PACIFIC COUNTY PROPERTY INVENTORY

Pacific County Economic Development Council

In partnership with the University of Washington

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COURSE: CEP 460

AUTUMN 2022











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ACKNOWLEDGMENTS

We would like to acknowledge the extensive help and support from the PCEDC and their collaborators during this project. Thank you to our Pacific County friends, Kelly Rupp, Sue Yirku, Darian Johnson, and Jim Saycre for showing us around such a beautiful place and sharing your wisdom and thoughts around this affordable housing initiative. We are grateful for the chance to reach our student experience past the classroom and engage in this hands-on opportunity!

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EXECUTIVE SUMMARY

In this project, a team of 10 University of Washington students worked with clients from Pacific County, Washington, to develop a property database which will assist the county and other stakeholders to propose, purchase, and develop housing. This will help to create more dwellings in the area as the county faces a shortage of affordable and workforce housing. A lack of housing impacts the community and economy because the county isn't able to attract and retain professionals such as healthcare workers and teachers, nor to properly house populations such as seniors and people experiencing homelessness. Ultimately, our team created a database on Excel that includes various information about each property, including its use, price, size, zoning, utility and broadband access, and more. The data is then visualized on a map that is hosted on an ArcGIS StoryMap for easy use and understanding. For the benefit of future contributors, a handoff document was prepared that includes summarized context and strategies of this project. From our research, we included recommendations about how to continue this project in Pacific County.



Downtown Ilwaco, Washington. PHOTO BY IAN SANE

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INTRODUCTION

Currently, Pacific County is challenged with a lack of housing to meet the demands of residents and people who would like to move to the county 1. Finding affordable places to live is a challenge for both members of the workforce and at-risk populations including seniors, low-income individuals, and people experiencing homelessness ². The county is searching for potentially viable housing locations in all four municipalities and in unincorporated county areas. For this project, Pacific County tasked our team with building an inventory of properties that are abandoned, foreclosed, in need of repair or rehabilitation, or only used seasonally, and as well as ideally having access to municipal utilities. Properties with ideal characteristics can be included in grant proposals to secure funding for the development of new housing. Ultimately, Pacific County would refurbish, replace, or repurpose these properties to be ready to house people. This task led our team to creating a GIS property map and associated database, as well as thorough hand-off materials for future project contributors.

PURPOSE AND SCOPE

As previously mentioned, Pacific County is in need of additional housing developments to meet the demands of the current residents and people who would like to move to the county.

Pacific County, and more specifically our direct clients, asked us to assist in their efforts to obtain funding for various types of housing developments by creating a comprehensive and scalable property inventory database. This database consists of vacant, abandoned, foreclosed, and/or underutilized properties that are viable options for housing development within Pacific County. In addition to their requested deliverable, our team has created an interactive GIS map and StoryMap to accompany the property database and assist with the interpretation and continuation of the research and data collection we have started.

For the mid-term report on Week 6 (October 29 – November 4), we shared our background research on Pacific County and the four municipalities within it, as well as our initial property database and GIS map. In addition, we presented our overall goals, timeline, and methodology for the project followed by questions and client feedback. We then applied the information, resources, and feedback we received to our finalized project.

Our final deliverables for this project include a presentation and detailed report with background information and discussion of the methods used to complete the maps and database; a property database (spreadsheets) identifying parcels with assessment of physical characteristics, valuation, and condition; an interactive map showing the locations of the top properties for redevelopment; a StoryMap web page that consists of Pacific County history and context as well as the GIS map; and lastly, a hand-off document that will aid others who utilize and continue this work to understand our methodology for research and database creation/continuation. All of this will be ready to turn over to the Pacific County clients at the end of the quarter on Week Eleven (December 3 – December 9).

AUDIENCE AND CLIENT

The client for this project was Pacific County at large, the Economic Development Council (EDC), and more specifically community members and leaders in the area. Specific members and the primary contacts for this

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project were Susan (Sue) Yirku, Director of EDC, Kelly Rupp, County Planning Commissioner, and Darian Johnson of Pacific County Health and Human Services (PCHHS). While these were the primary contacts and those directly connected with Livable City Year, the UW organization responsible for setting up this project, there were a variety of community members and organizations involved in this project. The nature of this project is highlighted in the diverse backgrounds of the stakeholders, who share the goal of bettering Pacific County for its residents. In this regard the audience of this project is the community members of Pacific County, as they are the primary stakeholders in the development of affordable housing. Moving forward, the general public should be the primary audience in any and all projects aiming to alter the social and environmental landscape in this way.



Raymond on the Willapa. PHOTO BY LAURA GILMORE

METHODS AND FINDINGS

The first part of our project was background research. This included the divisions within the county and its history ³, the zoning in the area to better understand what and where developments can be built ⁴, the sewer and electrical connections, and the environmental analysis of factors that would impact buildings, such as soil quality and floodplains ⁵ ⁶. We read and learned about Pacific County from the Comprehensive Plan 2020–2040. This information allowed us to get a better sense for the greater context of housing in Pacific County. Along with that, our team scheduled a site visit to Pacific County and were able to engage with various stakeholders and community members about what issues they were facing and how they saw the information from this project being used.

PROPERTY INVENTORY

After conducting the research, we began to gather information about properties that were vacant, foreclosed, and/or in need of rehabilitation. Sources included property sale websites such as the Pacific Northwest Realty Group and Redfin, Foreclosure Certificate of Delinquency documents ⁷, and the Pacific County TaxSifter ⁸ and MapSifter tools. Our team was primarily searching for locations that have access to sewer, water, and broadband, as well as have an existing building foundation, although a wide variety of properties were inventoried based on what was available.

Our property database was adapted from a spreadsheet given to the team by Pacific County with a small initial list of properties that might be useful. Initial categories included property type, parcel, address, owner type, price, zoning, sewer/septic, well/public water, acreage, and notes.

Throughout the inventory process our team added categories on land use and broadband, as well as created a zoning tab for each municipality that describes regulations and permissions for each zone. We then formatted and cleaned the data by color coding each inventory, with green representing "good fit" properties and red representing information that we were unable to find. The property database in its current state can be utilized by the county in the future as well as future student contributors to the project.

PROPERTY MAPPING

Our next step was to map all inventoried properties in an easy-to-comprehend format that stakeholders can use to inform future purchases. To create these maps, we geocoded the addresses from the properties and plotted them on a GIS layer. The maps not only include street address but also all inventoried data pertaining to each property including parcel number, price, size, zoning, utility access, etc. The GIS map visualizes where the properties exist in context to different resources. This resource can help inform future affordable housing initiatives and support community members who are trying to develop equitably in Pacific County.

For the final deliverables, we created a StoryMap webpage that allows one to use the GIS map on an internet browser and learn more about the context of the project and location. Additionally, for the progression of this project, we created a hand-off document that will allow others to understand and build on our methodology, including in-depth context acquired from our research and site visit, instructions on how we geocoded the database, and how to use the Pacific County TaxSifter to obtain more information on a property.

FINDINGS

The results of this project come in the form of the property database, GIS StoryMap, and handoff document. In the property database, each municipality has 25-50 properties inventoried with "good fit" properties marked in green. There is no one resource that holds all the information desired about each property, so some fields remain incomplete and are marked with red. We provide detailed zoning codes for each municipality within the database for easy access and understanding. We hope that future contributors to this project will be able to use our inventory as a framework to explore both properties we have found and ones that may not yet be listed or are undiscovered. The properties we have inventoried can be easily visualized through our GIS maps and GIS StoryMap website. The StoryMap is an interactive map complete with a description of the issue, demographic data, history, and a short analysis of the economy. Users will be able to click on each property to see the individual specifics and where it lies within Pacific County.

Along with property inventory and mapping, a key portion of this project was further contextualizing the problem. Particularly through our site visit, we learned that the context surrounding affordable housing in Pacific County goes far beyond access to properties, and includes considerations of environmental impact, transportation, and other lacking resources in the county. After discussions with community members, we summarized our newfound understandings in a handoff document which includes a thorough history, context from residents, instructions on how to read and add to our database, and recommendations for continued strategies and focuses. Our hope is that this document will provide future contributors with a better understanding of the full scope of the problem at the start of their work. Additionally, we hope to reduce challenges in future groups' search for properties by providing instructions on how to best utilize property search tools like TaxSifter. Through the creation of the property database, GIS maps, and handoff materials, we hope to assist Pacific County stakeholders with finding potential lots to refurbish, replace, or repurpose into housing and improve affordable living opportunities for residents.



Oyster Barges on Willapa Bay, Oysterville, Wash. PHOTO BY A. DAVEY

RECOMMENDATIONS

Upon handing the project back to Pacific County, we can make several recommendations about how to proceed. The products of our team can be summed up into three key results: the property database, the GIS mapping of properties and zones, and a large historical context that incorporates geographic and economic factors. Each of these is a tangible piece that can be used to the advantage of the client for information on continued research, proposals to Pacific County or other organizations, shedding light on current issues in the county, and more. We recommend that future contributors use our materials as a foundation when seeking out potential properties.

Beyond finding affordable housing locations, our team was made aware of the need for increased resources across the county in various sectors. We have included our findings and recommendations for study in this report because we believe it is valuable context to steer the direction of the project at large. The most prominent concerns that we noticed include a lack of resources for homelessness and domestic violence, poor transportation infrastructure, inadequate utility access, low wages, high amounts of under-regulated second homes, and increased need for environmental planning.

The creation of new shelters, food pantries, or other resource centers for Pacific County residents should be considered in the long-term planning of affordable housing. Pertaining to transportation, it would be valuable to address infrastructure issues by developing some sort of ferry or other water system that can help pedestrians and non-car commuters access areas with ease. Bus lines and hours should also be expanded. Investment in non-vehicle infrastructure such as bike lanes and sidewalks could be a notable step towards a more sustainable development plan for the county. The county should also look at urban growth boundaries and investigate if there are possibilities to expand them. In doing this, Pacific County could access more development-ready land that can utilize city sewage utilities, while also maintaining the integrity of wetlands and other ecological areas through regulation. Expanded urban growth boundaries could also help bring more suitable transportation to the area with continued road development.

Another recommendation is to keep close watch of natural disaster preparedness. Given its proximity to a major fault line as well as the ocean, Pacific County is at risk in the event of a major storm or other weather-related event. Developing tsunami-safe upland areas, storm-watching facilities, and general directives for weather-safe building are all crucial steps to prepare the county for what may come. Finally, regarding monetary recommendations, a push towards a vacancy tax would be valuable for housing development. With the number of properties that are under-utilized, long distance commuters would largely benefit from the ability to stay in Pacific County for portions of the year, especially given that many properties are left unhoused for large parts of the year. A push to raise wages in the county would also strongly benefit locals and give them the desire to develop their properties and land for the benefit of all.

Every recommendation made here is in the long-term interest of Pacific County residents and commuters, and many of these are not achievable in the near future. However, movements towards sustainable, economically vibrant areas require small pushes to get the ball rolling, and each of these recommendations can begin somewhere. Pacific County has the wherewithal to grow sustainably, and it is our hope that these recommendations are of value to the team in achieving these goals.

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REFERENCES

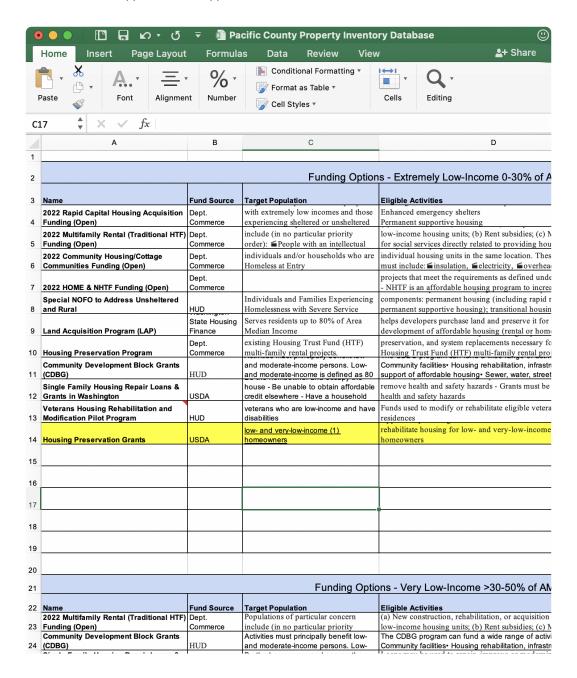
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APPENDICES

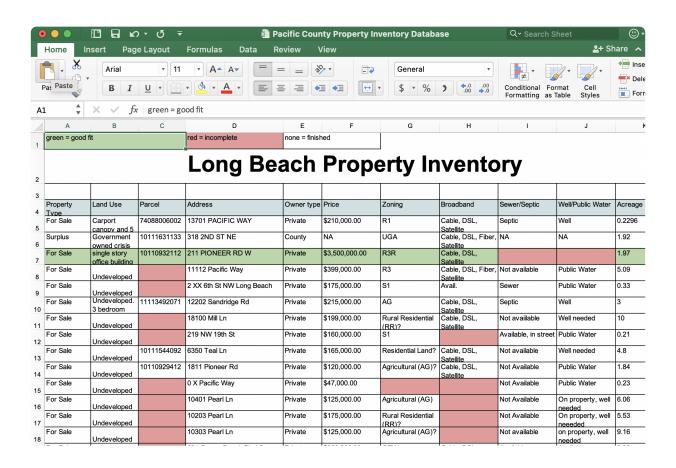
APPENDIX 1: DATABASE INSTRUCTIONS

Excel files: There is one database on an Excel file titled "Pacific County Property Inventory Database." There are 12 general tabs in this Excel file:

• **Funding Sources:** documents the funding options for extremely low-income, very low-income, and low-income housing initiatives. Each of these sections notes the fund source, the target population of these funds, eligible activities and applicants, and application deadlines.

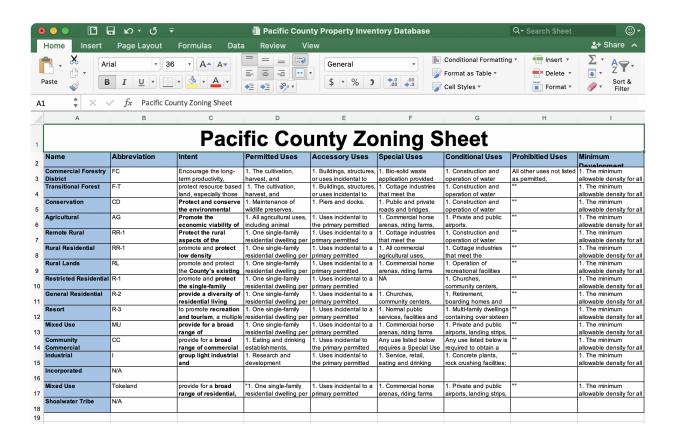


• Long Beach: This tab documents all for sale properties in Long Beach with specific information such as the property type (for sale, foreclosed, derelict, surplus, tax delinquent), land use, parcel, address, owner type, price, zoning, broadband, septic/sewer, wee/public water, and acreage of these properties. The tab color codes the properties with good fits for affordable housing projects.

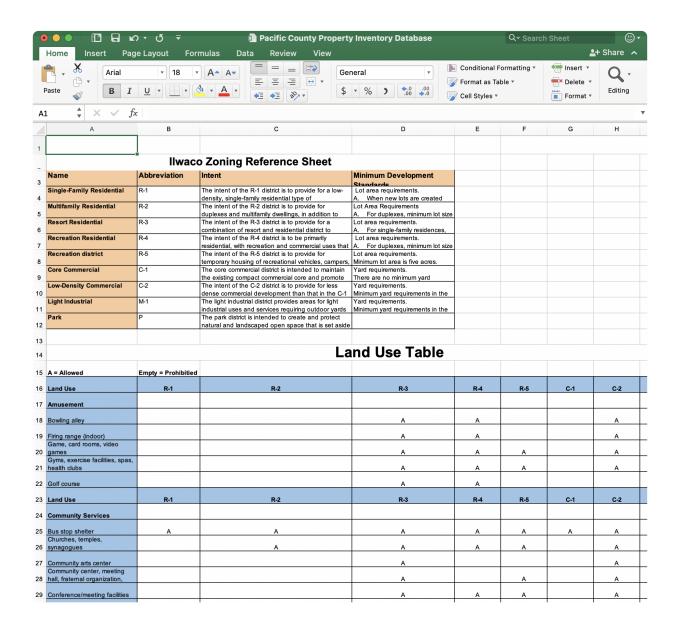


- **South Bend:** Similarly, this tab outlines properties in South Bend with specific information such as the property type (for sale, foreclosed, derelict, surplus, tax delinquent), land use, parcel, address, owner type, price, zoning, broadband, septic/sewer, wee/public water, and acreage of these properties. The tab color codes the properties with good fits for affordable housing projects.
- Ilwaco: Additionally, this tab outlines properties in Ilwaco with specific information such as the property type (for sale, foreclosed, derelict, surplus, tax delinquent), land use, parcel, address, owner type, price, zoning, broadband, septic/sewer, wee/public water, and acreage of these properties. The tab color codes the properties with good fits for affordable housing projects.
- Raymond: this tab outlines properties in South Bend with specific information such as the property type
 (for sale, foreclosed, derelict, surplus, tax delinquent), land use, parcel, address, owner type, price, zoning,
 broadband, septic/sewer, wee/public water, and acreage of these properties. The tab color codes the properties
 with good fits for affordable housing projects.

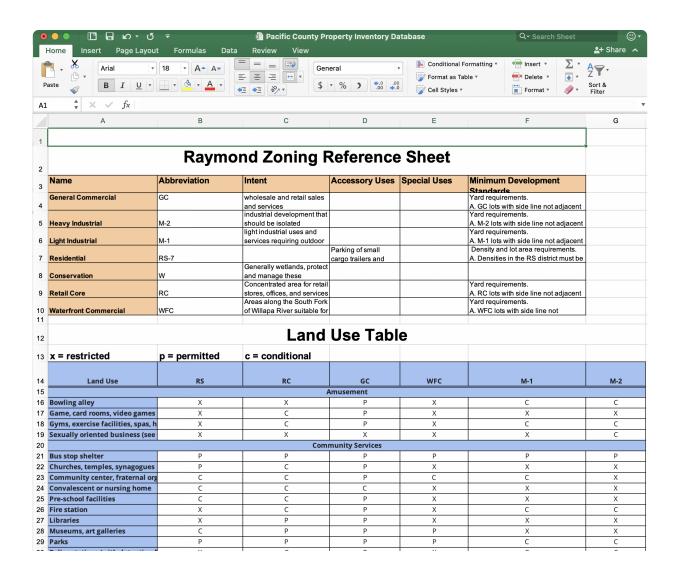
- Pacific County: general properties with no connection to a specific municipality detailing the property type (for sale, foreclosed, derelict, surplus, tax delinquent), land use, parcel, address, owner type, price, zoning, broadband, septic/sewer, wee/public water, and acreage of these properties. The tab color codes the properties with good fits for affordable housing projects.
- **PC Zoning:** titled 'Pacific County Zoning Sheet' with permitted, accessory, special, conditional, and prohibited uses of zonings and their abbreviations and intents.



• Ilwaco Zoning: This includes a reference sheet for zoning abbreviations, intent and minimum development standards. There is also a Land use table for areas in the municipality.

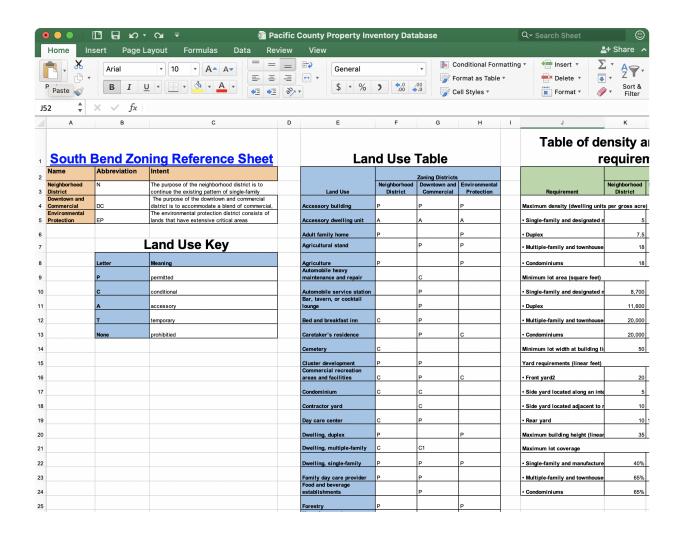


• **Raymond Zoning:** similar to the Ilwaco zoning tab, there is a zoning reference sheet and land use table with restricted, permitted, or conditional types of zoning.

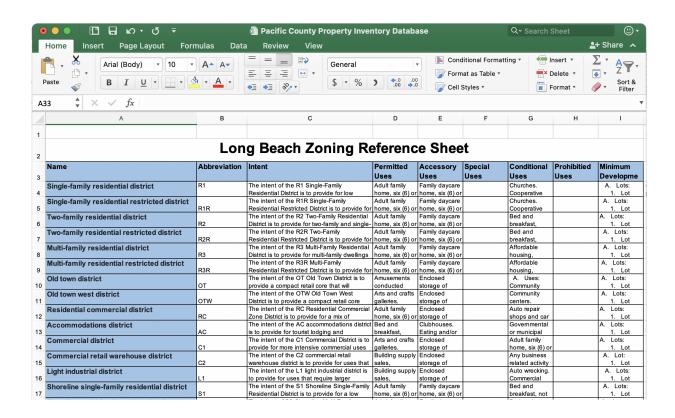




• **South Bend Zoning:** This includes a zoning reference sheet specific to South Bend, a land use Key for the corresponding table of zoning. There is also a table of density and dimensional requirements.



• **Long Beach Zoning:** This includes a zoning reference sheet for Long Beach Specific zoning–examples include single-family residential district, commercial district, shoreline conservancy district, etc.



• **Setbacks and Notes:** details on septic requirements, like how properties have to be 10ft from drain fields and 5ft from septic tanks. Describes ordinances and plats.

Add information on new properties that you find into these Excel tabs.

APPENDIX 2: GIS MAP PROCESS AND INFORMATION

All GIS work was conducted in ArcGIS Pro, with the final products being a series of maps (in pdf format), an ArcGIS StoryMap for presentation purposes, as well as all data that we have worked on. The primary goal of utilizing GIS tools in this project was to visualize the properties available, all of which are in the spreadsheet above.

Aside from the compiled spreadsheet, data primarily came from Pacific County's <u>GIS portal</u>, and the county outline, as well as the city & CDP areas were from Census 2022 TIGER shapefiles.

The properties were geocoded utilizing the <u>Census' Geocoding tool</u> (Instructions for use are on the page!). and exported from the aforementioned database, as long as there's a street address available. A unique numerical identifier was added to the list of properties for the geocoding process.

1	13701 PAC	Long Beac	WA
2	318 2ND S	Long Beac	WA
3	211 PIONE	Long Beac	WA
4	11112 Pac	Long Beac	WA

Here's an example of the formatting for input into the Census geocoder, utilizing the "batch geocoding" function. The first column is the unique identifier assigned to each property, which is later joined with the existing spreadsheet within ArcGIS Pro to show other info.

For Sale	Carport ca 7.41E+10	13701 PAC Private	########	General Re	Cable, DSL Sep	ptic	Well	0.2296	Long Beac	WA	1
Surplus	Governme 1.01E+10	318 2ND S County	NA	Industrial (Cable, DSL NA	A	NA	1.92	Long Beac	WA	2
For Sale	single stor 1.01E+10	211 PIONE Private	########	General Re	Cable, DSL, Sa	atellite		1.97	Long Beac	WA	3
For Sale	Undeveloped	11112 Pacific Way	########	R-3	No	ot availa	Public Wat	5.09	Long Beac	WA	4

The results were lat/long coordinates, which was separated into separate columns using the delimiter function on excel, which was then plotted onto the ArcGIS basemap utilizing the XY table to point geoprocessing tool.

1	RECORD II	INPUT ADI	TIGER ADD	TIGER MA	TIGER OUT	INTERPOL	LATITUDE	TIGERLINE	TIGERLINE	ID SIDE
2	88	6811 Ortel	Match	Exact	6811 ORTE	-124.008	46.31872	1.76E+08	R	
3	89	6819 ORTE	Match	Exact	6819 ORTE	-124.008	46.31881	1.76E+08	R	
4	110	703 Durye	Match	Exact	703 DURYI	-123.728	46.68661	1.76E+08	R	
5	111	247 First St	Match	Exact	247 1ST ST	-123.736	46.68521	1.76E+08	R	

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Please note that we were unable to add properties identified that did not have a street address, all of which are undeveloped land. We did not think that it was necessary to manually add these properties in, given our Pacific County partners wanted to prioritize priorities that have existing dwellings, these will be marked on the spreadsheet. County-wide land use is also mapped for reference purposes, which is retrieved from Pacific County's GIS portal.

Also please note that this was a manual process, and the data from the database for our deliverables needs to be formatted (mainly to contain the city and state of each property), before being geocoded and mapped using the XY table to point tool.