>\$66.2</b> | <b>\$17.0</b> |

**EXHIBIT 1.08: COMMERCIAL RETAIL SPACE NEED**

| Baseline Growth Scenario        |                                              |                                   | Spending Supported Retail Demand <sup>2</sup> |                |                |                |                |               |
|---------------------------------|----------------------------------------------|-----------------------------------|-----------------------------------------------|----------------|----------------|----------------|----------------|---------------|
| NAICS                           | Category                                     | Sales Support Factor <sup>1</sup> | 2012                                          | 2017           | 2022           | 2027           | 2032           | '12-'32 Δ     |
| 441                             | Motor Vehicle and Parts Dealers              | \$387                             | 15,921                                        | 16,907         | 17,953         | 19,064         | 20,244         | <b>4,322</b>  |
| 442                             | Furniture and Home Furnishings Stores        | \$209                             | 6,640                                         | 7,051          | 7,487          | 7,950          | 8,442          | <b>1,803</b>  |
| 443                             | Electronics and Appliance Stores             | \$302                             | 4,711                                         | 5,003          | 5,312          | 5,641          | 5,990          | <b>1,279</b>  |
| 444                             | Building Materials and Garden Equipment      | \$389                             | 14,627                                        | 15,533         | 16,494         | 17,515         | 18,599         | <b>3,971</b>  |
| 445                             | Food and Beverage Stores                     | \$430                             | 33,030                                        | 35,074         | 37,244         | 39,549         | 41,997         | <b>8,967</b>  |
| 446                             | Health and Personal Care Stores              | \$279                             | 20,593                                        | 21,867         | 23,221         | 24,658         | 26,184         | <b>5,591</b>  |
| 448                             | Clothing and Clothing Accessories Stores     | \$156                             | 18,700                                        | 19,857         | 21,086         | 22,391         | 23,777         | <b>5,077</b>  |
| 451                             | Sporting Goods, Hobby, Book and Music Stores | \$199                             | 8,022                                         | 8,518          | 9,045          | 9,605          | 10,200         | <b>2,178</b>  |
| 452                             | General Merchandise Stores                   | \$164                             | 58,922                                        | 62,568         | 66,440         | 70,552         | 74,918         | <b>15,997</b> |
| 453                             | Miscellaneous Store Retailers                | \$127                             | 19,559                                        | 20,770         | 22,055         | 23,420         | 24,869         | <b>5,310</b>  |
| 722                             | Foodservices and Drinking Places             | \$267                             | 34,035                                        | 36,142         | 38,378         | 40,753         | 43,275         | <b>9,240</b>  |
| <b>Totals/Weighted Averages</b> |                                              |                                   | <b>218,839</b>                                | <b>232,382</b> | <b>246,763</b> | <b>262,034</b> | <b>278,251</b> | <b>59,412</b> |

| Medium Growth Scenario          |                                              |                                   | Spending Supported Retail Demand <sup>2</sup> |                |                |                |                |               |
|---------------------------------|----------------------------------------------|-----------------------------------|-----------------------------------------------|----------------|----------------|----------------|----------------|---------------|
| NAICS                           | Category                                     | Sales Support Factor <sup>1</sup> | 2012                                          | 2017           | 2022           | 2027           | 2032           | '12-'32 Δ     |
| 441                             | Motor Vehicle and Parts Dealers              | \$387                             | 15,921                                        | 17,019         | 18,193         | 19,447         | 20,788         | <b>4,866</b>  |
| 442                             | Furniture and Home Furnishings Stores        | \$209                             | 6,640                                         | 7,098          | 7,587          | 8,110          | 8,669          | <b>2,029</b>  |
| 443                             | Electronics and Appliance Stores             | \$302                             | 4,711                                         | 5,036          | 5,383          | 5,754          | 6,151          | <b>1,440</b>  |
| 444                             | Building Materials and Garden Equipment      | \$389                             | 14,627                                        | 15,636         | 16,714         | 17,866         | 19,098         | <b>4,471</b>  |
| 445                             | Food and Beverage Stores                     | \$430                             | 33,030                                        | 35,307         | 37,741         | 40,343         | 43,125         | <b>10,095</b> |
| 446                             | Health and Personal Care Stores              | \$279                             | 20,593                                        | 22,013         | 23,531         | 25,153         | 26,887         | <b>6,294</b>  |
| 448                             | Clothing and Clothing Accessories Stores     | \$156                             | 18,700                                        | 19,989         | 21,368         | 22,841         | 24,416         | <b>5,716</b>  |
| 451                             | Sporting Goods, Hobby, Book and Music Stores | \$199                             | 8,022                                         | 8,575          | 9,166          | 9,798          | 10,474         | <b>2,452</b>  |
| 452                             | General Merchandise Stores                   | \$164                             | 58,922                                        | 62,984         | 67,327         | 71,969         | 76,931         | <b>18,009</b> |
| 453                             | Miscellaneous Store Retailers                | \$127                             | 19,559                                        | 20,908         | 22,349         | 23,890         | 25,537         | <b>5,978</b>  |
| 722                             | Foodservices and Drinking Places             | \$267                             | 34,035                                        | 36,382         | 38,890         | 41,572         | 44,438         | <b>10,403</b> |
| <b>Totals/Weighted Averages</b> |                                              |                                   | <b>218,839</b>                                | <b>233,927</b> | <b>250,056</b> | <b>267,297</b> | <b>285,726</b> | <b>66,888</b> |

| High Growth Scenario            |                                              |                                   | Spending Supported Retail Demand <sup>2</sup> |                |                |                |                |               |
|---------------------------------|----------------------------------------------|-----------------------------------|-----------------------------------------------|----------------|----------------|----------------|----------------|---------------|
| NAICS                           | Category                                     | Sales Support Factor <sup>1</sup> | 2012                                          | 2017           | 2022           | 2027           | 2032           | '12-'32 Δ     |
| 441                             | Motor Vehicle and Parts Dealers              | \$387                             | 15,921                                        | 17,143         | 18,459         | 19,876         | 21,402         | <b>5,481</b>  |
| 442                             | Furniture and Home Furnishings Stores        | \$209                             | 6,640                                         | 7,149          | 7,698          | 8,289          | 8,925          | <b>2,286</b>  |
| 443                             | Electronics and Appliance Stores             | \$302                             | 4,711                                         | 5,073          | 5,462          | 5,881          | 6,333          | <b>1,622</b>  |
| 444                             | Building Materials and Garden Equipment      | \$389                             | 14,627                                        | 15,750         | 16,959         | 18,261         | 19,663         | <b>5,035</b>  |
| 445                             | Food and Beverage Stores                     | \$430                             | 33,030                                        | 35,565         | 38,295         | 41,234         | 44,399         | <b>11,370</b> |
| 446                             | Health and Personal Care Stores              | \$279                             | 20,593                                        | 22,174         | 23,876         | 25,708         | 27,682         | <b>7,089</b>  |
| 448                             | Clothing and Clothing Accessories Stores     | \$156                             | 18,700                                        | 20,135         | 21,681         | 23,345         | 25,137         | <b>6,437</b>  |
| 451                             | Sporting Goods, Hobby, Book and Music Stores | \$199                             | 8,022                                         | 8,638          | 9,301          | 10,014         | 10,783         | <b>2,761</b>  |
| 452                             | General Merchandise Stores                   | \$164                             | 58,922                                        | 63,444         | 68,314         | 73,558         | 79,204         | <b>20,283</b> |
| 453                             | Miscellaneous Store Retailers                | \$127                             | 19,559                                        | 21,060         | 22,677         | 24,418         | 26,292         | <b>6,733</b>  |
| 722                             | Foodservices and Drinking Places             | \$267                             | 34,035                                        | 36,648         | 39,461         | 42,490         | 45,751         | <b>11,716</b> |
| <b>Totals/Weighted Averages</b> |                                              |                                   | <b>218,839</b>                                | <b>235,636</b> | <b>253,723</b> | <b>273,199</b> | <b>294,169</b> | <b>75,330</b> |

**EXHIBIT 1.09: COMMERCIAL RETAIL LAND NEED**

| <b>Baseline Growth Scenario</b> |                                              |                                   | <b>Commercial Retail Land Need (Acres)</b> |             |             |             |             |                  |
|---------------------------------|----------------------------------------------|-----------------------------------|--------------------------------------------|-------------|-------------|-------------|-------------|------------------|
| <b>NAICS</b>                    | <b>Category</b>                              | <b>Retail F.A.R. <sup>1</sup></b> | <b>2012</b>                                | <b>2017</b> | <b>2022</b> | <b>2027</b> | <b>2032</b> | <b>'12-'32 Δ</b> |
| 441                             | Motor Vehicle and Parts Dealers              | 0.25                              | 1.5                                        | 1.6         | 1.6         | 1.8         | 1.9         | 0.4              |
| 442                             | Furniture and Home Furnishings Stores        | 0.25                              | 0.6                                        | 0.6         | 0.7         | 0.7         | 0.8         | 0.2              |
| 443                             | Electronics and Appliance Stores             | 0.25                              | 0.4                                        | 0.5         | 0.5         | 0.5         | 0.6         | 0.1              |
| 444                             | Building Materials and Garden Equipment      | 0.25                              | 1.3                                        | 1.4         | 1.5         | 1.6         | 1.7         | 0.4              |
| 445                             | Food and Beverage Stores                     | 0.25                              | 3.0                                        | 3.2         | 3.4         | 3.6         | 3.9         | 0.8              |
| 446                             | Health and Personal Care Stores              | 0.25                              | 1.9                                        | 2.0         | 2.1         | 2.3         | 2.4         | 0.5              |
| 448                             | Clothing and Clothing Accessories Stores     | 0.25                              | 1.7                                        | 1.8         | 1.9         | 2.1         | 2.2         | 0.5              |
| 451                             | Sporting Goods, Hobby, Book and Music Stores | 0.25                              | 0.7                                        | 0.8         | 0.8         | 0.9         | 0.9         | 0.2              |
| 452                             | General Merchandise Stores                   | 0.25                              | 5.4                                        | 5.7         | 6.1         | 6.5         | 6.9         | 1.5              |
| 453                             | Miscellaneous Store Retailers                | 0.25                              | 1.8                                        | 1.9         | 2.0         | 2.2         | 2.3         | 0.5              |
| 722                             | Foodservices and Drinking Places             | 0.25                              | 3.1                                        | 3.3         | 3.5         | 3.7         | 4.0         | 0.8              |
| <b>Totals/Weighted Averages</b> |                                              |                                   | <b>20.1</b>                                | <b>21.3</b> | <b>22.7</b> | <b>24.1</b> | <b>25.6</b> | <b>5.5</b>       |

| <b>Medium Growth Scenario</b>   |                                              |                                   | <b>Commercial Retail Land Need (Acres)</b> |             |             |             |             |                  |
|---------------------------------|----------------------------------------------|-----------------------------------|--------------------------------------------|-------------|-------------|-------------|-------------|------------------|
| <b>NAICS</b>                    | <b>Category</b>                              | <b>Retail F.A.R. <sup>1</sup></b> | <b>2012</b>                                | <b>2017</b> | <b>2022</b> | <b>2027</b> | <b>2032</b> | <b>'12-'32 Δ</b> |
| 441                             | Motor Vehicle and Parts Dealers              | 0.25                              | 1.5                                        | 1.6         | 1.7         | 1.8         | 1.9         | 0.4              |
| 442                             | Furniture and Home Furnishings Stores        | 0.25                              | 0.6                                        | 0.7         | 0.7         | 0.7         | 0.8         | 0.2              |
| 443                             | Electronics and Appliance Stores             | 0.25                              | 0.4                                        | 0.5         | 0.5         | 0.5         | 0.6         | 0.1              |
| 444                             | Building Materials and Garden Equipment      | 0.25                              | 1.3                                        | 1.4         | 1.5         | 1.6         | 1.8         | 0.4              |
| 445                             | Food and Beverage Stores                     | 0.25                              | 3.0                                        | 3.2         | 3.5         | 3.7         | 4.0         | 0.9              |
| 446                             | Health and Personal Care Stores              | 0.25                              | 1.9                                        | 2.0         | 2.2         | 2.3         | 2.5         | 0.6              |
| 448                             | Clothing and Clothing Accessories Stores     | 0.25                              | 1.7                                        | 1.8         | 2.0         | 2.1         | 2.2         | 0.5              |
| 451                             | Sporting Goods, Hobby, Book and Music Stores | 0.25                              | 0.7                                        | 0.8         | 0.8         | 0.9         | 1.0         | 0.2              |
| 452                             | General Merchandise Stores                   | 0.25                              | 5.4                                        | 5.8         | 6.2         | 6.6         | 7.1         | 1.7              |
| 453                             | Miscellaneous Store Retailers                | 0.25                              | 1.8                                        | 1.9         | 2.1         | 2.2         | 2.3         | 0.5              |
| 722                             | Foodservices and Drinking Places             | 0.25                              | 3.1                                        | 3.3         | 3.6         | 3.8         | 4.1         | 1.0              |
| <b>Totals/Weighted Averages</b> |                                              |                                   | <b>20.1</b>                                | <b>21.5</b> | <b>23.0</b> | <b>24.5</b> | <b>26.2</b> | <b>6.1</b>       |

| <b>High Growth Scenario</b>     |                                              |                                   | <b>Commercial Retail Land Need (Acres)</b> |             |             |             |             |                  |
|---------------------------------|----------------------------------------------|-----------------------------------|--------------------------------------------|-------------|-------------|-------------|-------------|------------------|
| <b>NAICS</b>                    | <b>Category</b>                              | <b>Retail F.A.R. <sup>1</sup></b> | <b>2012</b>                                | <b>2017</b> | <b>2022</b> | <b>2027</b> | <b>2032</b> | <b>'12-'32 Δ</b> |
| 441                             | Motor Vehicle and Parts Dealers              | 0.25                              | 1.5                                        | 1.6         | 1.7         | 1.8         | 2.0         | 0.5              |
| 442                             | Furniture and Home Furnishings Stores        | 0.25                              | 0.6                                        | 0.7         | 0.7         | 0.8         | 0.8         | 0.2              |
| 443                             | Electronics and Appliance Stores             | 0.25                              | 0.4                                        | 0.5         | 0.5         | 0.5         | 0.6         | 0.1              |
| 444                             | Building Materials and Garden Equipment      | 0.25                              | 1.3                                        | 1.4         | 1.6         | 1.7         | 1.8         | 0.5              |
| 445                             | Food and Beverage Stores                     | 0.25                              | 3.0                                        | 3.3         | 3.5         | 3.8         | 4.1         | 1.0              |
| 446                             | Health and Personal Care Stores              | 0.25                              | 1.9                                        | 2.0         | 2.2         | 2.4         | 2.5         | 0.7              |
| 448                             | Clothing and Clothing Accessories Stores     | 0.25                              | 1.7                                        | 1.8         | 2.0         | 2.1         | 2.3         | 0.6              |
| 451                             | Sporting Goods, Hobby, Book and Music Stores | 0.25                              | 0.7                                        | 0.8         | 0.9         | 0.9         | 1.0         | 0.3              |
| 452                             | General Merchandise Stores                   | 0.25                              | 5.4                                        | 5.8         | 6.3         | 6.8         | 7.3         | 1.9              |
| 453                             | Miscellaneous Store Retailers                | 0.25                              | 1.8                                        | 1.9         | 2.1         | 2.2         | 2.4         | 0.6              |
| 722                             | Foodservices and Drinking Places             | 0.25                              | 3.1                                        | 3.4         | 3.6         | 3.9         | 4.2         | 1.1              |
| <b>Totals/Weighted Averages</b> |                                              |                                   | <b>20.1</b>                                | <b>21.6</b> | <b>23.3</b> | <b>25.1</b> | <b>27.0</b> | <b>6.9</b>       |





**JOHNSON REID**  
LAND USE ECONOMICS

**CITY OF SEASIDE, OR  
HOUSING AND RESIDENTIAL LAND NEEDS ASSESSMENT  
(OREGON STATEWIDE PLANNING GOAL 10)**

**Prepared For:  
CITY OF CITY OF SEASIDE, OREGON**

**October, 2013**



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# 20-YEAR HOUSING NEED FORECAST

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## INTRODUCTION

This analysis outlines a forecast of housing need within the City of Seaside Urban Growth Boundary. Housing need and resulting land need are forecast to 2032 consistent with 20-year need assessment requirements of periodic review. This report presents a housing need analysis (presented in number and types of housing units) and a residential land need analysis, based on those projections.

The primary data sources used in generating this forecast were:

- Clatsop County 2030 Population Forecast, Comprehensive Plan (2007)
- U.S. Census
- Claritas Inc.<sup>1</sup>
- Portland State University Population Research Center
- Other sources are identified as appropriate.

The Buildable Lands Inventory (discussed in more detail in Appendix A) relied on the following data sources:

- Clatsop County Geographic Information System (GIS) data
- Assessment of environmental constraints – otak
- National Wetland Inventory
- Columbia River Estuary Study Taskforce (CREST) wetlands inventory
- Google Earth
- City staff input
- Site visits

## CITY OF SEASIDE DEMOGRAPHIC PROFILE

### Population and Households

- Seaside is a city of over 6,500 primary residents located on the northern Oregon Coast.
- Seaside is the second most populous town in Clatsop County behind Astoria and ahead of Warrenton. It ranks 68<sup>th</sup> in population among Oregon cities.
- Seaside grew by an estimated 650 people between 2000 and 2012, or 11%. This level of growth was greater than that experienced across Clatsop County as a whole (4%). It is somewhat less than the growth experienced by the state (14%) over that period. (US Census and PSU Population Research Center)
- Seaside was home to over 3,000 households in 2012. The percentage of families grew between 2000 and 2010 from 53% to 57% of all households. The countywide figure is 61% of all households are family households, and the statewide figure is 63%.
- Seaside's average household size is 2.16 persons, having fallen very slightly since 2000. This is smaller than the Clatsop County average of 2.3 and the statewide average of 2.5.

---

<sup>1</sup> Claritas Inc. is a third-party company providing data on demographics and market segmentation. It is owned by the Nielson Company which conducts direct market research including surveying of households across the nation. Nielson combines proprietary data with data from the U.S. Census, Postal Service, and other federal sources, as well as local-level sources such as Equifax, Vallassis and the National Association of Realtors. Claritas promotes a "bottom-up" and "top-down" analysis using these sources to produce annual demographic and economic profiles for individual geographies. Projections of future growth are based on the continuation of long-term and emergent demographic trends identified through the above sources.

- Like many communities on the Oregon Coast, Seaside features a significant number of second homes, timeshare condominiums, vacation rentals and related housing types. This stock of housing beyond the needs of households who make Seaside their primary residence constitutes a large part of the city's housing needs. This issue is addressed in greater detail in the following sections of this report.

The following table (Figure 1) presents a profile of City of Seaside demographics from the 2000 and 2010 Census. It also presents projected demographics in 2012, based on assumptions detailed in the table footnotes.

**FIGURE 1: SEASIDE DEMOGRAPHIC PROFILE**

| <b>POPULATION, HOUSEHOLDS, FAMILIES, AND YEAR-ROUND HOUSING UNITS</b> |                  |                  |                      |                |                      |
|-----------------------------------------------------------------------|------------------|------------------|----------------------|----------------|----------------------|
|                                                                       | 2000<br>(Census) | 2010<br>(Census) | Growth Rate<br>00-10 | 2012<br>(Est.) | Growth Rate<br>10-12 |
| Population <sup>1</sup>                                               | 5,900            | 6,457            | 0.9%                 | 6,550          | 0.7%                 |
| Households <sup>2</sup>                                               | 2,656            | 2,969            | 1.1%                 | 3,010          | 0.7%                 |
| Families <sup>3</sup>                                                 | 1,510            | 1,565            | 0.4%                 | 1,587          | 0.7%                 |
| Housing Units <sup>4</sup>                                            | 4,078            | 4,638            | 1.3%                 | 4,665          | 0.3%                 |
| Group Quarters Population <sup>5</sup>                                | 134              | 47               | -9.9%                | 48             | 0.0%                 |
| Household Size                                                        | 2.17             | 2.16             | 0.0%                 | 2.16           | 0.0%                 |
| <b>PER CAPITA AND AVERAGE HOUSEHOLD INCOME</b>                        |                  |                  |                      |                |                      |
|                                                                       | 2000<br>(Census) | 2010<br>(Est.)   | Growth Rate<br>00-10 | 2012<br>(Est.) | Growth Rate<br>10-12 |
| Per Capita (\$)                                                       | 17,893           | 22,662           | 2.4%                 | 23,047         | 0.8%                 |
| Average HH (\$)                                                       | 38,751           | 51,674           | 2.9%                 | 52,552         | 0.8%                 |
| Median HH (\$)                                                        | 31,074           | 36,670           | 1.7%                 | 37,293         | 0.8%                 |

SOURCE: Claritas, Census, and Johnson Reid

<sup>1</sup> 2012 population is from certified estimate of PSU Population Research Center

<sup>2</sup> 2012 Households = 2012 population/2012 HH Size

<sup>3</sup> Ratio of 2012 Families to total HH is kept constant from 2010.

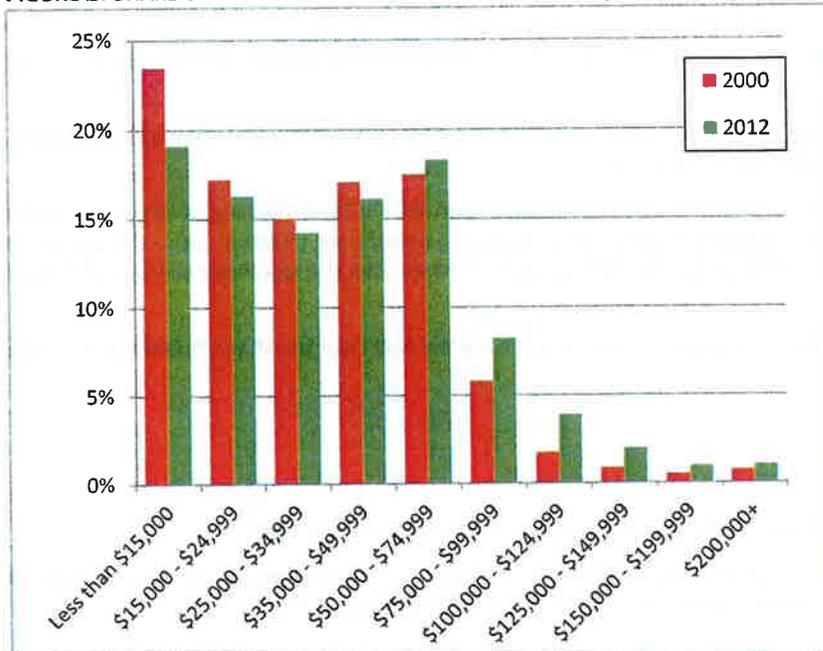
<sup>4</sup> 2012 housing units are the 2010 Census total plus new units permitted from '10 through April '12 (source: HUD State of the Cities Data System)

<sup>5</sup> Ratio of 2012 Group Quarters Population to Total Population is kept constant from 2010.

### **Income Levels**

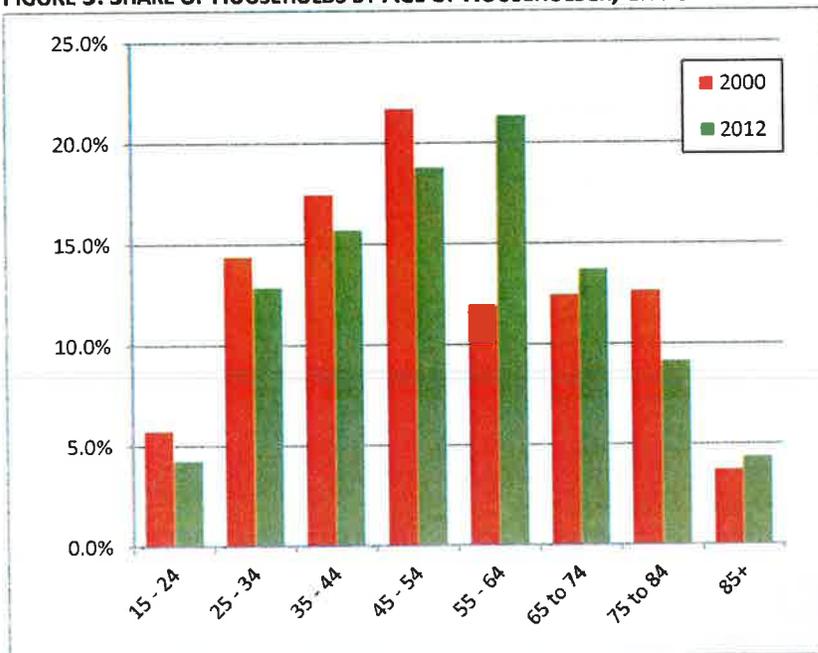
- Seaside's median household income was \$36,670 in 2010. This is 13% lower than the median income found in the County (\$42,200) 24% lower than the statewide median (\$48,450).
- Median income grew 18% between 2000 and 2010, or 1.7% per year. This growth trailed inflation, which is estimated at 27% over the decade based on the Consumer Price Index.
- Figure 2 shows the distribution of households by income in 2000 and 2012 (estimated). Incomes are concentrated in those earning \$75,000 or less. In 2012, an estimated 16% of households earned more than this.
- The largest single income cohort is those households earning between \$50k and \$75k, at 24% of households. 51% of households earn less than this, while 25% of households earn \$75k or more per year.
- 35% of households earn \$25k or less, down from 41% of households in 2000.
- Those in the lower-middle to middle income groups (\$25,000 to \$75,000) make up 49% of households.

**FIGURE 2: SHARE OF HOUSEHOLDS WITHIN INCOME GROUPS, CITY OF SEASIDE**



SOURCE: Claritas Inc., Johnson Reid LLC

**FIGURE 3: SHARE OF HOUSEHOLDS BY AGE OF HOUSEHOLDER, CITY OF SEASIDE**



SOURCE: Claritas Inc., Johnson Reid LLC

**Age Trends**

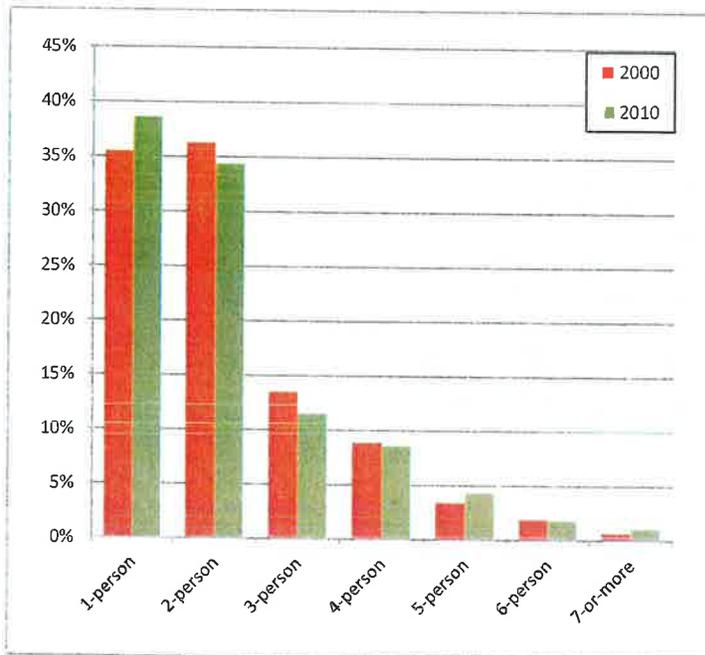
- Figure 3 shows the share of households by the age of the primary householder between 2000 and 2012. In general, the distribution of households has shifted away from younger households and towards older households.

- The greatest growth was in households in the 55 to 64 age range, coinciding with the oldest of the Baby Boom cohort. This cohort saw a large jump from 12% to 21% of households. This reflects the aging of households in Seaside over the decade, and the addition of retiree or empty-nest households from elsewhere.
- 27% of householders are now 65 years or older, which is actually somewhat lower than in 2000 (29%). Statewide, 23% of householders are 65 and older.
- These figures reflect the age of *householders*, which is an important metric of housing needs as discussed more below. In terms of the total *population*, 20% of Seaside's citizens are children under the age of 18 years, essentially unchanged since 2000. Seaside has fewer children than the statewide average of 23% of the population.
- 17.4% of Seaside's population is 65 years or older which is slightly less than the share in 2000 (19%). The statewide average is 13%.

### Household Size

- Seaside's average household size is 2.16 persons, essentially unchanged since 2000.
- Figure 4 shows the share of households by the number of people. 39% are single-person households, up slightly since 2000. This is a much larger share than the statewide average (27%).
- The share of households with two people is also large at 34%, but fell slightly over the decade.
- Households of three or more people make up 27% of households. As discussed above, 57% of households are family households, meaning that 30% of all households are two-person families. These would include childless couples (such as empty nesters or retirees), or single-parent/single-child households.

**FIGURE 4: NUMBER OF PEOPLE PER HOUSEHOLD, CITY OF SEASIDE**



SOURCE: US Census, Johnson Reid LLC

## CURRENT HOUSING NEEDS

The profile of current housing conditions in the study area is based on Census 2010, forecasted forward to 2012 based on the most recent certified estimates from the Population Research Center at Portland State University. Estimates of current population and households were cross referenced with estimates from Claritas, and the U.S. Census.

**FIGURE 5: CURRENT HOUSING PROFILE (2012)**

| CURRENT HOUSING CONDITIONS (2012)                |                                   | SOURCE                              |
|--------------------------------------------------|-----------------------------------|-------------------------------------|
| Total 2012 Population:                           | 6,550                             | US Census, PSU Pop. Research Center |
| - Estimated group housing population:            | <u>48</u> (0.7% of Total)         | US Census                           |
| <b>Estimated Non-Group 2012 Population:</b>      | <b>6,502</b> (Total - Group)      |                                     |
| Avg. Household Size:                             | 2.16                              | US Census                           |
| <b>Estimated Non-Group 2012 Households:</b>      | <b>3,010</b> (Pop/HH Size)        |                                     |
| <b>Total Housing Units:</b>                      | <b>4,665</b> (Occupied + Vacant)  | Census 2010 + permits               |
| Occupied Housing Units:                          | 3,010 (= # of HH)                 |                                     |
| Vacant Housing Units:                            | 1,655 (Total HH - Occupied)       |                                     |
| Current Vacancy Rate:                            | 35.5% (Vacant units/ Total units) |                                     |
| Est. Ownership Vacancy Rate:                     | 5.4%                              | Census 2010                         |
| Est. Rental Vacancy Rate:                        | 13.4%                             | Census 2010                         |
| Seasonal, recreational, or occasional use units: | 1,264                             | Census 2010                         |

Sources: Johnson Reid, LLC, City of SEASIDE, PSU Population Research Center, U.S. Census

The current population is an estimated 6,550, living in 3,010 households (excluding group living situations).

There are an estimated 4,660 housing units in the city, with 1,655 units vacant. This is a high vacancy rate of 36% caused by the special nature of popular vacation towns on the Oregon Coast. (A standard Oregon city may have a vacancy rate of 5% - 10% in normal market conditions.) In Seaside the prevalence of second homes, vacation rentals, and similar vacation-oriented properties creates this large share of housing units in excess of the needs of the town's primary residents.

The US Census identifies 74% of the vacant units as "seasonal, recreational, or occasional use units". This classification does not include typical rental unit vacancy, or vacant homes for sale or in transition between owners. **For brevity, this housing stock will be referred to as "vacation home units" in this analysis.**

The large share of vacation home units must be factored in as a component of current and future need for housing, as discussed in following sections.

### ESTIMATE OF CURRENT HOUSING DEMAND

Following the establishment of the current housing profile, the current housing demand of *primary resident households* was determined based upon the age and income characteristics of current households.

The analysis considered the propensity of households in specific age and income levels to either rent or own their home (Census), in order to derive the current demand for ownership and rental housing units and the appropriate housing cost level of each.

The analysis takes into account the average amount that owners and renters tend to spend on housing costs. For instance, lower income households tend to spend more of their total income on housing, while upper income households spend less on a percentage basis. In this case, it was assumed that households in lower income bands would prefer housing costs at no more than 30% of gross income (a common measure of affordability). Higher income households pay a decreasing share down to 20% for the highest income households.

Figure 6 presents a snapshot of current housing demand (i.e. preferences) equal to the number of households in the study area (3,010).

The unusual pricing and rent ranges are due to the fact that these are based on the Census income categories. Therefore it is the income levels which have more standardized ranges and the pricing levels vary based on estimates of affordability for those income groups.

**FIGURE 6: ESTIMATE OF CURRENT HOUSING DEMAND (2012)**

| Ownership       |                 |                       |                  |              |
|-----------------|-----------------|-----------------------|------------------|--------------|
| Price Range     | # of Households | Income Range          | % of Total       | Cumulative   |
| \$0k - \$70k    | 190             | Less than \$15,000    | 12.4%            | 12.4%        |
| \$70k - \$120k  | 173             | \$15,000 - \$24,999   | 11.3%            | 23.7%        |
| \$120k - \$170k | 173             | \$25,000 - \$34,999   | 11.2%            | 34.9%        |
| \$170k - \$240k | 165             | \$35,000 - \$49,999   | 10.7%            | 45.7%        |
| \$240k - \$280k | 462             | \$50,000 - \$74,999   | 30.1%            | 75.8%        |
| \$280k - \$370k | 194             | \$75,000 - \$99,999   | 12.6%            | 88.4%        |
| \$370k - \$470k | 100             | \$100,000 - \$124,999 | 6.5%             | 94.9%        |
| \$470k - \$560k | 48              | \$125,000 - \$149,999 | 3.1%             | 98.0%        |
| \$560k - \$640k | 14              | \$150,000 - \$199,999 | 0.9%             | 98.9%        |
| \$640k +        | 17              | \$200,000+            | 1.1%             | 100.0%       |
| <b>Totals:</b>  | <b>1,535</b>    |                       | <b>% of All:</b> | <b>51.0%</b> |

| Rental          |                 |                       |                  |              |
|-----------------|-----------------|-----------------------|------------------|--------------|
| Rent Level      | # of Households | Income Range          | % of Total       | Cumulative   |
| \$0 - \$380     | 385             | Less than \$15,000    | 26.1%            | 26.1%        |
| \$380 - \$620   | 317             | \$15,000 - \$24,999   | 21.5%            | 47.6%        |
| \$620 - \$870   | 255             | \$25,000 - \$34,999   | 17.3%            | 64.8%        |
| \$870 - \$970   | 320             | \$35,000 - \$49,999   | 21.7%            | 86.6%        |
| \$970 - \$1590  | 88              | \$50,000 - \$74,999   | 6.0%             | 92.6%        |
| \$1590 - \$1740 | 53              | \$75,000 - \$99,999   | 3.6%             | 96.2%        |
| \$1740 - \$2180 | 17              | \$100,000 - \$124,999 | 1.1%             | 97.3%        |
| \$2180 - \$2620 | 11              | \$125,000 - \$149,999 | 0.8%             | 98.1%        |
| \$2620 - \$3490 | 15              | \$150,000 - \$199,999 | 1.0%             | 99.1%        |
| \$3490 +        | 14              | \$200,000+            | 0.9%             | 100.0%       |
| <b>Totals:</b>  | <b>1,475</b>    |                       | <b>% of All:</b> | <b>49.0%</b> |

|                       |              |
|-----------------------|--------------|
| <b>All Households</b> | <b>3,010</b> |
|-----------------------|--------------|

Sources: PSU Population Research Center, Claritas Inc., Census, JOHNSON REID

The affordable price level for ownership housing assumes 30-year amortization, at an interest rate of 6%, with 15% down payment.

*[These assumptions are designed to represent prudent lending and borrowing levels for ownership households. The 30-year mortgage commonly serves as the standard. Down payment assumptions tend to range from 20% for older/established households, and 10% for first-time buyers. In recent years, down payment requirements have fallen significantly. The 15% used here represents both the average between newer and older households and*

*recognition that despite currently tightening standards due to the 2008/2009 credit crisis, over the long-run it is anticipated that down payment standards will remain sub-20% (i.e. a new "normal" has been established).]*

### **CURRENT HOUSING INVENTORY**

The profile of current housing demand (Figure 6) represents the preference and affordability levels of households. In reality, the current housing supply (Figure 7 below) differs from this profile, meaning that some households may find themselves in housing units which are not optimal, either not meeting the household's own/rent preference, or being under- or over-affordable.

A profile of current housing supply in Seaside was determined using Census data from the 2010 Census, which provides a profile of housing values, rent levels, and housing types (single family, attached, mobile home, etc.).

The following figure presents a profile of current housing supply of ownership and rental housing in the study area, including vacant and vacation home units.

- An estimated 60% of housing units are ownership units, while an estimated 40% of housing units are rental units.
- This is a slightly lower ratio of ownership units compared to the state which features a 62% ownership rate.
- 74% of ownership units are detached single family homes, while 61% of rental units are some form of attached housing.
- Of total housing units, an estimated 60% are detached homes, while 37% are some sort of attached type. 3% are mobile home units.

**FIGURE 7: PROFILE OF CURRENT HOUSING SUPPLY (2012)**

| OWNERSHIP HOUSING  |                        |                        |             |              |              |             |                      |               |                        |               |
|--------------------|------------------------|------------------------|-------------|--------------|--------------|-------------|----------------------|---------------|------------------------|---------------|
| Price Range        | Single Family Detached | Single Family Attached | Duplex      | 3- or 4-plex | 5+ Units MFR | Mobile home | Boat, RV, other temp | Total Units   | % of Units             | Cummulative % |
| \$0k - \$70k       | 101                    | 25                     | 10          | 20           | 90           | 121         | 14                   | 381           | 13.6%                  | 13.6%         |
| \$70k - \$120k     | 78                     | 5                      | 4           | 6            | 17           | 7           | 0                    | 116           | 4.2%                   | 17.8%         |
| \$120k - \$170k    | 92                     | 8                      | 2           | 4            | 55           | 7           | 0                    | 168           | 6.0%                   | 23.8%         |
| \$170k - \$240k    | 448                    | 28                     | 17          | 25           | 89           | 0           | 0                    | 607           | 21.7%                  | 45.5%         |
| \$240k - \$280k    | 370                    | 14                     | 1           | 11           | 71           | 0           | 0                    | 467           | 16.7%                  | 62.2%         |
| \$280k - \$370k    | 178                    | 2                      | 0           | 1            | 43           | 0           | 0                    | 224           | 8.0%                   | 70.2%         |
| \$370k - \$470k    | 222                    | 0                      | 0           | 0            | 37           | 0           | 0                    | 260           | 9.3%                   | 79.4%         |
| \$470k - \$560k    | 169                    | 0                      | 0           | 0            | 0            | 0           | 0                    | 168           | 6.0%                   | 85.4%         |
| \$560k - \$640k    | 132                    | 0                      | 0           | 0            | 0            | 0           | 0                    | 132           | 4.7%                   | 90.2%         |
| \$640k +           | 275                    | 0                      | 0           | 0            | 0            | 0           | 0                    | 275           | 9.8%                   | 100.0%        |
| <b>Totals:</b>     | <b>2,065</b>           | <b>82</b>              | <b>34</b>   | <b>67</b>    | <b>402</b>   | <b>135</b>  | <b>14</b>            | <b>2,799</b>  | <b>% of All Units:</b> | <b>60.0%</b>  |
| <b>Percentage:</b> | <b>73.8%</b>           | <b>2.9%</b>            | <b>1.2%</b> | <b>2.4%</b>  | <b>14.4%</b> | <b>4.8%</b> | <b>0.5%</b>          | <b>100.0%</b> |                        |               |

| RENTAL HOUSING     |                        |                        |              |              |              |             |                      |               |                        |               |
|--------------------|------------------------|------------------------|--------------|--------------|--------------|-------------|----------------------|---------------|------------------------|---------------|
| Price Range        | Single Family Detached | Single Family Attached | Duplex       | 3- or 4-plex | 5+ Units MFR | Mobile home | Boat, RV, other temp | Total Units   | % of Units             | Cummulative % |
| \$0 - \$380        | 26                     | 4                      | 10           | 7            | 21           | 0           | 0                    | 68            | 3.7%                   | 3.7%          |
| \$380 - \$620      | 84                     | 12                     | 32           | 23           | 67           | 1           | 0                    | 218           | 11.7%                  | 15.3%         |
| \$620 - \$870      | 309                    | 45                     | 116          | 84           | 248          | 3           | 0                    | 804           | 43.1%                  | 58.4%         |
| \$870 - \$970      | 138                    | 20                     | 52           | 37           | 111          | 1           | 0                    | 359           | 19.2%                  | 77.7%         |
| \$970 - \$1590     | 57                     | 8                      | 22           | 16           | 46           | 1           | 0                    | 150           | 8.0%                   | 85.7%         |
| \$1590 - \$1740    | 41                     | 6                      | 15           | 11           | 33           | 0           | 0                    | 106           | 5.7%                   | 91.4%         |
| \$1740 - \$2180    | 48                     | 7                      | 18           | 13           | 39           | 1           | 0                    | 125           | 6.7%                   | 98.1%         |
| \$2180 - \$2620    | 14                     | 2                      | 5            | 4            | 11           | 0           | 0                    | 35            | 1.9%                   | 100.0%        |
| \$2620 - \$3490    | 0                      | 0                      | 0            | 0            | 0            | 0           | 0                    | 0             | 0.0%                   | 100.0%        |
| \$3490 +           | 0                      | 0                      | 0            | 0            | 0            | 0           | 0                    | 0             | 0.0%                   | 100.0%        |
| <b>Totals:</b>     | <b>716</b>             | <b>103</b>             | <b>270</b>   | <b>194</b>   | <b>574</b>   | <b>8</b>    | <b>0</b>             | <b>1,866</b>  | <b>% of All Units:</b> | <b>40.0%</b>  |
| <b>Percentage:</b> | <b>38.4%</b>           | <b>5.5%</b>            | <b>14.5%</b> | <b>10.4%</b> | <b>30.8%</b> | <b>0.4%</b> | <b>0.0%</b>          | <b>100.0%</b> |                        |               |

| TOTAL HOUSING UNITS |                        |                        |             |              |              |             |                      |               |             |
|---------------------|------------------------|------------------------|-------------|--------------|--------------|-------------|----------------------|---------------|-------------|
|                     | Single Family Detached | Single Family Attached | Duplex      | 3- or 4-plex | 5+ Units MFR | Mobile home | Boat, RV, other temp | Total Units   | % of Units  |
| <b>Totals:</b>      | <b>2,781</b>           | <b>185</b>             | <b>304</b>  | <b>261</b>   | <b>977</b>   | <b>142</b>  | <b>14</b>            | <b>4,665</b>  | <b>100%</b> |
| <b>Percentage:</b>  | <b>59.6%</b>           | <b>4.0%</b>            | <b>6.5%</b> | <b>5.6%</b>  | <b>20.9%</b> | <b>3.1%</b> | <b>0.3%</b>          | <b>100.0%</b> |             |

Sources: US Census, PSU Population Research Center, JOHNSON REID

**COMPARISON OF CURRENT HOUSING DEMAND WITH CURRENT SUPPLY**

A comparison of estimated current housing *demand* with the existing *supply* identifies the existing discrepancies between needs and the housing which is currently available.

In general, this identifies a current need for additional ownership units in the \$70,000 to \$170,000 for lower-to-middle income households. Due to the prevalence of vacation home units, there is a large “surplus” of ownership homes, when the needs of primary resident households are compared to the total housing stock. In general, the primary resident households are of lower to solidly-middle class incomes, while much of the housing stock has values appropriate for higher income households. The role of vacation home units in the community, and ongoing need for such units, is discussed more in the following section of this report.

The analysis identifies a need for rental units at the lowest price level and at upper price levels. The demand for rental units at the lowest price levels is a common finding in most communities, as the supply of subsidized affordable housing is almost always inadequate, leaving many of the lowest income households to stretch to pay for more expensive rents which exceed 30% of their income in rent. This finding demonstrates that when we assume a more manageable affordability level for these households (30% of gross income), they have demand lower-priced units.

There are levels of estimated surplus for rentals at most rent levels. Apartments at \$620 to \$870 per month, represent the average rent prices in Seaside, where most units can be expected to congregate. Rentals at more expensive levels generally represent single family homes offered for rent.

**FIGURE 8: COMPARISON OF CURRENT NEED TO CURRENT SUPPLY**

| Ownership       |                        |                          |                         | Rental          |                        |                          |                         |
|-----------------|------------------------|--------------------------|-------------------------|-----------------|------------------------|--------------------------|-------------------------|
| Price Range     | Estimated Current Need | Estimated Current Supply | Unmet (Need) or Surplus | Rent            | Estimated Current Need | Estimated Current Supply | Unmet (Need) or Surplus |
| \$0k - \$70k    | 190                    | 381                      | 191                     | \$0 - \$380     | 385                    | 68                       | (316)                   |
| \$70k - \$120k  | 173                    | 116                      | (57)                    | \$380 - \$620   | 317                    | 218                      | (99)                    |
| \$120k - \$170k | 173                    | 168                      | (5)                     | \$620 - \$870   | 255                    | 804                      | 549                     |
| \$170k - \$240k | 165                    | 607                      | 443                     | \$870 - \$970   | 320                    | 359                      | 39                      |
| \$240k - \$280k | 462                    | 467                      | 5                       | \$970 - \$1590  | 88                     | 150                      | 61                      |
| \$280k - \$370k | 194                    | 224                      | 30                      | \$1590 - \$1740 | 53                     | 106                      | 53                      |
| \$370k - \$470k | 100                    | 260                      | 160                     | \$1740 - \$2180 | 17                     | 125                      | 109                     |
| \$470k - \$560k | 48                     | 168                      | 120                     | \$2180 - \$2620 | 11                     | 35                       | 24                      |
| \$560k - \$640k | 14                     | 132                      | 119                     | \$2620 - \$3490 | 15                     | 0                        | (15)                    |
| \$640k +        | 17                     | 275                      | 258                     | \$3490 +        | 14                     | 0                        | (14)                    |
| <b>Totals:</b>  | <b>1,535</b>           | <b>2,799</b>             | <b>1,264</b>            | <b>Totals:</b>  | <b>1,475</b>           | <b>1,866</b>             | <b>391</b>              |

|                            |              |
|----------------------------|--------------|
| <b>Occupied Units:</b>     | <b>3,010</b> |
| <b>All Housing Units:</b>  | <b>4,665</b> |
| <b>Total Unit Surplus:</b> | <b>1,655</b> |

Sources: PSU Population Research Center, Claritas Inc., Census, JOHNSON REID

This analysis identifies a total surplus of 1,264 ownership units, and a current surplus of rental units of 391. In total, there are an estimated 1,655 units more than the current number of households, which reflects the city's current vacancy rate of 36%.

The following sections discuss anticipated future housing trends and projected future housing needs.