

REGULAR MEETING DUNSMUIR PLANNING COMMISSION NOVEMBER 8th, 2023, 6:00 PM

Participants can attend in person, online, and/or by telephone, as follows:

In-person at: **Dunsmuir City Council Chambers, 5902 Dunsmuir Ave, Dunsmuir, CA**

Online via Zoom at: <https://us02web.zoom.us/j/99204517515>

Telephone at: **1(669)900-6833** When prompted, enter **Meeting ID: 992 0451 7515**
***9 to Raise Hand *6 to unmute**

As a courtesy, please keep your phone or microphone on mute unless the Chairperson calls on you. Thank you.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES of the regular meeting of October 11th, 2023

5. ANNOUNCEMENTS AND PUBLIC COMMENT

Make your announcements or comments when the Chairperson calls upon you to do so. The Planning Commission Chairperson will recognize you and ask for your name and address so that City staff can follow up on any issues requiring City action. This time is set aside for citizens to address the Planning Commission on matters **not** included on the Regular Agenda. If your comments concern an item noted on the Regular Agenda, please address the Planning Commission when that item is open for public comment. **Each speaker is allocated three (3) minutes to speak. Speakers may not cede their time.** Comments should be limited to matters within the jurisdiction of the City. The Planning Commission can only take action on matters that are on the Agenda but may place matters brought to their attention at this meeting on a future Agenda for consideration. If you have documents to present to members of the Planning Commission, please email them to adminasst@ci.dunsmuir.ca.us at least two days prior to the Planning Commission meeting. Alternatively, the documents can be mailed to the City of Dunsmuir Planning Commission, 5915 Dunsmuir Avenue, Dunsmuir, CA 96025. If submitting documents via mail, please allow adequate time for the documents to arrive, be distributed, and reviewed by the Planning Commission prior to the meeting. Further, if mailing, please provide a minimum of nine (9) copies.

6. PUBLIC HEARINGS - None

Public Hearing Protocol:

- Chairperson will describe the purpose of the Public Hearing
- City Staff will provide the Staff Report
- City Staff will respond to questions by the Planning Commission
- Chairperson will open the Public Hearing
- Citizens wanting to comment should wait until the Chairperson asks for public comments and provide the City Clerk with their name and address prior to commenting.

7. OLD BUSINESS

- 7A. Short-Term Rentals. Review of short-term rentals and the housing supply (continued from May 10, 2023).

8. NEW BUSINESS - None

9. ANNOUNCEMENTS AND REPORTS FROM COMMISSION AND STAFF

9A. Staff:

9B. Commissioners:

10. ADJOURNMENT:

Copies of this agenda were posted at City Hall, the Dunsmuir Park and Recreation District Office, and at the Post Office on or before **6:00 PM Friday, November 3rd, 2023**

The City of Dunsmuir does not discriminate on the basis of race, color, national origin, religion, age, gender, sexual orientation, disability or any other legally protected classes in employment or provision of services. Persons who need accommodations for a disability at a public meeting may call City Hall at (530) 235-4822 for assistance. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to accommodate participation in the meeting.

CERTIFICATION

This is the official Dunsmuir Planning Commission Agenda created and posted in accordance with the Dunsmuir City Protocols.

Wendy Perkins

Deputy City Clerk

11/3/2023

Date

**REGULAR MEETING
DUNSMUIR PLANNING COMMISSION
October 11th, 2023
MINUTES**

1. CALL TO ORDER AND FLAG SALUTE

Meeting was called to order at 6:03 p.m. by Chair Kay

2. ROLL CALL

Commissioners present: Bailey, Skalko, Simon, Thomure, Kay

Commissioners Absent: Sanchez, Feasby

Staff present: City Planner Tinsman, (Remote) Deputy City Clerk Perkins

3. APPROVAL OF AGENDA

Motion to approve the agenda by Skalko second by Simon

Roll Call Vote:

AYES: Bailey, Simon, Skalko, Thomure, Kay

NOES: None

ABSENT: Sanchez, Feasby

ABSTAIN: None

4. APPROVAL OF MINUTES – of September 13th, 2023

Motion by Skalko 2nd by Thomure to approve minutes of September 13th, 2023

Roll Call Vote:

AYES: Bailey, Simon, Skalko, Thomure, Kay

NOES: None

ABSENT: Sanchez, Feasby

ABSTAIN: None

5. ANNOUNCEMENTS AND PUBLIC COMMENT - None

6. PUBLIC HEARINGS

- A. Housing Element Update: Proposed update of the General Plan Housing Element for the 6th Cycle Planning Period (2023-2031)**

City Planner Tinsman refers to his staff report and passes the presentation to PlanWest Partners Michele Nielsen and Vanessa Blodgett.

A. 1. Skalko moves Bailey 2nds to make the finding that , on the basis of the entirety of the record before us, including the proposed project could not have a significant adverse effect on the environment.

Voice Vote:

AYES: Bailey, Simon, Skalko, Thomure, Kay

NOES: None

ABSENT: Sanchez, Feasby

ABSTAIN: None

A. 2. Thomure moves Skalko 2nds that we adopt Resolution 2023-04 recommending the City Council adopt the 2023 City of Dunsmuir Housing Element.

Voice Vote:

AYES: Bailey, Simon, Skalko, Thomure, Kay

NOES: None

ABSENT: Sanchez, Feasby

ABSTAIN: None

7. OLD BUSINESS – STR item postponed to next meeting.

8. NEW BUSINESS – None

9. ANNOUNCEMENTS AND REPORTS FROM COMMISSION AND STAFF

10. ADJOURNMENT

Motion to adjourn the meeting at 7:00 p.m. by consensus.

ATTEST:

Chairperson Kay

Deputy City Clerk Perkins

Date



CITY OF DUNSMUIR

STAFF REPORT TO PLANNING COMMISSION

November 8, 2023

SHORT-TERM RENTAL REVIEW

The Planning Commission conducted an initial review of short-term rentals and their potential impact on the City of Dunsmuir's long-term housing supply in October 2020. For the review, an inventory of short-term rentals was developed along with an assessment of 20 years of population and housing data. At the time of the review, the results of the 2020 U.S. Census were not yet available and California Department of Finance (DoF) estimates were used for post-2010 analyses. Although the October 2020 review provided historic context and a snapshot of short-term rentals operating at the time, no conclusion could be drawn relative to the extent of conversions due to limited short-term rental data, historically high vacancy rates, and imprecise DoF estimates.

On August 19, 2021, the City Council adopted Ordinance No. 570, thereby introducing standards for the establishment and operation of short-term rentals and creating a short-term rental registry with which to track conversions, effectively respond to complaints, and monitor for code compliance. To allow sufficient time for short-term rentals to be brought into compliance with the new regulations, the City Council made enforcement of the regulations effective approximately 7½ months later on April 1, 2022. When Ordinance No. 570 was adopted, the City Council also requested that short-term rentals be revisited after the regulations had been in place for a year. The Planning Commission conducted that one-year review at the request of the Council during the Commission's regularly scheduled meeting on May 10, 2023.

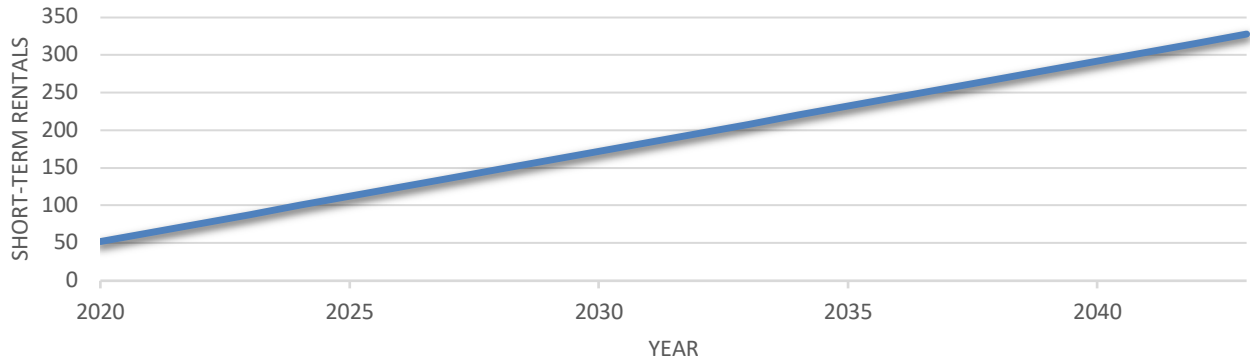
At the May 10th meeting, it was discussed that the conversion of dwelling units to short-term rentals during the period of very low interest rates following the pandemic had been substantial, but that purchases for purposes of short-term rental conversion appeared to have declined precipitously in response to ongoing Federal Funds Rate increases. For this reason, the Planning Commission tabled further review of short-term rentals and their potential impact on the housing supply until November 2023. As with previous short-term rental reviews, this staff report includes data to facilitate the review.

SHORT-TERM RENTAL CONVERSIONS

Short-Term Rental Conversion Rate

Excluding hotels and motels, there were 52 short-term rentals operating on 49 properties in September 2020. By September 2023, there were 88 short-term rentals operating on 70 properties. Of the 52 short-term rentals that were operating in September 2020, only 35 were still operating as short-term rentals in September 2023 (67.3 percent). This is equivalent to 17.7 short-term rental conversions per year, 5.7 dwelling units being returned to the long-term housing supply each year, and a net increase of 36 short-term rentals and 21 properties converted to short-term rental use over a three-year period (i.e., one dwelling unit converted per month). Projected short-term rental conversions over the next 20 years were this rate to continue are shown in **Figure 1** below.

FIG.1, PROJECTED SHORT-TERM RENTAL CONVERSIONS

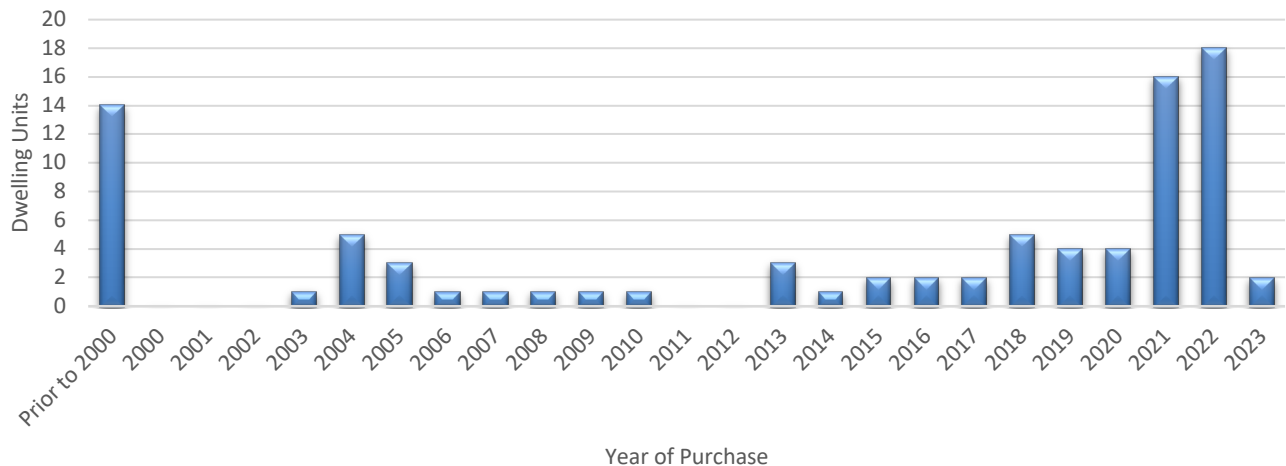


As shown in **Figure 1** above, should the conversion of dwelling units to short-term rental use continue at its present rate, there would be 328 short-term rentals in the City of Dunsmuir in 20 years. This would be roughly 3.7 times as many short-term rentals as there are at present. For perspective, short-term rentals are currently estimated to comprise approximately 7.0 to 9.7 percent of the housing stock, and if the conversion continues at the present rate, short-term rentals will comprise approximately 30.1 to 42.6 percent of the *current housing stock* in 20 years.

Purchases for Short-Term Rental Conversion

To help understand whether the purchase of dwellings for short-term rental conversion was increasing, purchase data was included in the Planning Commission's May 2023 short-term rental review staff report. While not a proxy for conversion, this information offers a different and more moderate perspective on the short-term rental conversion rate than is reflected in **Figure 1**. Nevertheless, as shown in **Figure 2** below, the purchase of dwellings for short-term rental use has been on the uptick since 2013, with a notable increase in 2021 and 2022. As noted during the May 2023 review, the number of purchases for short-term rental use appear to be decreasing following steady increases to the Federal Funds Rate.

FIG. 2, SHORT-TERM RENTALS DATE OF PURCHASE



Zoning Districts

As shown in **Table 1** below, the Low Density Residential (R-1) and Neighborhood Mixed Use (MU-2) zoning districts had the largest number of short-term rental conversions since 2020, with nine units each. During this period, the Medium Density Residential (R-2) and High Density Residential (R-3) districts each had four units converted to short-term rental use and the Central Mixed Use (MU-3) district had three units converted.

Table 1, Short-Term Rentals and Properties by Zoning District: 2020-2023

Zoning Districts	Short-Term Rentals		Properties	
	2020	2023	2020	2023
Single-Family Residential, R-1 (2020) Low Density Residential, R-1 (2023)	23	32	21	32
Duplex Residential, R-2 (2020) Medium Density Residential, R-2 (2023)	7	11	7	11
Multiple-Family Residential, R-3 (2020) High Density Residential, R-3 (2023)	6	10	6	10
Multiple-Family Residential & Professional, R-4 (2020) Residential Mixed Use, MU-1 (2023)	5	7	4	4
Neighborhood Commercial, C-1 (2020) Neighborhood Mixed Use, MU-2 (2023)	0	12	0	2
Central Commercial, C-2 (2020) Central Mixed Use, MU-3 (2023)	12	15	10	10
Central Commercial Historic District, C-2-H (2020) Town Center, T-C (2023)	2	1	1	1
TOTAL UNITS	52	88	49	70

Dwelling Unit Types

As shown in **Table 2** below, the predominant dwelling type that is being used for short-term rental is the single-family dwelling. In September 2023, there were an additional 21 single-family dwellings in short-term rental use than there were in September 2020. With the equivalent of 61 single-family dwellings in short-term rental use in September 2023, excluding one residence where only bedrooms are made available when property owners are present, and an estimated total of 725 single-family dwellings including second dwellings, short-term rentals are estimated to comprise approximately 8.5 percent of Dunsmuir's supply of single-family dwellings. Should the conversion of single-family dwellings continue at the current rate, short-term rentals would occupy approximately 18.2 percent of the *current supply* of single-family dwellings, or 198 units, in 20 years.

Table 2, Short-Term Rentals by Dwelling Unit Type: 2020-2023

Unit Type	Housing Stock (2020) ¹	Short-Term Rentals	
		2020	2023
Single-Family Dwelling	715	37	58
Second Dwelling Unit		3	3
1/2 Single-Family Dwelling (e.g., ground floor, upper floor)	N/A	4	6

Unit Type	Housing Stock (2020) ¹	Short-Term Rentals	
		2020	2023
Duplex Unit	363 ²	0	2
Apartment		5	6
Manufactured Home	13	2	11
Bedroom	N/A	1	1
TOTAL UNITS		52	76

¹ Source: Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2023, with 2020 Benchmark.

² As noted during prior short-term rental reviews, DoF estimates that the City has had 363 multifamily residential units in its housing stock in 2020, however, staff has so far only been able to account for 171 multifamily units.

Short-Term Rental Locations

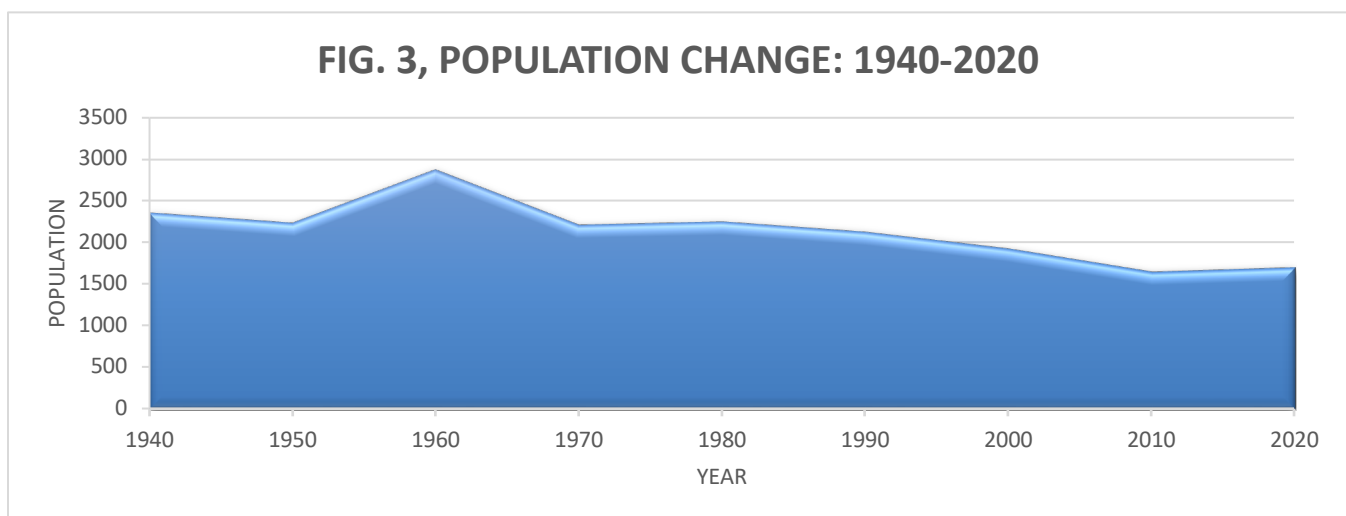
The approximate distribution of currently operating short-term rentals will be presented on a map exhibit at the Planning Commission meeting on November 8, 2023.

POPULATION & HOUSING

There are several factors that affect housing supply and the demand for housing. Among these are population size, housing stock (i.e., total number of dwelling units), household sizes, number and type of units available for sale or rent at any given time, vacancy rate, interest rates, and affordability. Trends for some of these factors over the past 20+ years are examined in greater detail below.

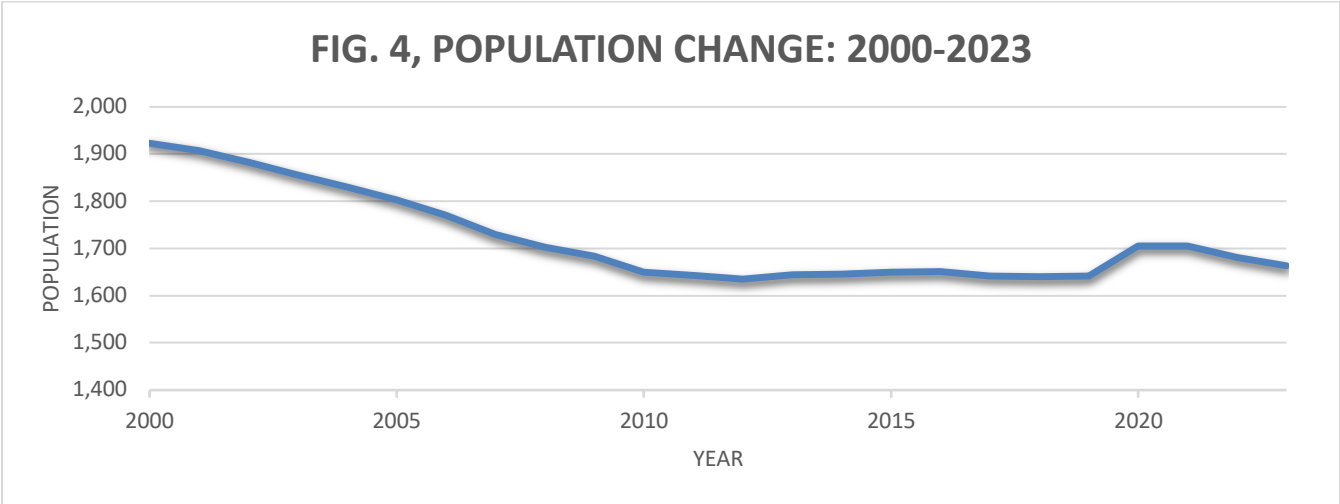
Population

The City's population is estimated to have decreased from 2,359 residents in 1940 to 1,650 residents in 2010, and to have increased thereafter to 1,705 residents in 2020. This is equivalent to a loss of 709 residents, or 30 percent, between 1940 and 2010 and an increase of 55 residents (3.3 percent) between 2010 and 2020. As shown in **Figure 3** below, population loss was relatively steady from 1960 until about ten years ago. While the population loss appears to have stabilized and perhaps even reversed itself over the past decade, perhaps due to Camp Fire displacements and Covid, without new jobs or industries in the region, it will take time to determine if a new trend is developing.



Source: US. Census Bureau, Decennial U.S. censuses: 1940-2020

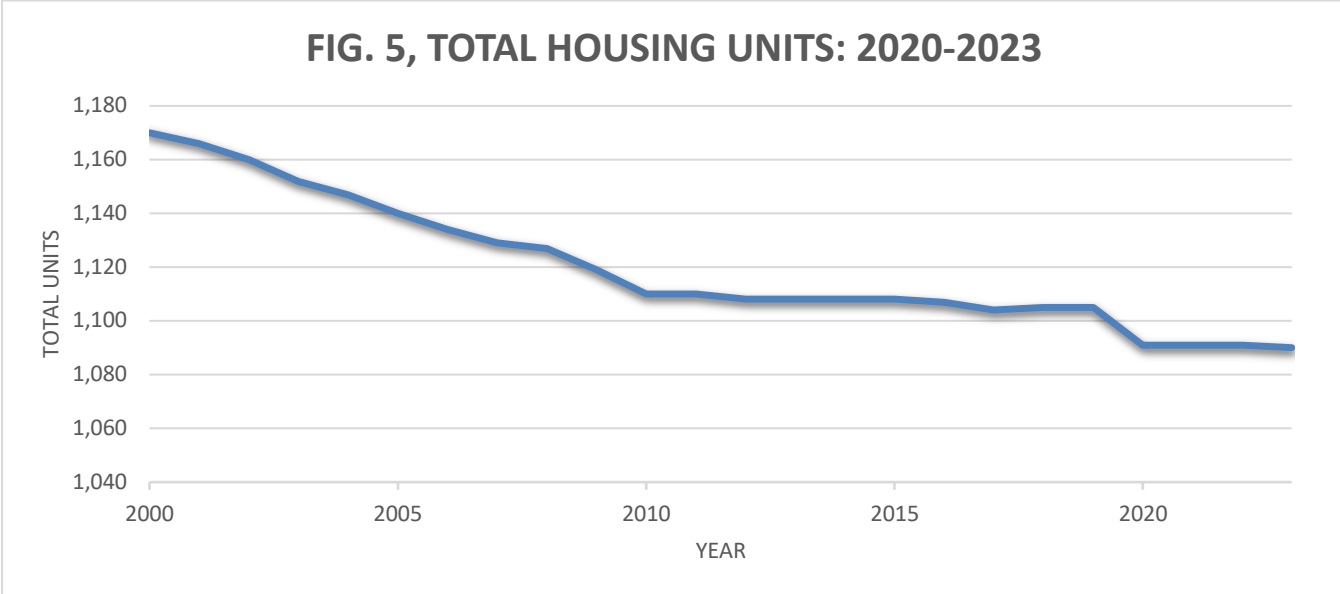
Figure 4 below includes the U.S. Census decennial census data included in **Figure 3** above, however, it is limited to more recent years (i.e., 2000 to 2023), and it incorporates Department of Finance annual estimates to fill in the gaps between the census years.



Source: Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2023, with 2020 Benchmark.

Housing Stock

As shown in **Figure 5** below, the City’s housing stock is estimated to have decreased from 1,170 dwelling units in 2000 to 1,091 dwelling units in 2020. This is a loss of 6.75 percent of the total housing stock, or 79 dwelling units lost over 20 years (3.95 units/year).



Source: Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010; E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2023, with 2020 Benchmark.

Additional details regarding the change in number of dwelling units over the past 20 years are shown in **Table 3** below.

Table 3, Change in Dwelling Units By Type: 2020-2023

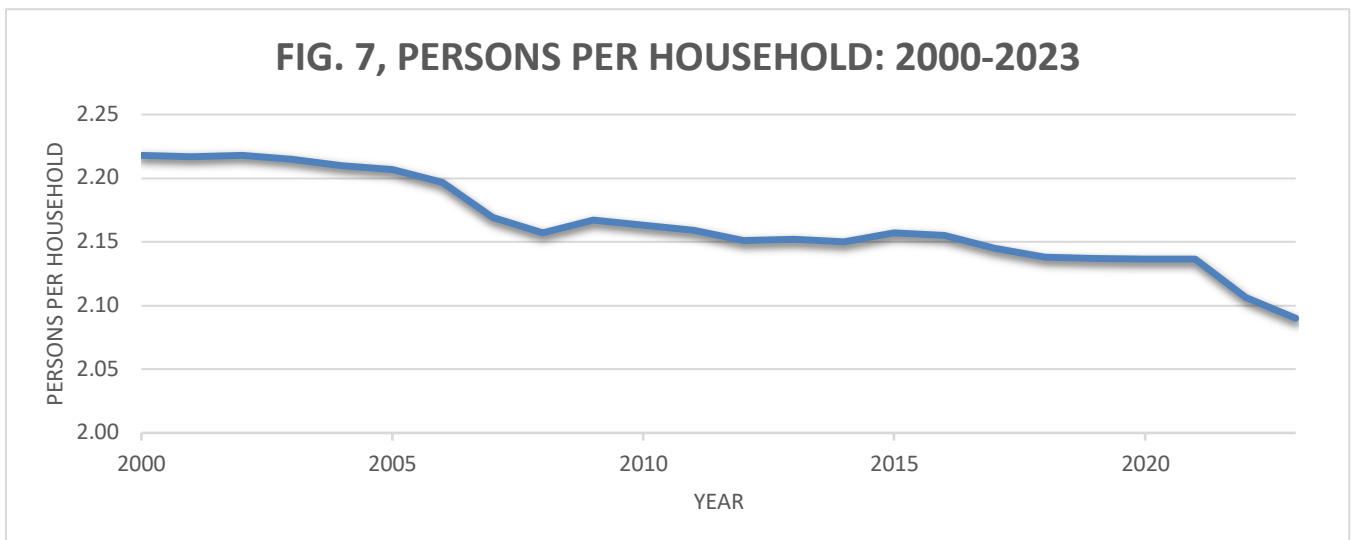
YEAR	Single-Family Dwellings	Multifamily Units	Mobile Homes	Total Dwelling Units
2000	814	310	46	1,170
2005	772	338	30	1,140
2010	729	368	13	1,110
2015	727	368	13	1,108
2020	715	363	13	1,091
2023	718	360	12	1,090

Source: Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 2000-2010; E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2023, with 2020 Benchmark.

As discussed during previous short-term rental reviews, the estimated number of dwelling units in the U.S. Census data and DoF data do not appear to be accurate. In addition to what appears to be an overestimation of the number of multifamily dwellings, the current estimate of mobile homes appears to be an underestimation. For instance, there are 27 mobile home spaces within the two mobile home parks, and staff is aware of at least two mobile homes outside of the mobile home parks. Department of Finance estimates indicate there are only 13 mobile homes in the city. In the coming months, staff will be working to ascertain the number of dwelling units in the City and with Department of Finance to resolve inaccuracies.

Household Size

As shown in **Figure 7** below, the average household size in the City of Dunsmuir is estimated to have decreased from 2.22 persons per household in 2000 to 2.14 persons per household in 2020. This is equivalent to 80 fewer persons per 1,000 dwelling units over 20 years and it is indicative of fewer children and an aging population.



Source: Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2023, with 2020 Benchmark.

Units Available for Sale or Rent (Vacancy Rate)

No records have been identified with which to plot the number of dwelling units that were available for sale and rent in the City of Dunsmuir over the past 20+ years. Absent this data, vacancy rate offers a relatively good metric. It is by no means a proxy, but it does provide insight into the status and availability of housing.

Vacancy rate is the number of unoccupied housing units divided by the total number of housing units multiplied by 100 to get the percentage of units vacant in a community. While that may seem relatively straightforward, the U.S. Census Bureau has developed definitions for the various types of vacancies that may be encountered and recorded during a census. These definitions are included in **Attachment A**.

The estimated vacancy rate in Dunsmuir has historically been quite high, in part due to the desirability for second homes in the area and the low cost of housing relative to other locations in the state. According to the U.S. Census Bureau, the City's vacancy rate was estimated to be 25.9 percent in 2000, 31.4 percent in 2010, and 26.9 percent in 2020. A "healthy" vacancy rate is typically between 5 and 10 percent. For perspective, the vacancy rate for the State of California was estimated to be 6.4 percent at the time of the 2020 U.S. Census. Also, vacancy rates peaked nationwide following the Great Recession, which is captured in the 2010 Census data.

As shown in **Table 4** below, the U.S. Census Bureau is reporting that the vast majority of vacancies in Dunsmuir (83.6 percent) at the time of the 2020 Census were associated with "seasonal, recreational, or occasional use." With these vacant units and "other vacant units" removed, and assuming a relatively accurate housing count, the vacancy rate for purposes of sale and rent is closer to 1.3 percent.

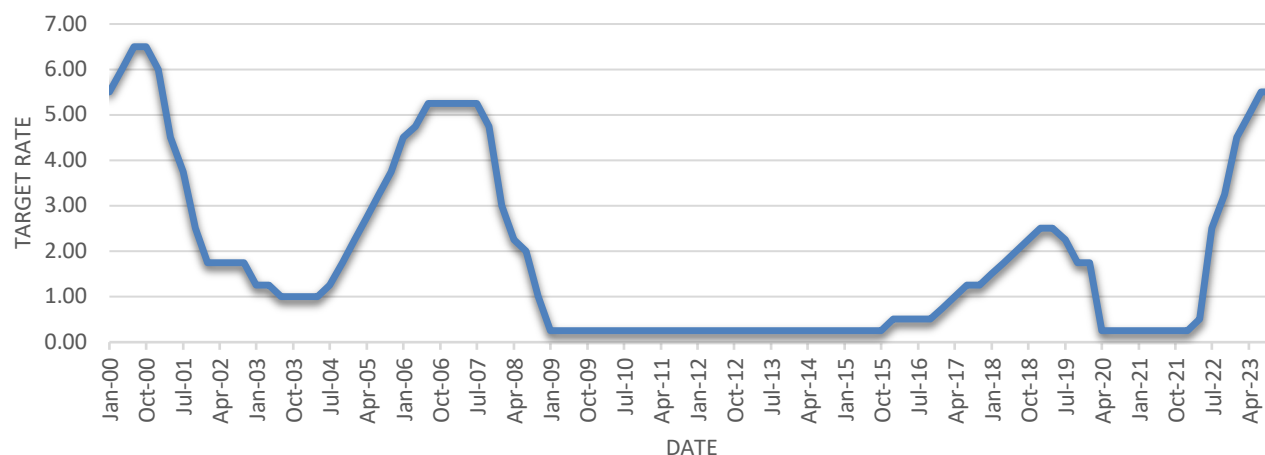
Table 4, Vacancy Status: 2020

Vacant Housing Units By Type	Units
For rent	13
Rented, not occupied	0
For sale only	1
Sold, not occupied	0
For seasonal, recreational, or occasional use	245
For migrant workers	0
Other vacant	34
Total Vacant Housing Units	293

Source: US. Census Bureau, 2020 U.S. Census, Table H5 (Vacancy Status)

Interest Rates

Although the Federal Funds Rate is not the rate that banks offer mortgages, home loans are closely tied to its movement. As the Federal Funds Rate climbs, the "demand" for housing typically cools in response. However, it is the purchase of homes that slows as the cost to borrow increases, not necessarily demand. According to several sources, the demand for housing has outpaced supply for at least the past forty years. As shown in **Figure 8** below, the Federal Funds Rate has now exceeded rates that immediately preceded the Great Recession.

FIG. 8, FEDERAL FUNDS RATE: 2000-2023

Affordability

As shown in **Table 5** below, the U.S. Department of Housing and Urban Development (HUD) is reporting that both owner and renter households in Dunsmuir are overpaying for housing and are cost burdened. Lower income (80% or less of Area Median Income) renter and owner households both experienced high rates of overpayment between 2015 and 2019, with renter households experiencing a higher rate of overpayment overall. In total, nearly 46 percent of all Dunsmuir households are cost burdened. More specifically approximately 42 percent of owner households and about 51 percent of renter households are cost burdened. Of those cost burdened households, almost a quarter of owner households are paying more than 50 percent of their gross income for housing and are severely cost burdened, whereas over half of cost burdened renter households are severely overpaying. Uniformly extremely low-income Dunsmuir households are disproportionately severely cost burdened, with nearly 95 percent of extremely low-income renter households being severely cost burdened.

Table 5
Overpayment for Housing, Ownership and Rental, 2015-2019

Income Range	Total Households	Overpayment (> 30% income on housing)		Severe Overpayment (> 50% income on housing)	
		Number	Percent	Number	Percent
Owner Households	455	190	41.8%	45	23.7%
Extremely Low Income <=30% HAMFI	40	30	75.0%	15	50%
Very Low Income >30% to <=50% HAMFI	90	50	55.6%	15	30%
Low Income >50% to <=80% HAMFI	100	55	55.0%	15	27.3%
Moderate Income and above >80% HAMFI	70	15	21.4%	0	0.0%

Income Range	Total Households	Overpayment (> 30% income on housing)		Severe Overpayment (> 50% income on housing)	
		Number	Percent	Number	Percent
Household Income >100% HAMFI	155	40	25.8%	0	0.0%
Renter Households	330	169	51.2%	90	53.3%
Extremely Low Income <=30% HAMFI	90	79	87.8%	75	94.9%
Very Low Income >30% to <=50% HAMFI	70	50	71.4%	15	30%
Low Income >50% to <=80% HAMFI	85	40	47.1%	0	0.0%
Moderate Income and above >80% HAMFI	45	0	0.0%	0	0.0%
Household Income >100% HAMFI	40	0	0.0%	0	0.0%
All Households	785	360	45.9%	135	37.5%
Extremely Low Income <=30% HAMFI	130	110	84.6%	90	81.8%
Very Low Income >30% to <=50% HAMFI	160	100	62.5%	30	30%
Low Income >50% to <=80% HAMFI	185	95	51.4%	15	15.8%
Moderate Income and above >80% HAMFI	115	15	13.0%	0	0.0%
Household Income >100% HAMFI	195	40	20.5%	0	0.0%

HAMFI = "HUD Adjustment Median Family Income"

Source: 2015-2019 HUD Comprehensive Housing Affordability Strategy Data

MOTELS AND HOTELS vs SHORT-TERM RENTALS

At the City Council meeting on May 18, 2023, a member of the City Council requested that the next short-term rental review include a count of units located at hotels and motels to better determine the total number of nightly rentals available in the City of Dunsmuir. **Table 6** below provides that information.

Table 6, Hotel and Motel Unit Count

Hotel/Motel	Rooms & Cabins
Mossbrae Hotel	7
Dunsmuir Inn & Suites ¹	16
Travelodge ²	5+
Cedar Lodge	13

Hotel/Motel	Rooms & Cabins
Cave Springs	25
Dunsmuir Lodge ³	21
Total Room and Cabin Count	87

¹ Only 16 of the 18 total rooms are available to guests.

² There are a total of 21 rooms, with 16 reserved for UP employees. Depending upon the night and season, additional rooms may be made available to the public.

³ This business is located outside city limits, but its continued success should be of interest to other local businesses.

CONCLUSIONS

The information included above is for discussion purposes only. There is no recommendation for future action relative to short-term rentals provided. However, this is not to suggest that action to better safeguard the long-term housing supply is not advisable or needed. Should the Planning Commission determine that action to further limit the conversion of dwelling units to short-term rental use should be taken, options will be presented for discussion at the Planning Commission meeting on November 8, 2023, and a future workshop or hearing scheduled.

U.S. Census Bureau Housing Vacancies and Homeownership Definitions and Explanations
(excerpt)

Vacant Housing Units. A housing unit is vacant if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if they are exposed to the elements, that is, if the roof, walls, windows, or doors no longer protect the interior from the elements, or if there is positive evidence (such as a sign on the house or block) that the unit is to be demolished or is condemned. Also excluded are quarters being used entirely for nonresidential purposes, such as a store or an office, or quarters used for the storage of business supplies or inventory, machinery, or agricultural products. Vacant sleeping rooms in lodging houses, transient accommodations, barracks, and other quarters not defined as housing units are not included in the statistics in this report.

Year-round Vacant Units. Beginning in 1990, year-round vacant mobile homes were included as part of the year-round vacant count of housing units. Year-round units are those intended for occupancy at any time of the year, even though they may not be in use the year round. In resort areas, a housing unit which is usually occupied on a year-round basis is considered a year-round unit. As indicated above, year-round units temporarily occupied by persons with usual residence elsewhere are included with year-round vacant units.

Year-round vacant units are classified in the following categories:

Vacant units for rent. This group consists of vacant units offered for rent and those offered both for rent and sale.

Vacant units for sale only. This group is limited to units for sale only; it excludes units both for rent and sale. If a unit was located in a multi-unit structure which was for sale as an entire structure and if the unit was not for rent, it was reported as "held off market." However, if the individual unit was intended to be occupied by the new owner, it was reported as "for sale."

Vacant units rented or sold. This group consists of year-round vacant units which have been rented or sold but the new renters or owners have not moved in as of the day of interview.

Vacant units held off the market. Included in this category are units held for occasional use, temporarily occupied by persons with usual residence elsewhere, and vacant for other reasons. These classifications are described below.

For occasional use. If the vacant unit is not for-rent or for-sale-only but is held for weekends or occasional use throughout the year, the unit is included in this category. Time-shared units are classified in this category if the vacant unit is not for-rent or for-sale-only, but held for use for an individual during the time of interview.

Units Occupied by Persons With Usual Residence Elsewhere. A housing unit which is occupied temporarily by persons who usually live elsewhere is interviewed as a vacant unit provided that a usual place of residence is held for the household which is not offered for rent or for sale. For example, a beach cottage occupied at the time of the interview by a family which has a usual place of residence in the city is included in the count of vacant units. Their house in the city would be reported "occupied" and would be included in the count of occupied units since the

occupants are only temporarily absent. Units occupied by persons with usual residence elsewhere (URE) are further classified as seasonal vacant or year round vacant units.

Other vacant. Included in this category are year-round units which were vacant for reasons other than those mentioned above: For example, held for settlement of an estate, held for personal reasons, or held for repairs. Below are the definitions for the other vacant categories presented in Historical Table 18.

- ☐ **Foreclosure.** This category is for units that are vacant because owners' payments (mortgage, taxes, or loans) to their lending institution, city, or state, were no longer being made. Includes units that are under foreclosure, bank owned, bankrupt, up for auction, sheriff's sale, reposessed, have a lien, or taken for taxes.
- ☐ **Personal/Family Reasons.** This category is for units that are vacant due to the owners' preferences and/or personal situation. Includes units where the owner does not want to rent/sell, owner is deciding what to do, owner is keeping for family use, owner is staying with family, or owner is in assisted living or other type of care situation.
- ☐ **Legal Proceedings.** This category is for units that are vacant due to legal issues or disputes. Includes units held for the settlement of estate, in probate, involved in divorce or eviction proceedings, or where the owner is deceased. Also includes units with code violations.
- ☐ **Preparing to Rent/Sell.** This category is for units that are vacant and the owner is currently preparing to rent or sell. Includes units that will be placed for rent or for sale this month or where the owner is meeting with a listing agent/agency this month to prepare to put the unit on the market.
- ☐ **Held for Storage of Household Furniture.** This category is for units that are vacant and used to store excess household furniture or other household items.
- ☐ **Needs Repairs.** This category is for units that are vacant and in need of repairs. Includes units that are in need of repair, renovations, or cleaning, but are not currently being repaired, renovated, or cleaned.
- ☐ **Currently Being Repaired/Renovated.** This category is for units that are vacant and currently undergoing repairs. Includes units that are being repaired, renovated, refurbished, or cleaned.
- ☐ **Specific Use Housing.** This category is for units that are vacant and only used by a specific group of people at one or various times throughout the year. Includes military housing, employee/corporate housing, transient quarters, units held by a church, student housing (dorms and school-sponsored housing), model home/apartment, or guest house.
- ☐ **Extended Absence.** This category is for units that are intended for year-round occupancy but are vacant for 6 months or more. Includes units where the owner is on extended work or military assignment, temporarily out of the country, or in jail or other type of detention situation.

- **Abandoned/Possibly to be Demolished/Possibly Condemned.** This category is for units that are vacant and abandoned, to be demolished, or condemned. Includes units that are abandoned. Also includes units that are said to be demolished or condemned, but where there is no positive evidence such as a sign, notice, or mark on the house or in the block to indicate the unit is to be demolished or condemned.
- **Other Write-in/Don't Know.** This category is for units that are vacant for reasons that do not fit into any of the above categories. This category also includes units where the knowledgeable respondent and/or field representative does not know why the unit is other vacant.

Seasonal Vacant Units. Seasonal housing units are those intended for occupancy only during certain seasons of the year and are found primarily in resort areas. Housing units held for occupancy by migratory labor employed in farm work during the crop season are tabulated as seasonal. As of the first quarter 1986 vacant seasonal mobile homes are being counted as a part of the seasonal housing inventory.

Vacancy and Homeownership Rates. In this report several measures are shown for vacant housing units that are on the market for rent or for sale only. Measures are also shown for homeownership rates.

Rental Vacancy Rate. The rental vacancy rate is the proportion of the rental inventory which is vacant for rent. In tables 1 and 2, the rates are computed using the following formula:

$$\text{Homeowner Vacancy Rate (\%)} = \left[\frac{\text{Vacant year - round units for sale only}}{\left(\text{Owner occupied units} \right) + \left(\text{Vacant year - round units sold but awaiting occupancy} \right) + \left(\text{Vacant year - round units for sale only} \right)} \right] * 100$$

Rental Vacancy Rates by Selected Characteristics. The rental vacancy rates shown in table 3 are the percent relationship of the vacant year- round units for rent with a specific characteristic (such as 3-room units) to all rental units with that specific characteristic. Excluded from the denominator are year-round units rented but awaiting occupancy. The rates are computed as follows:

$$\text{Homeowner vacancy rate for a specific characteristic (\%)} = \left[\frac{\text{All vacant year - round units for sale with a specific characteristic}}{\text{All owner occupied and vacant year - round units for sale with a specific characteristic}} \right] * 100$$

For example, the numerator for the rental vacancy rate for units with 3 rooms is all vacant year-round for rent units with 3 rooms. The denominator is: (1) all renter occupied units with 3 rooms and (2) vacant year-round units for rent with 3 rooms.

Homeowner Vacancy Rate. The homeowner vacancy rate is the proportion of the homeowner inventory which is vacant for sale. In tables 1 and 2, the rates are computed using the following formula:

$$\text{Homeownership Rate (\%)} = \left[\frac{\text{Owner occupied housing units}}{\text{Total occupied housing units}} \right] * 100$$

Homeowner Vacancy Rates by Selected Characteristics. The homeowner vacancy rates shown in table 3 are the percent relationship of the vacant year-round units for sale with a specific characteristic (such as 3-room units) to all homeowner units with that specific characteristic. Excluded from the denominator are year-round units sold but awaiting occupancy. The rates are computed as follows:

$$\text{Homeownership rate for a specific age group (\%)} = \left[\frac{\text{Owner households in age group}}{\text{Total occupied households in age group}} \right] * 100$$

For example, the numerator for the homeowner vacancy rate for units with 3 rooms is all vacant year-round units for sale only with 3 rooms.

The denominator is: (1) all owner occupied units with 3 rooms and (2) vacant year-round units for sale with 3 rooms.

Other Occupancy and Vacancy Rates. The percent distribution of vacant and occupied housing units, shown in tables 10 and 11, are shown as a percent of all housing units and are computed using the following formula.

$$\text{Rate for type of unit (\%)} = \left[\frac{\text{Type of Unit}}{\text{All housing units}} \right] * 100$$

For example, the numerator for the for-rent rate is all year-round vacant units for rent. The denominator is all housing units.