

Goal 10

HOUSING INVENTORY

Housing Types

A recent inventory conducted by the City (City of Cave Junction Survey, March 1980; Table H-1, Josephine County Comprehensive Plan, revealed that Cave Junction has a variety of housing types including conventional single family units, mobile homes on single family lots, mobile home parks, and multi-family units.

The City has provided land with proper zoning to allow a variety of housing types to be built in its Zoning Ordinance dated October 27, 1980 (Exhibit "N"). The ordinance provides that land within Cave Junction may be classified in one or more of the following districts:

1. single family residential;
2. multiple family residential; and
3. community commercial.

Cave Junction has a significantly higher percentage of apartments and mobile homes than Grants Pass (50% as opposed to 14%). The housing data presented in the plan is intended to explain the existing mix, but does not provide a basis for projecting a higher percentage of mobile homes and apartments. Also, the City is experiencing considerable growth and a shortage of all types of housing.

Housing Conditions: The Assessor's Office has evaluated the condition of housing units in Josephine County. This data is contained in the "building class" code assigned to each tax lot in Cave Junction. A tabulation by building class yields the following distribution:

| <u>Single Family Units</u> | <u>Cave Junction</u> |             | <u>Josephine County</u> |
|----------------------------|----------------------|-------------|-------------------------|
|                            | <u>No.</u>           | <u>%</u>    | <u>%</u>                |
| Sound                      | 125                  | 63.5        | 55.8                    |
| Deteriorating              | 58                   | 29.4        | 29.7                    |
| <u>Dilapidated</u>         | <u>14</u>            | <u>7.1</u>  | <u>14.2</u>             |
| <u>TOTAL</u>               | <u>197</u>           | <u>100%</u> | <u>99.7%</u>            |

Source: Josephine County Assessment Roll, Table H-10  
Josephine County Comprehensive Plan

Note: The difference between the City's count and the County Assessor's count is likely due to coding errors in the Assessor's Roll.

All of the multi-family units were found to be in sound condition. Mobile homes were not rated.

The condition of single family housing in Cave Junction is slightly better than countywide. A significant portion, almost 30%, are classed as deteriorating. This means, according to the County Assessor, that "these are low cost dwellings that fall just below current building codes; they have amasonry foundation, low capacity sheathed cable wiring, and sewer and water connections." These units are capable of and in need of rehabilitation improvements.

Vacancy Rates: The 1980 Census showed that the Cave Junction vacancy rate is 5.6%.

Josephine County Vacancy Trends

|                     | <u>April 1, 1960</u> | <u>April 1, 1970</u> | <u>Current</u> |
|---------------------|----------------------|----------------------|----------------|
| Total Vacant        | <u>1,243</u>         | <u>814</u>           | <u>566</u>     |
| Available Vacant    | 347                  | 354                  | 366            |
| For Sale            | 106                  | 133                  | 263            |
| Sales Vacancy Rate  | 1.4                  | 1.5                  | 1.9            |
| For Rent            | 241                  | 221                  | 102            |
| Rental Vacancy Rate | 8.9                  | 6.2                  | 2.1            |

Source: Table H-13, Josephine County Comprehensive Plan.

According to the U.S. Department of Housing and Urban Development, Economic and Marketing Analysis Division, a "desirable" range of vacancy rates for a community growing 5% per year or more is 1-½ to 2% for owner-occupied units and 6-8% for renter-occupied units.

Although the available data is very sketchy at this point, we can draw some tentative conclusions on a countywide basis. Countywide, the supply of for sale units seems to be adequate, while the supply of rental units seems to be inadequate. Comparing the distribution of housing types for Cave Junction and Grants Pass, it can be seen that Cave Junction has a much higher percentage of mobile homes and multi-family units. This would indicate that there may be less of a shortage of rental and low cost housing in Cave Junction. Currently, there are virtually no rentals vacant and available for rent.

Special Housing Needs

There is no available data on income distribution or housing cost by type of unit. It is expected that the 1980 census will provide this information which can be used to update this plan.

Low Income Households. According to the 1970 census, 16.6% of the County's population was at or below the national poverty level. According to the State Homeowners and Renters Tax Relief Returns, 14.2% of reported household incomes were still less than \$5,000 in 1976. Cave Junction has 52 rent-assisted, low income housing units, or 11% of the total housing stock. Given that some households may be low income but still own their own home, and given that there are several other programs available to help low income households (see housing programs), the number of existing rent-assisted units is probably adequate. However, additional units will likely be needed in the future.

Elderly. The 1970 Census showed 19.3% of Cave Junction's population to be 65 years of age and over; 19.6 percent were between the ages of 45 and 64. On the 1977 City questionnaire, 21.3% of the respondents were age 65 and over. As this is an area which attracts retirees, this percentage can be expected to remain high. The main housing problems of the elderly are generally mobility, access to services, and low income. The problem of mobility can be addressed in architectural design of housing for the elderly including single story construction, removal of barriers. The problem of access can be addressed by designating sufficient land for apartments or mobile homes adjacent to the downtown area. Low income needs are met through the 32 rent assisted elderly units as well as mobile home parks. Some form of congregate elderly housing or nursing homes may be needed at some point.

| 2014 Poverty            |          |          |  |          |
|-------------------------|----------|----------|--|----------|
| All people              |          |          |  | \$ 97523 |
| OR                      | Jo Co    | CS       |  |          |
| 16.7%                   | 19.7     | 24       |  | 23.8     |
| Median Family income    |          |          |  |          |
| \$61,890                | \$46,544 | \$36,219 |  | 39,375   |
| Median Household income |          |          |  |          |
| \$21,521                | 37447    | 26172    |  | 27,314   |
| Median Age              |          |          |  |          |
| 38.9                    | 42.7     | 50.6     |  | 49.2     |
| ≥ 65                    | 23.4     | 25.4     |  | 20.3     |

FEMALE-HEADED HOUSEHOLDS. THE 1970 CENSUS SHOWED 17.2% OF THE HOUSEHOLDS WITH A FEMALE HEAD. LOW-INCOME IS A PROBLEM OFTEN ASSOCIATED WITH FEMALE-HEADED HOUSEHOLDS. THERE ARE CURRENTLY 20 FAMILY RENT-ASSISTED UNITS IN THE CITY. IT IS NOT CLEAR FROM THE AVAILABLE DATA HOW MANY OF THESE HOUSEHOLDS ARE YOUNG FAMILIES WITH CHILDREN AND HOW MANY ARE SINGLE WOMEN, MANY OF WHOM MAY BE ELDERLY.

### HOUSING PROGRAMS

LOCAL PROGRAMS. THE FOLLOWING REVIEW OF AVAILABLE LOCAL PROGRAMS WAS PREPARED BY JOSEPHINE COUNTY AND IS CONTAINED IN THE JOSEPHINE COUNTY COMPREHENSIVE PLAN, HOUSING ELEMENT.

#### LOCAL HOUSING COUNCIL:

THE JOSEPHINE HOUSING AND COMMUNITY DEVELOPMENT COUNCIL (A JOINT COUNTY/FEDERAL FUNDED AGENCY) IS INVOLVED IN HELPING TO FIND DECENT LOW-INCOME HOUSING FOR THOSE WHO CANNOT AFFORD TO PAY STANDARD RENTS. ACCORDING TO THE ROGUE VALLEY COG, THE COUNCIL OPERATES THREE PROGRAMS:

1. SECTION 8, RENTAL ASSISTANCE: UNDER THIS PROGRAM, TENANTS PAY 25% OF THEIR INCOME TO THEIR LANDLORD AND THE GOVERNMENT SUBSIDIZES THE REMAINDER OF THE FAIR-MARKET RENT FOR THE PARTICULAR UNIT. . . . IN MID 1979, 166 UNITS WERE BEING UTILIZED WITH 296 UNITS YET REQUIRED. THIS INDICATES A SERIOUS NEED FOR LOW-INCOME HOUSING.
2. HOUSING IMPROVEMENT FOR THE ELDERLY (HIEP): THIS PROGRAM UTILIZES LABOR AND MATERIALS FROM OTHER EXISTING PROGRAMS TO PERFORM HOME REPAIR FOR LOW-INCOME ELDERLY HOMEOWNERS. PROJECTS HAVE INCLUDED SUCH THINGS AS REPAIR OF BROKEN STEPS AND REPLACEMENT OF UNSOUND ROOFS.
3. WEATHERIZATION: THIS PROGRAM PROVIDES ASSISTANCE FOR THE WEATHER PROOFING AND INSULATION OF HOMES OF LOW-INCOME PEOPLE.

IT IS ESTIMATED THAT LOCAL NEEDS FOR LOW-COST HOUSING ARE GREATER THAN EXHIBITED BY THE COUNCIL'S FIGURES SINCE "PEOPLE GENERALLY TURN TO (THIS AGENCY) FOR ASSISTANCE ONLY OUT OF DESPERATION WHEN ALL ELSE HAS FAILED. MANY PEOPLE IN NEED OF HOUSING ASSISTANCE WILL NOT CONTACT THE HOUSING COUNCIL EITHER BECAUSE THEY ARE NOT AWARE OF IT OR ARE 'TOO PROUD TO TAKE A HANDOUT'" (RYCOG, 1979).

STATE PROGRAMS. SEVERAL STATE PROGRAMS ARE AVAILABLE TO HELP LOWER INCOME HOUSEHOLDS. THESE ARE SUMMARIZED BELOW.

1. 1973 REVENUE BONDING PROGRAMS - THE STATE HOUSING DIVISION PROVIDES LONG-TERM FINANCING FOR CONSTRUCTION OR SUBSTANTIAL REHABILITATION OF HOUSING FOR LOWER INCOME HOUSEHOLDS. THIS PROGRAM IS USED IN COMBINATION WITH THE FEDERAL SECTION 8, RENT SUBSIDY PROGRAM.
2. STATE HOMEOWNERS PROGRAM - LOW INTEREST LOANS ARE PROVIDED TO MODERATE INCOME PERSONS FOR THE PURPOSE OF BUYING A HOME.
3. HOMEOWNER AND RENTER PROPERTY TAX REFUND PROGRAM - THIS PROGRAM ALLOWS A PARTIAL REFUND OF PROPERTY TAXES FOR LOW AND MODERATE INCOME OWNER AND RENTER HOUSEHOLDS.
4. ELDERLY RENTAL ASSISTANCE PROGRAM - THIS PROGRAM PROVIDES MONTHLY PAYMENTS TO QUALIFIED ELDERLY PERSONS.
5. REPAIR INCENTIVE/DEFERRED MAINTENANCE - THIS PROGRAM ALLOWS HOMEOWNERS TO MAKE SPECIFIC REPAIRS TO THEIR HOMES WITHOUT INCREASING THEIR PROPERTY TAXES.
6. RENTAL REHABILITATION/TAX EXEMPTION - THIS PROGRAM ALLOWS OWNERS OF SUBSTANDARD RENTAL UNITS BUILT OVER 25 YEARS AGO TO DEFER FOR FIVE YEARS THE INCREASED TAXES THAT RESULT FROM THE REHABILITATION OF THE STRUCTURE.
7. ELDERLY HOUSING DEVELOPMENT - RENT SUBSIDIES FOR LOW INCOME ELDERLY ARE PROVIDED THROUGH TAX EXEMPTIONS ON NEW CONSTRUCTION. THE DEVELOPER IS GIVEN TOTAL EXEMPTION ON A HOUSING PROJECT IN EXCHANGE FOR REDUCED RENTS ON 40 PERCENT OF THE UNITS.
8. RESIDENTIAL USE TAX DEFERRAL - OWNERS OF SINGLE FAMILY RESIDENCES ON LAND ZONED FOR A HIGHER USE CAN DEFER A PORTION OF THEIR TAXES INDEFINITELY.
9. DEFERRED COLLECTIONS OF PROPERTY TAXES FOR THE ELDERLY - TAXES CAN BE DEFERRED BY AN ELDERLY PERSON UNTIL THE PROPERTY CHANGES OWNERSHIP.

FEDERAL PROGRAMS. ASSISTANCE PROGRAMS ARE AVAILABLE THROUGH THE FARMER'S HOME ADMINISTRATION (FMHA). THESE PROGRAMS INCLUDE FMHA 502, RURAL HOUSING LOANS WHICH ARE INTENDED TO ASSIST RURAL NONFARM AND FARM CITIZENS OBTAIN DECENT, SAFE AND SANITARY DWELLINGS. FMHA 502 LOANS BRIN HOMEOWNERSHIP OPPORTUNITIES TO THOSE WHO COULD NOT OTHERWISE AFFORD THESE; FMHA ACTS AS A LENDER OF LAST RESORT. FMHA 504 RURAL HOME REPAIR LOANS, ARE INTENDED TO ASSIST LOW INCOME RURAL HOMEOWNERS, INCLUDING THOSE ON LEASEHOLD LANDS, TO MAKE REPAIRS AND IMPROVEMENTS WHICH WILL MAKE THEIR DWELLINGS SAFE AND SANITARY BY REMOVING HAZARDS TO THE HEALTH OF THE OCCUPANTS. HOWEVER, THE

DWELLING DOES NOT NECESSARILY HAVE TO BE BROUGHT UP TO MINIMUM PROPERTY STANDARDS. TO QUALIFY FOR A FMHA 504 LOAN, AN APPLICANT MUST: (A) OWN AND OCCUPY A DWELLING LOCATED IN A RURAL AREA; (B) BE WITHOUT SUFFICIENT INCOME TO QUALIFY FOR A SECTION 502 RURAL HOUSING LOAN AND HAVE NO REASONABLE PROSPECT OF INCREASING INCOME; (C) HAVE SUFFICIENT INCOME INCLUDING ANY WELFARE PAYMENTS TO REPAY THE LOAN; AND (D) NEED TO MAKE REPAIRS AND IMPROVEMENTS TO THE DWELLING IN ORDER TO MAKE IT SAFE AND SANITARY AND REMOVE HAZARDS TO THE HEALTH OF THE APPLICANT, FAMILY OR COMMUNITY. FMHA 515, RURAL RENTAL HOUSING LOANS, ARE INTENDED TO PROVIDE ECONOMICALLY DESIGNED AND CONSTRUCTED RENTAL HOUSING FOR LOW TO MODERATE INCOME FAMILIES AND SENIOR CITIZENS. THE UNITS ARE TO BE DEVELOPED, PURCHASED, OWNED AND OPERATED BY ELIGIBLE BORROWERS INCLUDING INDIVIDUALS, PUBLIC OR PRIVATE NONPROFIT CORPORATIONS, A PUBLIC BODY, A CONSUMER COOPERATIVE, A PROFIT CORPORATION, OR AN INDIVIDUAL OR ORGANIZATION OPERATING ON A LIMITED PROFIT, PARTNERSHIP OR LIMITED PARTNERSHIP BASIS.

HUD PROVIDES HOUSING ASSISTANCE PAYMENTS TO QUALIFIED HOUSEHOLDS THROUGH ITS SECTION 8 PROGRAMS. LOW INCOME HOUSEHOLDS PAYING MORE THAN 25 PERCENT OF THEIR INCOME IN RENT CAN QUALIFY FOR RENT SUBSIDIES. FEDERAL MONEY MUST BE ALLOCATED TO SPECIFIC RENTAL UNITS ON A LONG TERM BASIS BEFORE INDIVIDUAL HOUSEHOLDS CAN OBTAIN THIS ASSISTANCE. TO BE ACCEPTED AS AN APARTMENT DEVELOPMENT, UNITS ARE USUALLY BUILT SPECIFICALLY FOR THIS PROGRAM.

#### PROGRAM APPLICABILITY TO HOUSING PROBLEMS

##### REHABILITATION OR IMPROVEMENT OF SUBSTANDARD OWNER-OCCUPIED UNITS

- COUNTY WEATHERIZATION PROGRAM
- STATE REPAIR INCENTIVE/DEFERRAL OF TAXES FOR MAINTENANCE
- FMHA 504 RURAL HOME REPAIR LOANS

##### REHABILITATION OR IMPROVEMENT OF SUBSTANDARD RENTAL UNITS

- STATE REVENUE BONDING PROGRAM (REHABILITATION PROJECT)
- STATE RENTAL REHABILITATION/TAX EXEMPTION

##### LOW-INCOME ELDERLY

- HOUSING IMPROVEMENT FOR THE ELDERLY (HEIP)
- STATE ELDERLY RENTAL ASSISTANCE PROGRAM
- STATE ELDERLY HOUSING DEVELOPMENT
- STATE DEFERRED COLLECTIONS OF PROPERTY TAXES

ALL LOW INCOME AND MODERATE INCOME (INCLUDING ELDERLY, HANDICAPPED, FEMALE-HEADED HOUSEHOLDS, OTHER FAMILIES)

- STATE PROPERTY TAX REFUND PROGRAM (LOW AND MODERATE INCOME)
- STATE HOMEOWNER'S PROGRAM (MODERATE INCOME)
- FEDERAL SECTION 8 RENT SUBSIDY (LOW INCOME)
- FMHA RURAL HOUSING LOANS (LOW AND MODERATE INCOME)
- FMHA RURAL RENTAL HOUSING LOAN (LOW AND MODERATE INCOME)

ASSISTED RENTALS FOR LOW INCOME

- SECTION 8, RENTAL ASSISTANCE
- STATE REVENUE BONDING PROGRAM
- FMHA RURAL RENTAL PROGRAM
- HUD SECTION 8 PROGRAM

ASSISTED HOUSING. CAVE JUNCTION HAS TWO LOW INCOME APARTMENT DEVELOPMENTS FINANCED BY FARMER'S HOME ADMINISTRATION WITH HOUSING ASSISTANCE PAYMENTS FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THESE ARE 32 ELDERLY APARTMENTS AT VALLEY VILLAGE AND 20 FAMILY APARTMENTS AT SISKIYOU VILLAGE.

HOUSING AND RESIDENTIAL LAND NEEDS

HOUSEHOLD SIZE. COMPARING DATA FOR CAVE JUNCTION WITH COUNTYWIDE DATA, THE FOLLOWING PROJECTIONS CAN BE MADE:

ESTIMATED PERSONS PER HOUSEHOLD

| <u>YEAR</u> | <u>CAVE JUNCTION</u> | <u>JOSEPHINE COUNTY</u> |
|-------------|----------------------|-------------------------|
| 1970        | 2.6 <sup>1)</sup>    | 2.9 <sup>2)</sup>       |
| 1980        |                      | 2.8 <sup>3)</sup>       |
| 2000        | 2.2                  | 2.5 <sup>3)</sup>       |

- SOURCES: 1) HUMAN SERVICES 1970, BUREAU OF MUNICIPAL RESEARCH & SERVICE, P. 7  
2) TABLE H-1, JOSEPHINE COUNTY COMPREHENSIVE PLAN  
3) TABLE H-20, JOSEPHINE COUNTY COMPREHENSIVE PLAN

THE ESTIMATED HOUSEHOLD SIZE FOR CAVE JUNCTION OF 2.2 PERSONS PER UNIT REFLECTS THAT IN 1970, CITY HOUSEHOLD SIZE WAS .3 PERSONS LESS THAN THE COUNTY. PROJECTED HOUSEHOLD SIZE IS ALSO .3 PERSONS LESS THAN THE YEAR 2000 PROJECTION FOR THE COUNTY. THIS REFLECTS THE LARGE NUMBER OF RETIRED PEOPLE IN CAVE JUNCTION.

## GOAL 10

### Housing and Residential Land Needs

The Immediate Urban Growth Boundary holds 1,689 acres. It has been determined by comparing the land use map with the development hazards map that 1,650 of these acres are buildable and suitable for development.

The Josephine County Assessor's Office reports that within the city limits of the City of Cave Junction there are 768 acres. Therefore, within the Immediate Urban Growth Boundary, but outside of the city limits there are 882 acres which are in the planning area.

### City Land Allocations

Within the City of Cave Junction, there are 499.74 acres which are vacant and classified as follows:

|  |             |
|--|-------------|
| 1. Tract land (5+ acres):  | 177.23      |
| 2. Residential (under 5 acres):  | 81.40       |
| 3. Mobile home sites   | .67         |
| 4. Commercial  | 33.18       |
| 5. Exempt - public   | 117.83      |
| 6. Non-descript - Access   | .70         |
| 7. Forest land   | 42.81       |
| 8. Farmland  | 37.75       |
| 9. Residential under 5 acres,<br>but appraised with other con-<br>tiguous tax lots | <u>8.17</u> |

TOTAL: 499.74

This leaves 268 acres, of which 53.33 are existing commercial acreage, with the majority of the remaining acreage being either single or multi-family residential, which are not vacant and currently occupied.

### Immediate Urban Growth Boundary Allocations

Within the Immediate Urban Growth Boundary, there are 882 acres within the planning area to be designated as follows:

|                          |               |
|--------------------------|---------------|
| 1. Public                | 80.00         |
| 2. Commercial            | 19.15         |
| 3. Commercial/Industrial | 1.76          |
| 4. Residential           | <u>781.09</u> |

TOTAL: 882.00

### Mobile Homes

The City of Cave Junction recognizes the need for mobile home parks, and mobile home sites. This type of housing is a permitted use on every



land use allocation under the Conditional Use permit system. Currently, there are three existing mobile home parks in the City totalling 27.42 acres. It should be noted that the Conditional Use permit becomes applicable to a mobile home park when the parcel is 5+ acres or larger. As there is surplus land available in the residential category within the Immediate Urban Growth Boundary, there are adequate sites available. The City has never followed exclusionary practices with regard to mobile home parks; twelve percent of all dwelling units in the city are in mobile home parks.

#### Multi-Family Residential

There are 10 acres of existing multifamily housing, in addition to the mobile home parks mentioned above. The proposed multi-family residential acreage is 23.51.

#### Single Family Residential

The City estimates that the actual amount of land needed for residential use is 781.09 acres. This figure is representative of the land available for Single family residential use, but may also be used for mobile home parks under the Conditional Use permit system.

#### Computation of Density

The density to be applied for each unit is 2.4 persons per family. This is due to the fact that the City has many retired and elderly people as residents, and there are few children per family.

In the single family residential category, at the MAXIMUM density of 6.14 units per acre, there would be a need to house approximately 15 people at the MAXIMUM allowable density, per acre.

#### Population breakdown by Housing Type

|                           |                      |            |
|---------------------------|----------------------|------------|
| 12% in Mobile Home Parks: | By 2,000 (3400 pop.) | 408 people |
| 30% in Multi-Family:      |                      | 1,020 "    |
| 58% in Single Family:     |                      | 1,972 "    |

#### Needs per Acre

|                    |              |  |
|--------------------|--------------|--|
| Single Family:     | 131.46 acres | (6.14 units per acre)  |
| Multi-Family:      | 11.8 acres   | (36 units per acre)  |
| Mobile Home Parks: | 25 acres     | (Allowing for business advantage factor, this is an inflated estimate) |

THUS, IT IS OBVIOUS THAT THE CITY HAS A GREAT DEAL OF LAND WITH WHICH TO WORK, IN LIGHT OF THE FACT THAT THERE ARE 781.09 ACRES WITHIN THE PLANNING AREA. PLEASE BE AWARE THAT THE ABOVE FIGURES ARE THE MAXIMUM ALLOWABLE DENSITIES, AND NOT REPRESENTATIVE OF THE CITIES' PHILOSOPHY TOWARDS THE DEVELOPMENT OF LAND ON AN ORDERLY, AND REALISTIC BASIS.

## BUILDABLE LANDS INVENTORY

Within the planning area the City calculates that there are 1,650 acres which are either suitable for new development, or have already been developed. This was determined by comparing the development hazards map with the existing land use map. It was then determined that the only potential hazard area is that area which is marked on the hazards map as being within the 100 year flood plain. It was further determined that there was no significant slope hazard in the City, as there are no slopes greater than 20%, with the majority of the sloping areas being 12% slopes. Thus, this acreage was found to be sufficient to meet the projected population for the year 2000 which is 3400. This would allow the City to expand at its current ratio which is 2 persons per acre.

Please see the Land Use Map, which is a separate document, and is hereby incorporated into this Plan .

## RESIDENTIAL USES PLANNED

MULTIPLE FAMILY. THE PLAN PROJECTS A NEED FOR 19 NET ACRES OF LAND FOR APARTMENTS. THE PLAN AND ZONING MAP DESIGNATES 36.9 ACRES FOR MULTIPLE FAMILY USE.

MOBILE HOMES ON LOTS. THESE ARE A PERMITTED USE IN THE SINGLE FAMILY DISTRICT. AS THERE IS A CONSIDERABLE AMOUNT OF SURPLUS RESIDENTIAL LAND PROVIDED IN THE URBAN GROWTH BOUNDARY, THERE IS MORE THAN ADEQUATE LAND PROVIDED.

MOBILE HOME PARKS. 25 NET ACRES ARE projected as needed FOR MOBILE HOME PARKS. MOBILE HOME PARKS ARE A CONDITIONAL USE IN ANY DISTRICT ON A PARCEL 5 ACRES OR LARGER. AS THERE IS A SURPLUS OF RESIDENTIAL LAND AVAILABLE WITHIN THE URBAN GROWTH BOUNDARY, THERE ARE ADEQUATE SITES TO MEET THE PROJECTED NEED. THE CITY HAS NEVER FOLLOWED EXCLUSIONARY PRACTICES WITH REGARD TO MOBILE HOME PARKS; 12 PERCENT OF ALL DWELLING UNITS IN THE CITY ARE IN MOBILE HOME PARKS.

## CONCLUSIONS:

1. MOBILE HOMES AND APARTMENTS PLAY AN IMPORTANT ROLE IN MEETING HOUSING NEEDS IN THE CITY.
2. MOST OF THE SINGLE FAMILY HOMES IN THE CITY ARE SOUND OR CAN BE REHABILITATED THROUGH MINOR REPAIRS.
3. RENTAL VACANCY RATES ARE FALLING, WHICH COULD INDICATE A TREND TOWARDS A SHORTAGE OF APARTMENT UNITS.
4. THERE IS A HIGH PROPORTION OF RENT-ASSISTED UNITS IN THE CITY; THERE WILL LIKELY BE A NEED FOR FUTURE UNITS BOTH FOR THE ELDERLY AND FEMALE-HEADED HOUSEHOLDS.

5. ADDITIONAL LAND WILL BE NEEDED TO ANNEX TO THE CITY DURING THE NEXT TWENTY YEARS TO MEET HOUSING NEEDS.

POLICIES:

1. THE CITY ENCOURAGES INFILLING OF EXISTING VACANT LOTS AND FURTHER DEVELOPMENT OF LARGE LOTS WHICH ARE UNDER-UTILIZED.
2. THE CITY WILL ALLOW MOBILE HOMES AND MODULAR/MANUFACTURED HOUSING ON SINGLE FAMILY LOTS, EXCEPT WHERE RESTRICTIVE COVENANTS HAVE BEEN ESTABLISHED TO LIMIT AN AREA TO CONVENTIONAL "STICK BUILT" HOUSING.
3. THE CITY WILL ZONE AN ADEQUATE AMOUNT OF LAND FOR MULTI-FAMILY APARTMENT DEVELOPMENT TO MEET THE PROJECTED NEED.
4. THE CITY WILL PROMOTE CONSERVATION AND REHABILITATION OF THE EXISTING SUPPLY OF HOUSING THROUGH CODE ENFORCEMENT AND AVAILABLE HOUSING PROGRAMS.
5. THE CITY WILL REQUIRE ALL MOBILE HOMES USED AS PERMANENT RESIDENCES TO CONFORM TO STATE OF OREGON MOBILE HOME STANDARDS.

RECOMMENDATIONS:

1. THE CITY SHOULD ADOPT AND ENFORCE A FAIR HOUSING ORDINANCE THAT FORBIDS DISCRIMINATION IN THE RENTAL, SALE, OR FINANCING OF HOUSING BASED ON RACE, SEX, COLOR, RELIGION, NATIONAL ORIGIN, AGE, OR MARITAL STATUS.
2. THE CITY SHOULD SEEK WAYS OF MAKING PROPERTY OWNERS AWARE OF COUNTY, STATE AND FEDERAL PROGRAMS FOR UPGRADING SUBSTANDARD HOUSING AND CONSTRUCTING NEW LOW AND MODERATE INCOME HOUSING.

RESOLUTION NO. 270

A RESOLUTION TO DELETE THREE ITEMS WHICH WERE INCLUDED IN THE CITY OF CAVE JUNCTION ZONING ORDINANCE AND ARE NO LONGER NECESSARY.

WHEREAS, items on pages 42, 43, and 44 of the Cave Junction Zoning Ordinance have been determined to be unnecessary for the implementation of the Cave Junction Comprehensive Plan; and

WHEREAS, it has been determined that the continued existence of these items in the Zoning Ordinance will hamper the acknowledgement process of the Cave Junction Comprehensive Plan;

BE IT RESOLVED, that the City of Cave Junction Common Council shall delete these items from the City of Cave Junction Zoning Ordinance as follows:

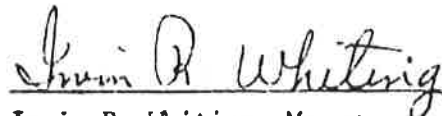
Item #1: Page 42, last sentence IX.A. Criteria and Requirements for Approval of Conditional Use Permits ... "Nothing herein shall be construed to require the granting of a Conditional Use Permit."

Item #2: Page 43, Number 2 under Section C. Criteria: 2. Compliance with special conditions established by the Planning Commission to carry out the purposes of this section.

Item #3: Page 44, #16, "Additional conditions which may be necessary to implement the Cave Junction Comprehensive Plan.

PASSED BY THE COMMON COUNCIL OF THE CITY OF CAVE JUNCTION THIS 5th day of November, 1984.

Submitted to and approved by the Mayor of the City of Cave Junction, this 5th day of November, 1984.

  
Irvin R. Whiting, Mayor

Attest:   
Bud Phillip, Recorder