

**BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY  
STATE OF OREGON**

In the Matter of Declaring a Housing        )  
Emergency for the Unincorporated        )                   Resolution No. 2017-053  
Areas of Josephine County                )

WHEREAS, State Planning Goal 10, Housing, requires urbanized, or urbanizable lands, be inventoried for adequate number of housing units. However, U.S. Census and County building permit data show the need for housing units in rural Josephine County is a severe issue. County Planning Goal 3 requires the county plan for land allocations to encourage a wide variety of safe and affordable housing; and,

WHEREAS, based on County data from 2015, 155 homes a year are needed in unincorporated Josephine County alone to keep up with population growth. Permit data reveals the county averages about 109 units a year; and,

WHEREAS, the U.S. Census reports that, in unincorporated Josephine County, 4737 of all housing units are mobile homes (5854 countywide), and 100 are recreational vehicles, buses or other (141 countywide). In addition, 52 of all units have no heat source (94 countywide), 118 lack full plumbing (132 countywide), 118 lack a full kitchen (550 countywide); and,

WHEREAS, more detailed information is available through the County Assessor's records. Specifically, that data indicates that for 2016, there were actually 7209 manufactured homes. Of this amount, 4350 are valued at less than \$25,000 (61% of all manufactured homes), of which 24 are valued below \$1000 and seven have no value at all. Of these manufactured homes, 2485 are rated as being poor/the 'worst' condition; and,

WHEREAS, availability, adequacy, and affordability, contribute to the housing issues in the County. Per the U.S. Census estimates, median gross rent in Josephine County is \$937; median mortgage costs are \$1306. With a median household income of \$37,665, median rent is 30% of the household's wages; 42% if there is a mortgage. Median non-family income is \$22,486; and,

WHEREAS, also, per the Census, 20% of Josephine County's population falls below the poverty level; 14% of all families. Of the families below the poverty level, 51% are female households with children under the age of five; 44% under the age of 18; and,

WHEREAS, according to the Robert Wood Johnson Foundation, Josephine County has a higher percentage of children in poverty compared to neighboring Jackson and Douglas counties. The Foundation's 2016 rankings also show Josephine has a slightly higher percentage of 'severe housing problems' than the neighboring counties. 'Severe housing problems' are defined as overcrowding, high housing costs, or lack of kitchen or plumbing facilities; and,

WHEREAS, in addition to the lack of affordable, adequate housing, the County faces a high percentage of persons with no home at all; and,

WHEREAS, according to the Oregon Department of Housing and Community Services, in 2017 Josephine County had 650 known homeless persons, the majority of which are unsheltered.

Of these 650, 270 (42%) are homeless children under the age of 18; 246 (91%) of which are unsheltered; and,

WHEREAS, Oregon Department of Education, 2015-2016 Homeless Student Data shows 8% of the children enrolled in the Three Rivers School District are homeless and 4% in the Grants Pass School District; and,

WHEREAS, although there have been small improvements in addressing some homeless issues, housing in general is a major concern for a county that prides itself on its core values, one of which is to proactively be a positive influence in the community, another being to provide important and valuable services of high quality that build and strengthen our community; and,

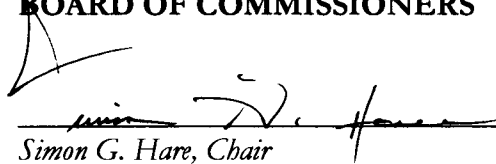
WHEREAS, on November 6, 2017 the Oregon Department of Housing and Community Services met with Josephine County stakeholders and requested their input on the State's 2018 Housing Plan. Stakeholder shared their concerns about the housing crisis in the county and clearly expressed the need for help to improve the availability, affordability and quality of our housing stock.

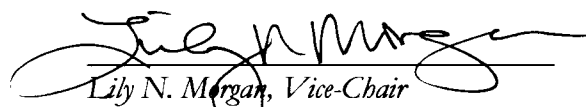
NOW, THEREFORE, the Board of Josephine County Commissioners, herein assembled, resolves to declare a housing emergency exists in Josephine County; and

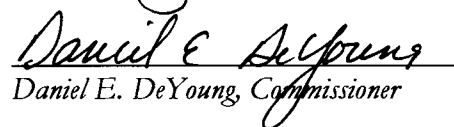
The Board of County Commissioners further resolves to request, by this resolution, that Governor Kate Brown declare a 24 month State of Emergency and consider Josephine County an 'emergency area' as provided in ORS 401.165, and, provide assistance to help with the availability, adequacy, and affordability of housing in Josephine County, Oregon, as well as suspend limiting rules, per ORS 401.168(2), which prevent housing options in the unincorporated areas of Josephine County.

DONE AND DATED this 21st day of November, 2017.

**JOSEPHINE COUNTY  
BOARD OF COMMISSIONERS**

  
Simon G. Hare, Chair

  
Lily N. Morgan, Vice-Chair

  
Daniel E. DeYoung, Commissioner

Approved as to form:

  
M. Wally Hicks, Legal Counsel