



Clatsop Regional Housing Taskforce

Kick-Off Meeting
July 20, 2022



Clatsop Regional Housing Taskforce

July 20, 2022

2-4 PM

Seaside High School Library

2600 Spruce Dr.

Seaside, OR 97138

Agenda

- I Welcome & Introductions**
- II Problem Statement**
- III Mission, Vision, Plan**
- IV Models & Tools**
- V Organization & Capacity**
- VI Taskforce Timeline**
- VII Next Steps**

Problem Statement

OR-RTG-60 Oregon

Notice of Non-Renewal

Date: 3/4/22 To: Jeffrey S. Adams and Marilyn H. Adams

Address: [REDACTED], Cannon Beach OR 97110

From: [REDACTED]

Address: PO BOX [REDACTED]

Method of Service: Personal Service: _____ Post and Mail: X

Jeffrey and Marilyn,

This letter serves as 90 Day Notice of Non-Renewal and Lease Termination effective 6/4/22.

You have been exceptional tenants and [REDACTED] will provide a positive rental reference should you require one, however at this time the property owners plan on taking possession of the property so as to complete a major renovation.

Please feel free to reach out at any time with questions.



Housing Matters

July 18, 2022

Problem Statement



Clatsop Regional Housing Taskforce

Problem Statement



Clatsop Regional Housing Taskforce

Mission

Vision

Plan



Clatsop Regional Housing Taskforce

Trust

Tacit or tactful understanding of where we want to go

Team...



Clatsop Regional Housing Taskforce

Trust

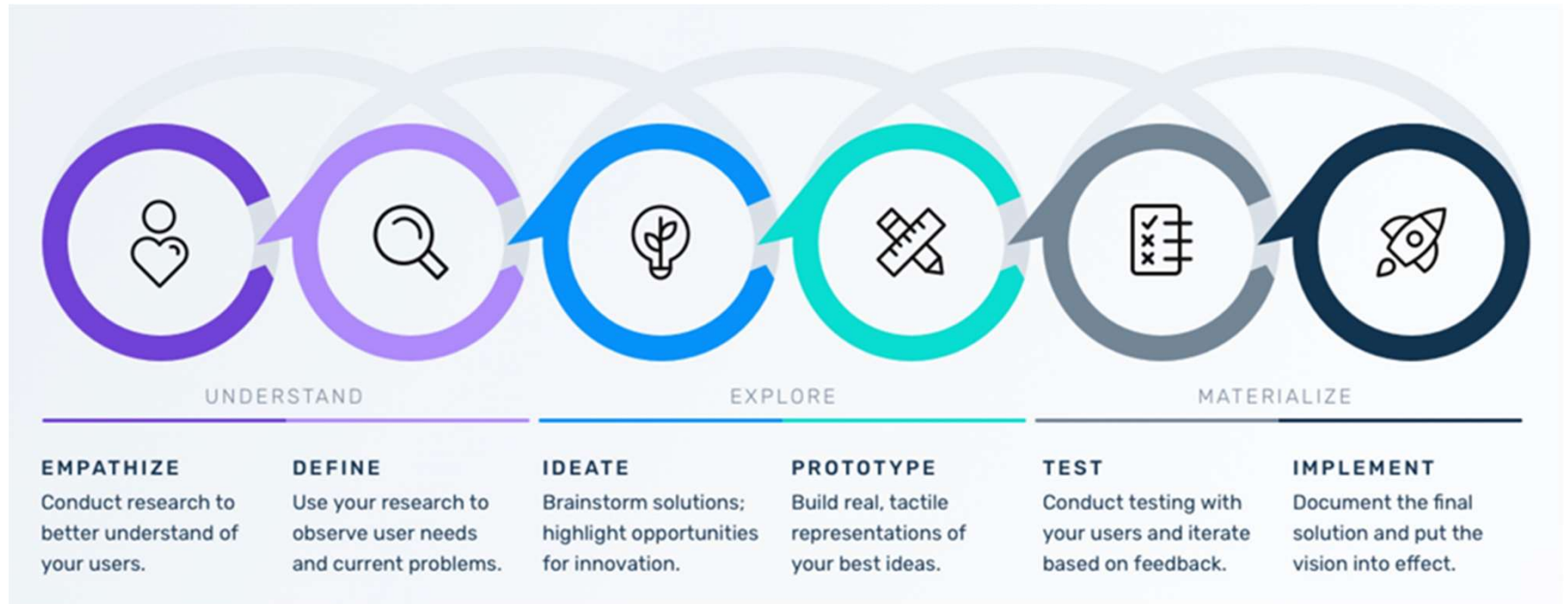
Tacit understanding of where we want to go

Team...

Timeline



Clatsop Regional Housing Taskforce



Clatsop Regional Housing Taskforce

Exercise One

What is the opening scene of Star Wars?



Clatsop Regional Housing Taskforce

A long time ago in a galaxy far,
far away....

**Episode IV
A NEW HOPE**

*It is a period of civil war.
Rebel spaceships, striking
from a hidden base, have won
their first victory against the
evil Galactic Empire.*

*During the battle, Rebel spies
managed to steal secret plans
to the Empire's ultimate
weapon. the DEATH STAR. an*





Did you hear that?



Exercise One: Report Out

Where does Star Wars begin?

When does Star Wars begin?

What does Star Wars begin?

Why does Star Wars begin?



Clatsop Regional Housing Taskforce

Exercise One: Report Out

Why?



Clatsop Regional Housing Taskforce

Exercise Two

So, in your groups:

1. What do you feel you have done well in your community to help promote needed housing?
2. What do you feel you could do better?



Clatsop Regional Housing Taskforce

Exercise Two: Report Out

1. What did your group say were some of the things they felt they did well?
2. Did you have areas of agreement?
3. What about areas where you felt you could have done or do better?
4. Was there any agreement or disagreement over any of these thoughts?



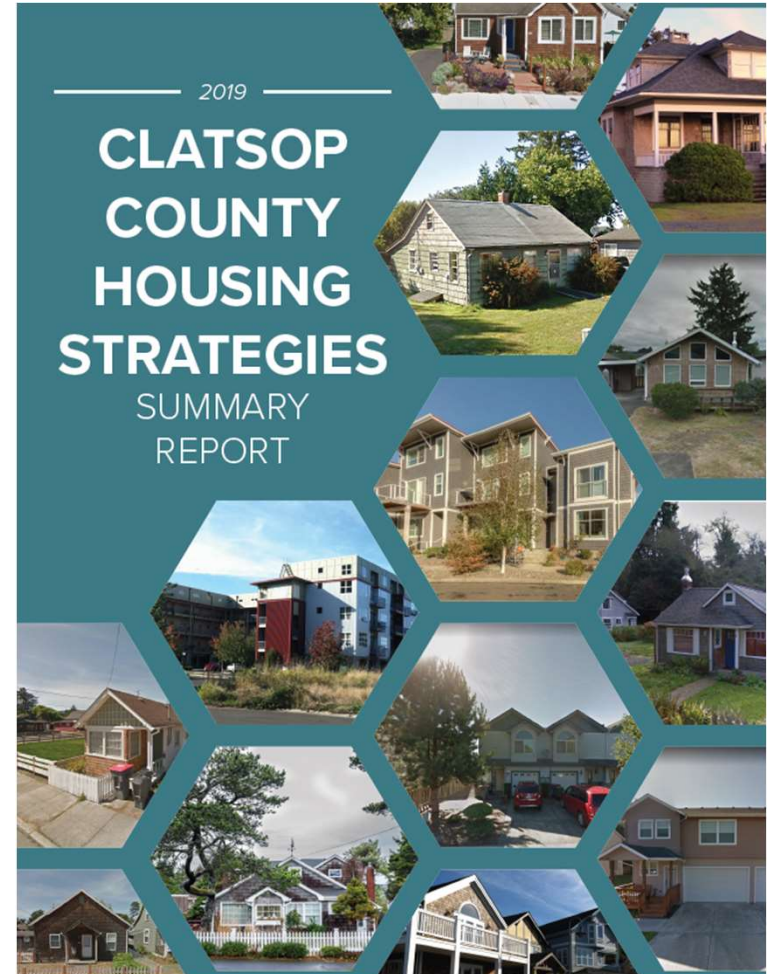
Clatsop County Housing Strategy

July 2019

26 Strategies
42 Action Items



Clatsop Regional Housing Taskforce



2019 Clatsop County Housing Strategy Matrix

Clatsop County Housing Strategy	Strategies	Clatsop County	Astoria	Cannon Beach	Gearhart	Seaside	Warrenton
Land Supply	1 Ensure land zoned for higher density uses is not developed at lower densities.			3			
	2 Further study the potential need for a UGB amendment in Seaside to help meet South County housing needs.			3			
	3 Refine BLI data and results.						
	4 Further assess and address infrastructure issues.						
Policy & Development Code	1 Adopt supportive and inclusive Comprehensive Plan policies			2			
	2 Establish minimum density standards			3			
	3 Revise maximum density, height or bulk standards in higher density residential zones			3			
	4 Support high density housing in commercial zones			3			
	5 Streamline and right-size minimum off-street parking requirements			2			
	6 Facilitate 'missing middle' housing types in all residential zones			3			
	7 Encourage cottage cluster housing			3			
	8 Promote Accessory Dwelling Units			2			
	9 Incentivize affordable and workforce housing			2			
	10 Limit short-term rental uses in residential zones			1			
Development Incentives	1 Streamline permitting and review process			3			
	2 System development charge or fee waivers, exemption or deferrals			2			
	3 Tax exemptions and abatements			3			
Funding Tools & Uses	1 Tax increment financing (urban renewal)			5			
	2 Construction excise tax			1			
	3 Affordable housing bond (regional or local)			3			
	4 Public private partnerships			1			
	5 Housing preservation fund			3			
	6 Land acquisition/use public lands			2			
	7 Community land trust			3			
	8 Regional housing coordination			2			
Regional Collaboration & Capacity Building				2			
KEY							
Adopted	1						
In the process of review	2						
No action taken	3						
No longer applicable or viable	4						
Other	5						



Clatsop Regional Housing Taskforce

Regional Collaboration & Capacity Building

Clatsop County Housing Strategies | Part 2: Recommendations

The findings of this study underscore the regional nature of the housing market in Clatsop County. While the County is made up of distinct cities, unincorporated communities, and rural areas, employment opportunities and housing needs do not stop at these jurisdictional boundaries. Achieving a balance of housing and jobs within each community can help to increase the odds that more people can live where they work. At the same time, existing development patterns, geo-physical constraints, and regional economic forces will almost certainly continue to perpetuate significant cross-commuting and economic interdependence between communities in the County. There are several benefits to institutionalizing regional collaboration and coordination on housing-related policies and programs.

1. Regulatory consistency
2. Funding strategies may be more effective if implemented at the regional level
3. Planning and coordination



Clatsop Regional Housing Taskforce

2016 Housing Report – Not just local issue

Vision Statement

“To forge a housing plan that encourages and facilitates the creation of long-term workforce rental housing in Cannon Beach – identifying long term and short term strategies and solutions that are inclusive of all in the workforce.”

Refining the Problem Definition: Because of the extensive work completed previously, specifically the 2013 and 2014 housing reports/surveys already on hand, the Task Force began with a fairly advanced sense of what the problem is:

“People who work in Cannon Beach cannot afford to live in Cannon Beach; this has become a strain not only on local employers but on the community itself...which needs an array of residents/families to maintain its social balance and economic well-being.”



Clatsop Regional Housing Taskforce

*Clatsop Regional Housing Taskforce
Report on Findings and Deliberation
Affordable Housing Needs Assessment and Implementation Plan*

State Strategies

House Bill 2003:

Requiring Cities to Update Housing Needs Studies and Create Housing Production Strategies

In 2019, the Oregon Legislature passed House Bill 2003, a law to make sure communities meet the diverse housing needs of Oregonians. The law requires Oregon's medium and large cities to study the future housing needs of their residents and to develop strategies to make sure the housing needed is produced.

Exploring Housing Needs, Developing Production Strategies

Oregon cities have long had to study their community's future housing needs when proposing to expand their urban growth boundary. House Bill 2003 requires cities over 10,000 people to **analyze what housing is needed for current and future residents** every six to eight years.

The bill then requires each city to adopt a **housing production strategy** within a year of completing the analysis. The strategy must list specific actions the city will take to promote the development of all identified housing needs – such as revising regulations or providing financial incentives.

The bill also directs the Oregon Housing and Community Services Department to conduct a pilot project to calculate **housing needs for the next 20 years in each region**, for all income levels. The Department of Land Conservation and Development must then report to the legislature on the method's effectiveness.

Rules, Technical Assistance Forthcoming

The bill requires the Oregon Department of Land Conservation and Development (DLCD) to conduct rulemaking on how housing needs analyses and production strategies shall be done, and timelines for completion.

The bill funds DLCD to provide technical assistance to cities working to complete their required housing needs analysis and production strategies.

Allows Affordable Housing on Public Lands and in Conjunction with Places of Worship

The bill also authorizes cities to allow affordable housing to be built on public land inside urban growth boundaries, and allows multiple buildings for affordable housing to be built next to places of worship.

Learn More and Stay Up to Date

Read the bill: <https://leg.state.or.us/liz/2019B1/Downloads/MeasureDocument/HB2003>

More details: www.oregon.gov/dlcd/UP/Pages/Housing-Needs.aspx

Sign up to receive e-mail updates: www.oregon.gov/dlcd

Ethan Stuckmayer
Senior Housing Planner, DLCD
ethan.stuckmayer@state.or.us
(503) 934-0619

Kate Srinivasan
Research Analyst, OHCS
kate.srinivasan@oregon.gov
(503) 986-5468



Implementing a Regional Housing Needs Analysis Methodology in Oregon: Approach, Results, and Initial Recommendations

March 2021

Prepared for: Oregon Housing and Community Services

Technical Report

ECONorthwest
ECONOMICS • FINANCE • PLANNING

KOIN Center
222 SW Columbia Street
Suite 1600
Portland, OR 97201
503-222-6060



Clatsop Regional Housing Taskforce

State Strategies

Unit Affordability	0-50% HAMFI	50-80% HAMFI	+80% HAMFI
UGB: Astoria			
0-50%	439	175	195
50-80%	304	335	685
+80%	180	125	1,225
UGB: Cannon Beach			
0-50%	62	24	23
50-80%	54	40	84
+80%	14	29	238
UGB: Seaside			
0-50%	260	25	45
50-80%	555	310	265
+80%	120	155	730

1,865 Cost Burdened Units

UGB: Gearhart

0-50%	22	4	12
50-80%	48	20	32
+80%	44	60	233

UGB: Warrenton

0-50%	114	44	55
50-80%	78	235	349
+80%	55	44	675

Cities in the North Coast Region

Exhibit 175. Housing Supply by Income and Affordability, Cities in the North Coast Region, 2012-2016

Source: HUD CHAS, 2012-2016

Note: **Red** shading indicates that households are cost burdened.

Green shading indicates that households have housing units within their affordability range.

Blue shading indicates that households are buying down, meaning that the housing they occupy costs less than the amount they could afford if they spent 30% of their income on housing costs.



Clatsop Regional Housing Taskforce

Median Family Income	New units for each of the following ...			Total Units	% of Units
	Projected Need	Under-production	Housing for the Homeless		
UGB: Astoria					
+120%	468	3	0	470	34%
80-120%	202	6	0	208	15%
50-80%	211	11	8	230	17%
30-50%	109	8	22	138	10%
0-30%	84	7	244	335	24%
Total Units	1,073	35	274	1,382	100%
% of Units	78%	3%	20%	100%	

UGB: Cannon Beach					
+120%	115	1	0	116	35%
80-120%	50	1	0	51	16%
50-80%	52	2	2	56	17%
30-50%	27	2	4	33	10%
0-30%	21	2	49	72	22%
Total Units	264	7	56	327	100%
% of Units	81%	2%	17%	100%	

UGB: Gearhart					
+120%	59	0	0	59	35%
80-120%	26	1	0	26	15%
50-80%	27	1	1	29	17%
30-50%	14	1	2	17	10%
0-30%	11	1	27	39	23%
Total Units	136	4	31	171	100%
% of Units	80%	2%	18%	100%	

Median Family Income	New units for each of the following ...			Total Units	% of Units
	Projected Need	Under-production	Housing for the Homeless		
UGB: Seaside					
+120%	385	2	0	386	36%
80-120%	166	4	0	170	16%
50-80%	173	7	5	185	17%
30-50%	89	5	14	108	10%
0-30%	69	5	153	227	21%
Total Units	882	22	172	1,077	100%
% of Units	82%	2%	16%	100%	

UGB: Warrenton					
+120%	516	1	0	517	39%
80-120%	223	3	0	226	17%
50-80%	232	6	4	242	18%
30-50%	120	4	11	135	10%
0-30%	92	4	122	218	16%
Total Units	1,183	18	137	1,338	100%
% of Units	88%	1%	10%	100%	

Clatsop County Outside of any UGB⁶⁹					
+120%	0	0	0	0	-
80-120%	0	0	0	0	-
50-80%	0	0	0	0	-
30-50%	0	0	0	0	-
0-30%	0	0	0	0	-
Total Units	0	0	0	0	-

4,295 Needed Units by 2040



Clatsop Regional Housing Taskforce

Where We Stand

Sea Lark Apartments

- 8 Units, Constructed in 2018
- Deed restricted to prevent converting the multifamily dwelling to condominium use or similar individual ownership arrangement or use as a short term rental, for ten years.
- Rent controlled, increases based on HUD reports, approximately \$50/month annually.

Incentives for Development

- Permit fee waiver
 - \$19,207 total value

Affordable Housing Funding

- Generated through permit fees
 - Current fund: \$255,000
 - \$50,000 annual average

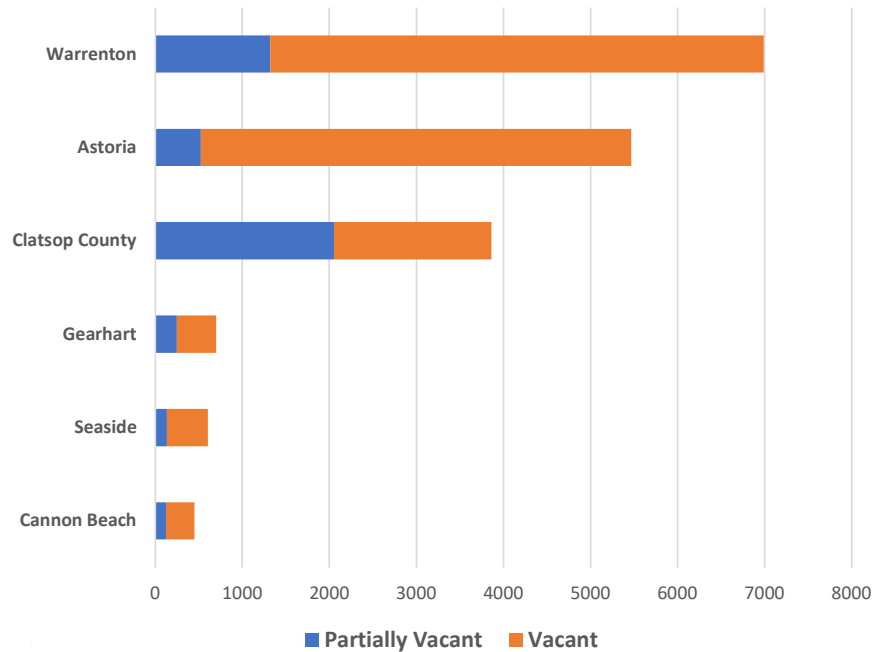


Clatsop Regional Housing Taskforce

Buildable Lands Study

Clatsop County

Housing Unit Capacity by Community



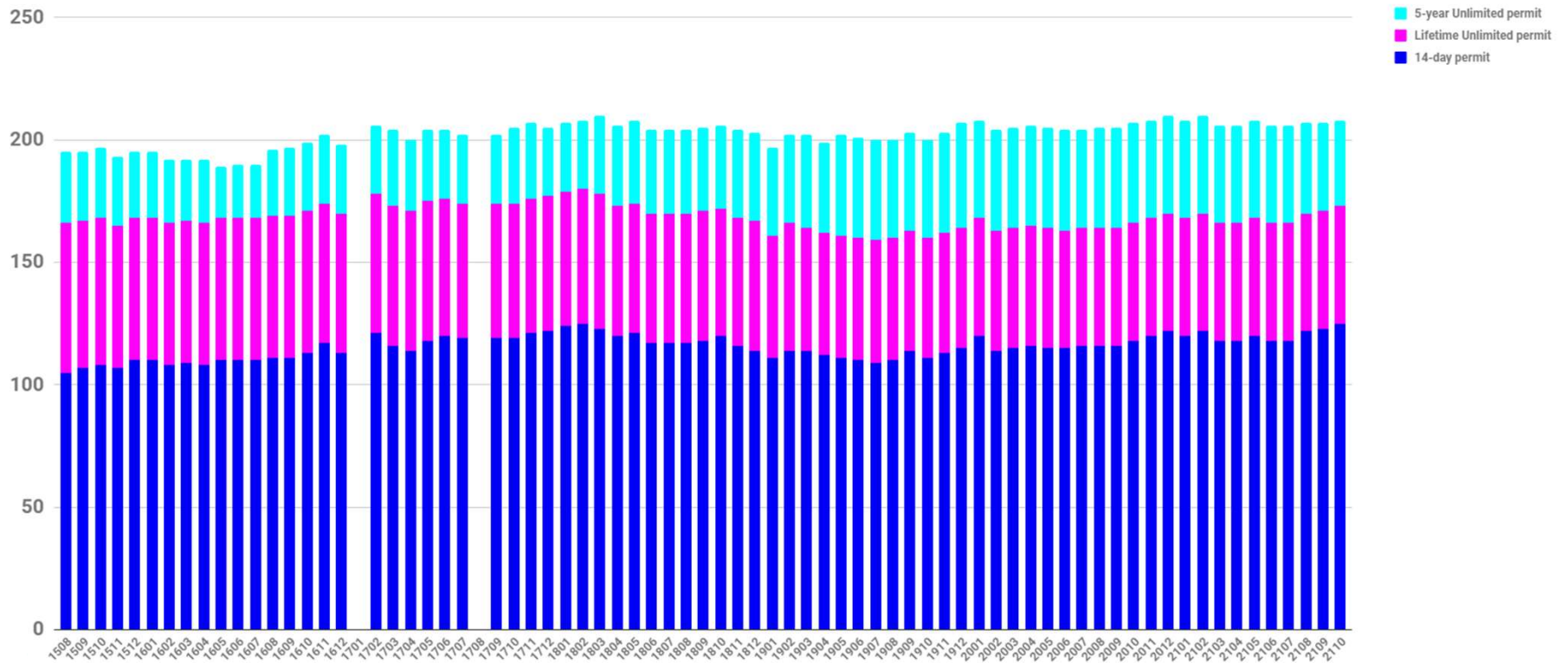
Jurisdiction	Potentially Buildable Acres		Housing Unit Capacity	
	Partially Vacant	Vacant	Partially Vacant	Vacant
Astoria	22	331	524	4,943
Cannon Beach	37	86	123	329
Clatsop County	3,239	4,175	2,054	1,806
Gearhart	71	146	249	452
Seaside	15	69	136	469
Warrenton	113	392	1,321	5,607



Clatsop Regional Housing Taskforce

Short Term Rentals

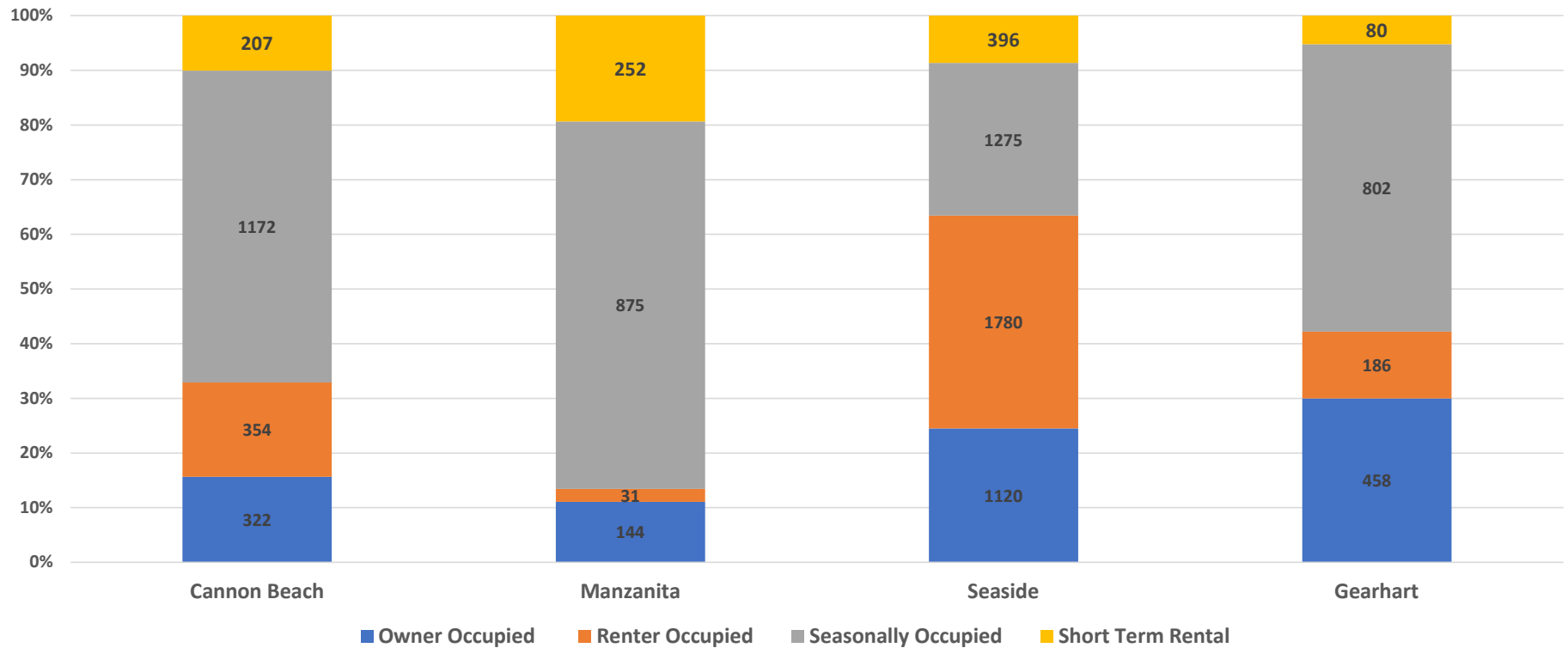
Cannon Beach STR Totals



Clatsop Regional Housing Taskforce

STR Context Comparison

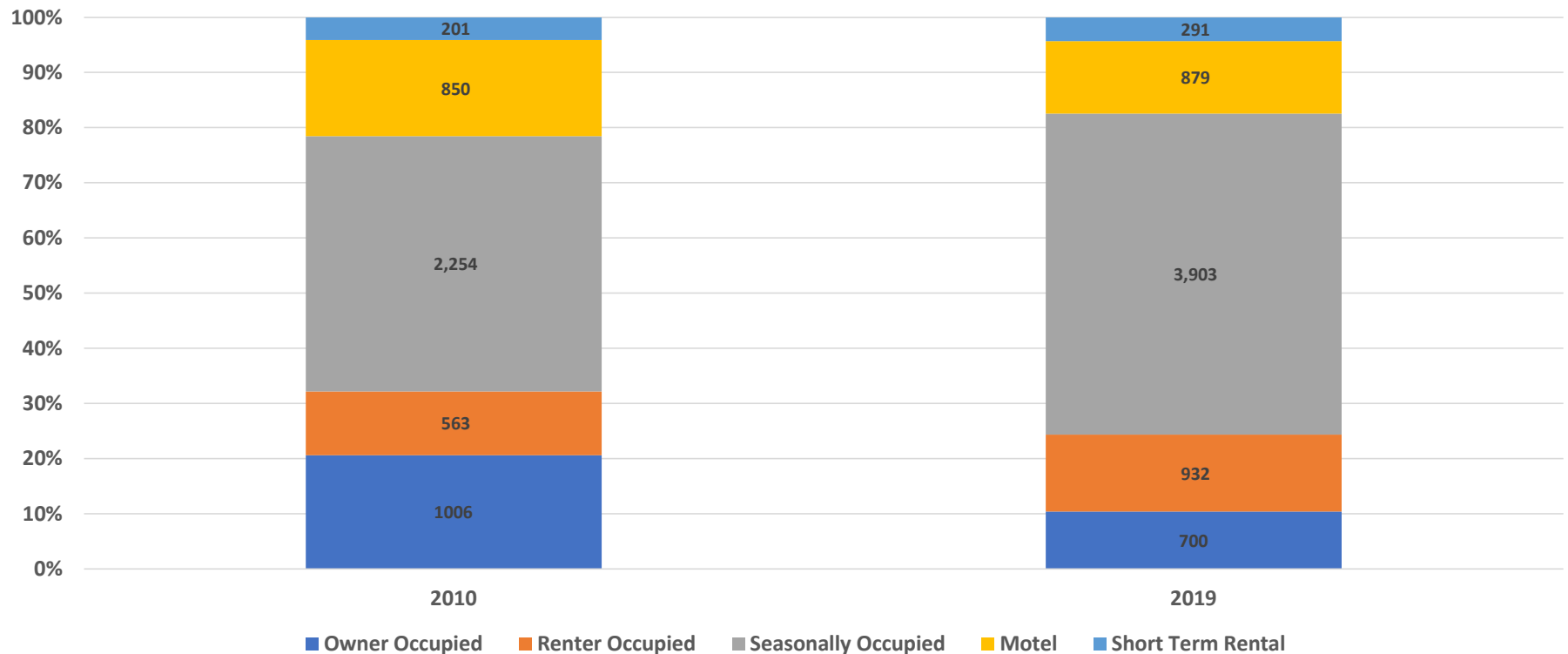
2017 5-Year American Community Survey



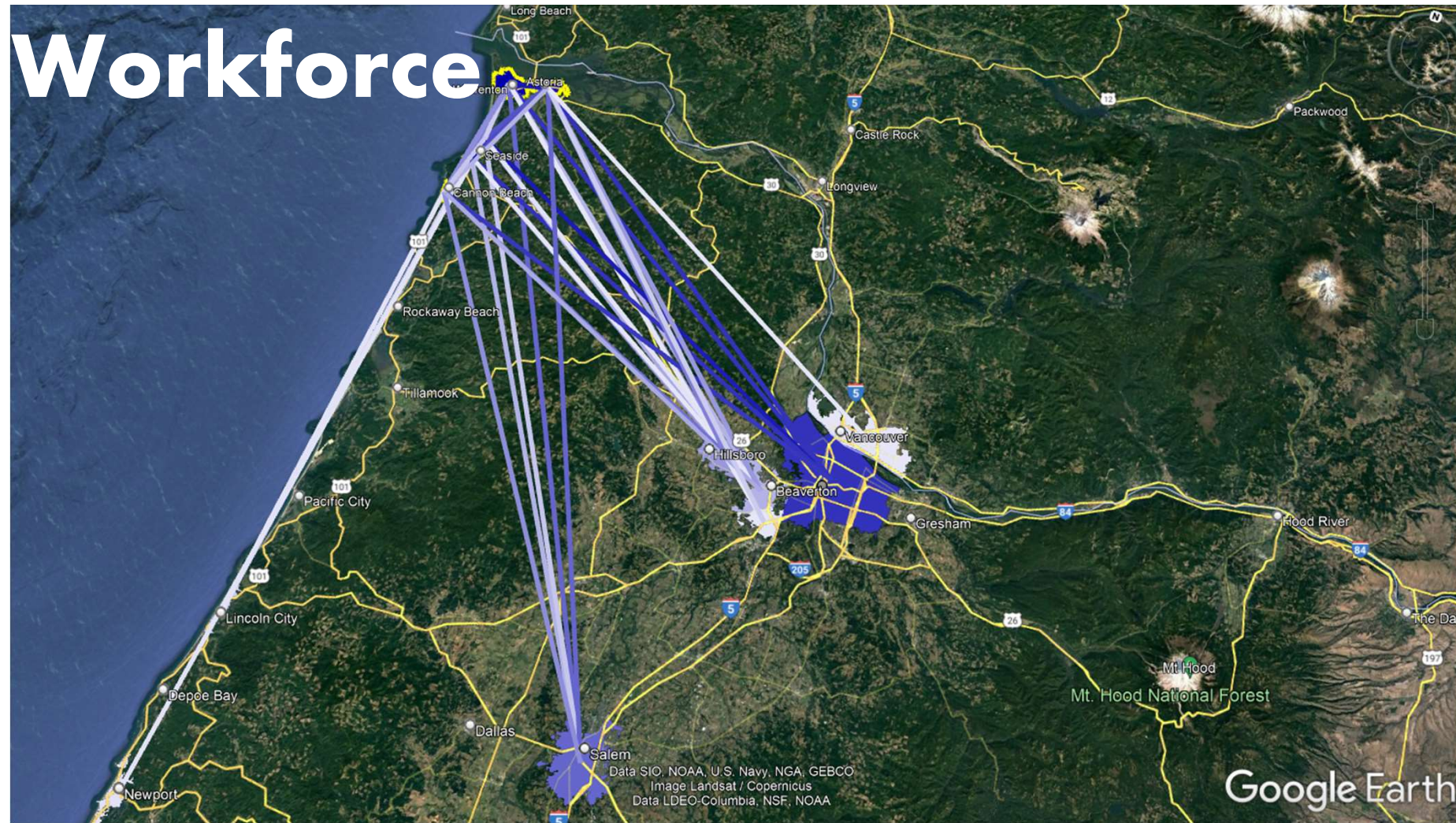
Clatsop Regional Housing Taskforce

Bed Availability by Tenure Type

2010 vs. 2019 5-Year American Community Survey



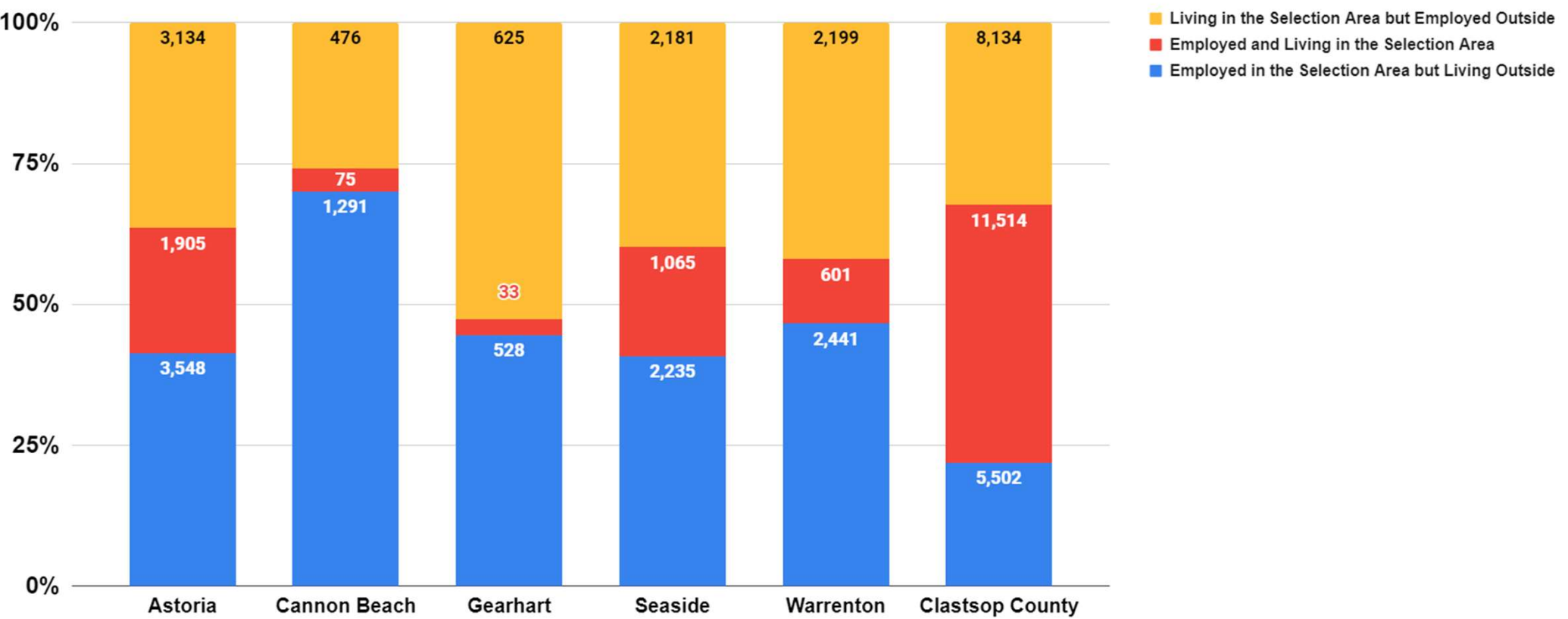
Clatsop Regional Housing Taskforce



Clatsop Regional Housing Taskforce

Text

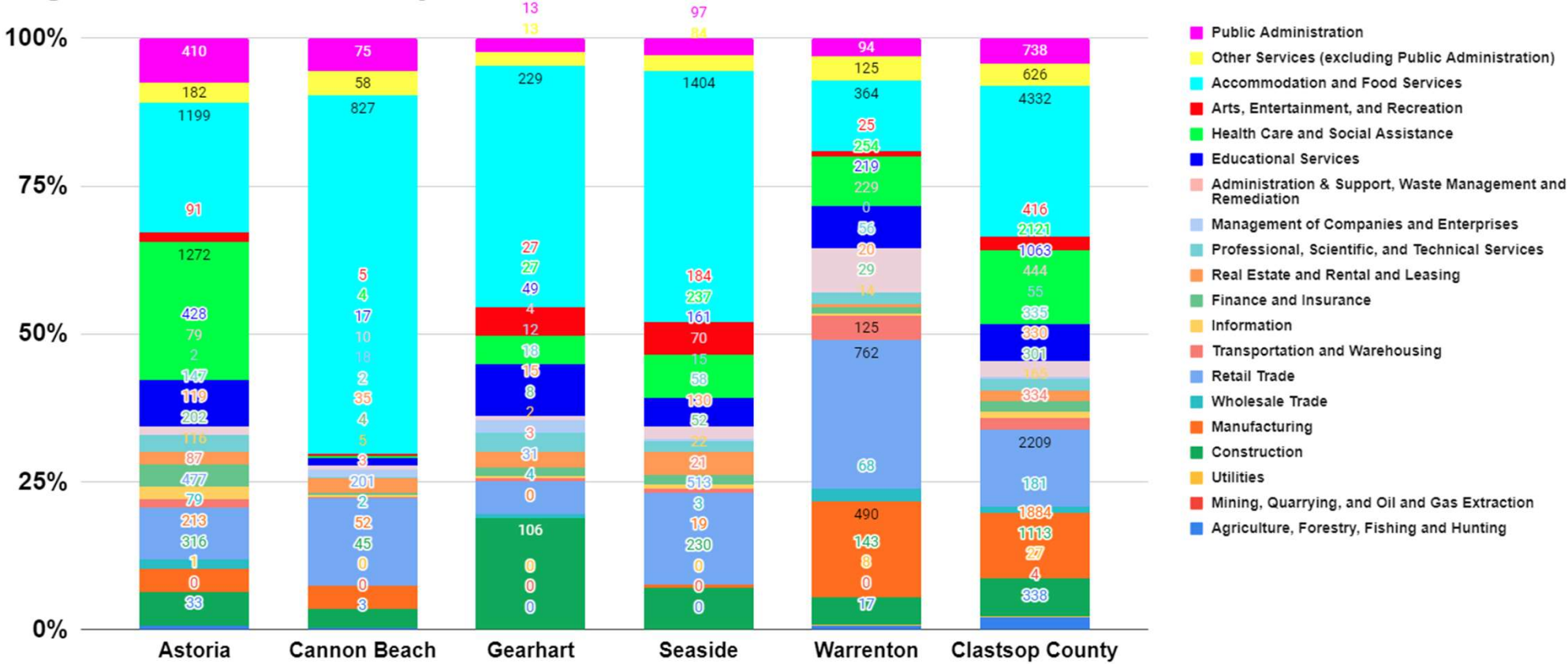
Regional Workforce Commuting 2019



Clatsop Regional Housing Taskforce

Census Bureau On the Map 2019

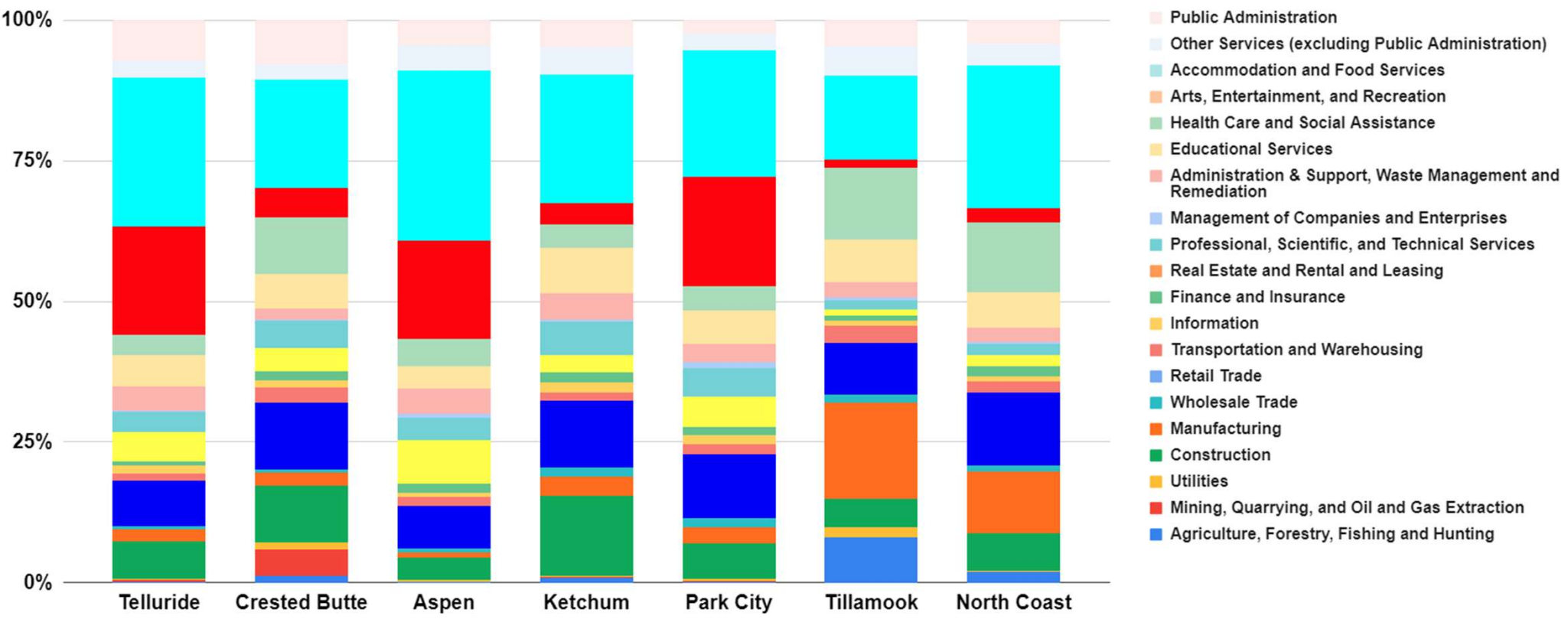
Regional Workforce Industry



Clatsop Regional Housing Taskforce

Text

Industry Comparison

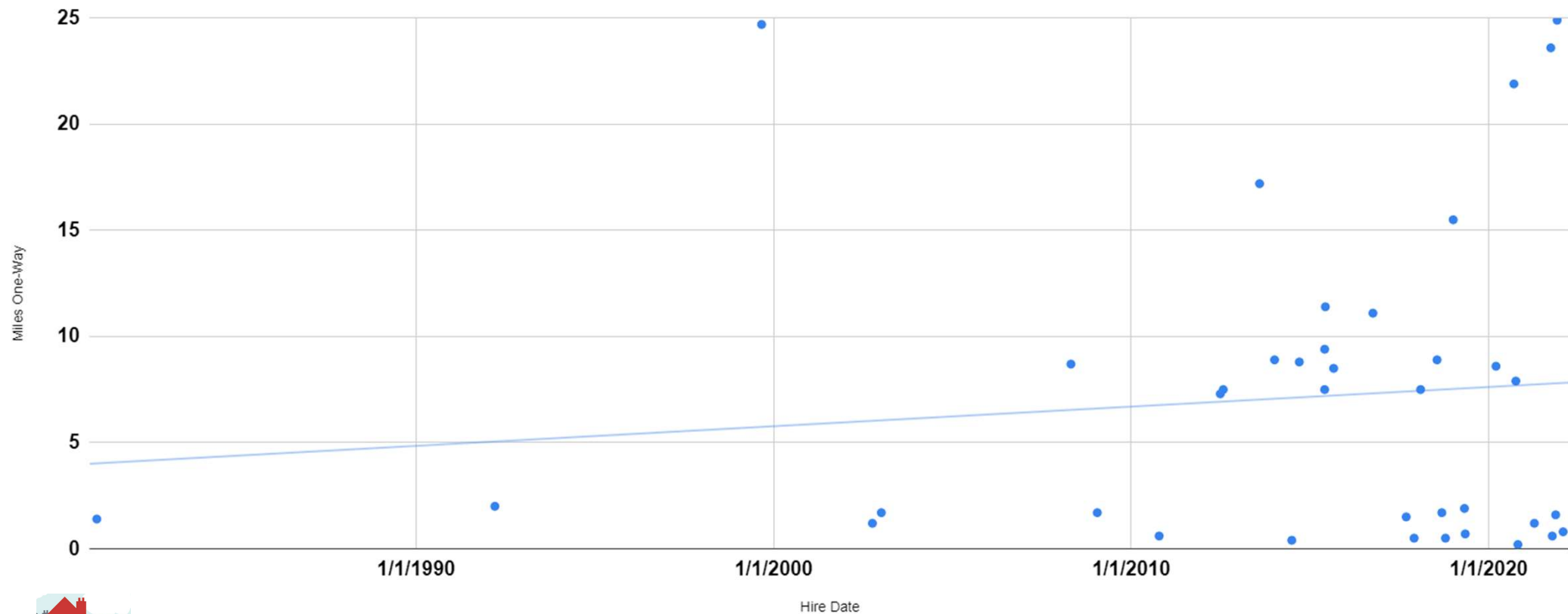


Clatsop Regional Housing Taskforce

Text

Residency and Commuting

Cannon Beach Workforce Commute Hire Date & Distance to Work

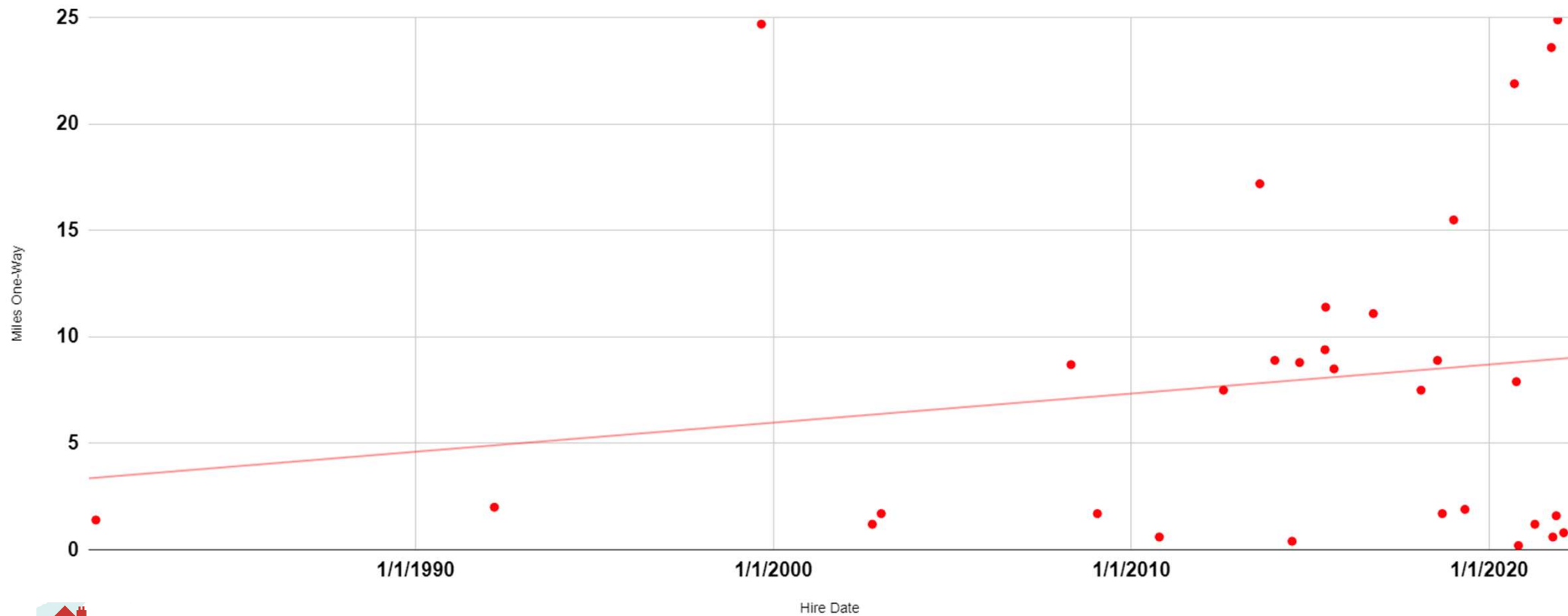


Clatsop Regional Housing Taskforce

Note: Commute times do not include variables such as traffic or weather

Residency and Commuting

Cannon Beach City Staff Commute Hire Date & Distance to Work

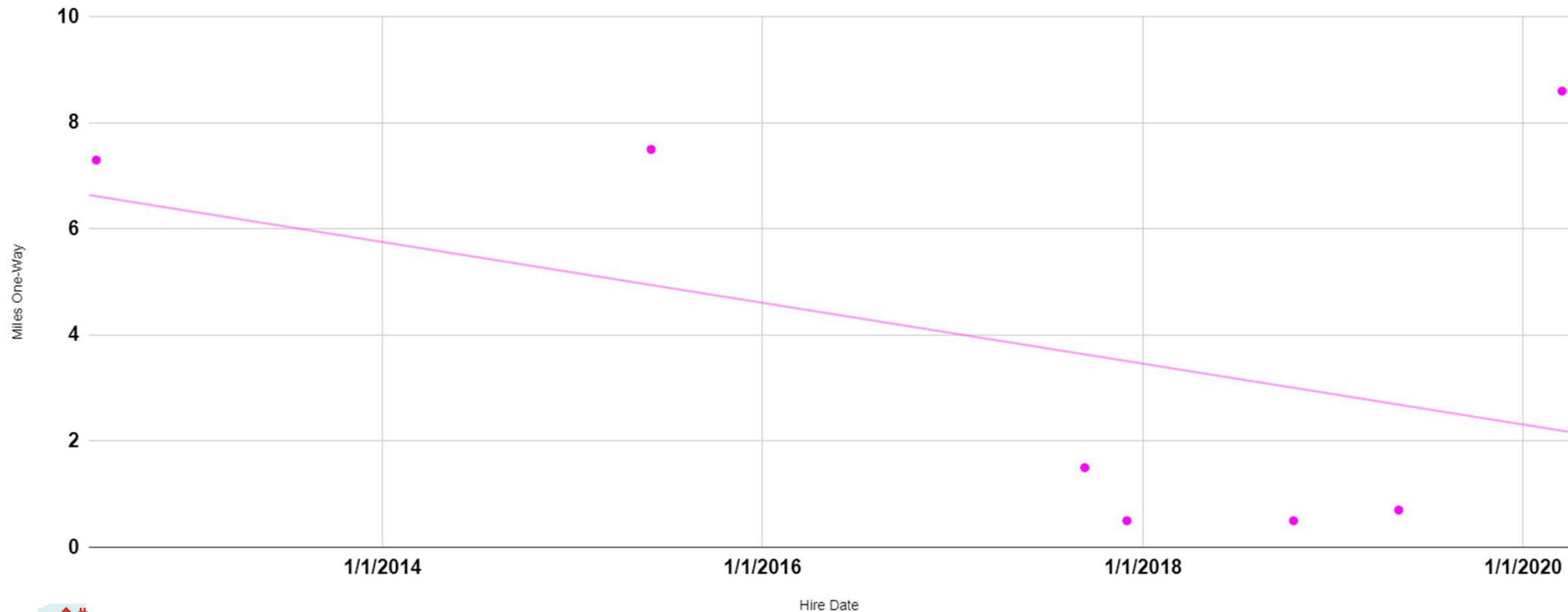


Clatsop Regional Housing Taskforce

*Information taken from City of Cannon Beach employee records and Google Maps
Note: Commute times do not include variables such as traffic or weather*

Residency and Commuting

Cannon Beach Management Commute Hire Date & Distance to Work



Clatsop Regional Housing Taskforce

*Information taken from City of Cannon Beach employee records and Google Maps
Note: Commute times do not include variables such as traffic or weather*

Doing the Math

2019 American Community Survey

	National	Oregon	Clatsop County	Census Tract 9511
Median Family Income				
120%	\$92,716	\$92,335	\$86,098	\$79,382
100%	\$77,263	\$76,946	\$71,748	\$66,152
60%	\$46,358	\$46,168	\$43,049	\$39,691
Housing Cost				
Median Home Value	\$217,500	\$312,200	\$283,900	\$409,000
Annual/Monthly Cost	\$19,140/\$1,595	\$20,388/\$1,699	\$18,468/\$1,539	\$23,520/\$1,960
Affordability (30%MFI)				
120% MFI	\$27,815/\$2,318	\$27,700/\$2,308	\$25,829/\$2,152	\$23,815/\$1,985
100% MFI	\$23,179/\$1,931	\$23,083/\$1,923	\$21,524/\$1,794	\$19,846/\$1,654
60% MFI	\$13,907/\$1,159	\$13,850/\$1,154	\$12,915/\$1,076	\$11,907/\$992



Clatsop Regional Housing Taskforce

-Median Family Income data taken from 2019 ACS Table B19113

-Housing cost data taken from 2019 ACS Table DP04

Census Tract 9511 contains the City of Cannon Beach and surrounding area

Doing the Math

2021 Clatsop County Income Limits for LIHTC & Tax-Exempt Bonds

Actual 2021 Median Income \$72,900

What should monthly rents be for AMI?

@60%	Monthly Rent	Yearly	Income
1 Bedroom	\$825	\$9,900	\$29,700
2 Bedroom	\$990	\$11,880	\$35,640
3 Bedroom	\$1,143	\$13,716	\$41,148
4 Bedroom	\$1,276	\$15,312	\$45,936
5 Bedroom	\$1,407	\$16,884	\$50,652

Average House for Sale – 2021

1,730 Sq. Ft.

3 Bedrooms, 2 Bathrooms

\$862,000 Sale Price



Clatsop Regional Housing Taskforce

Calculator

Monthly payment

Purchase budget

☐ Edit taxes & fees *i*

Yearly household income (before taxes)

\$ 72,900 *i*

Monthly debts (credit cards, loans, etc.)

\$ 250 *i*

Down payment

\$ 14,400 *i*

Loan term

30-yr fixed *i*

Interest

4.002 % *i*

State

Oregon *i*

Credit score

700 - 719 *i*

Purchase budget *i*

\$ 288,000

Mortgage amount

\$273,600

Calculated using 30-year
conforming rates.

Doing the Math

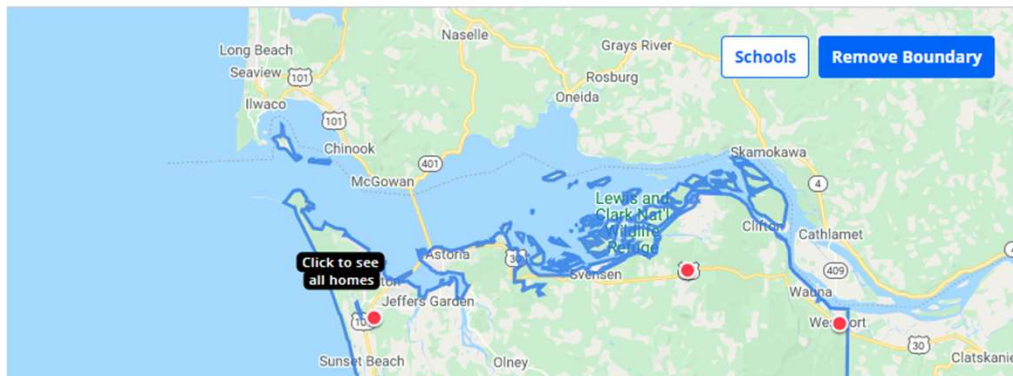
2021 Clatsop County Income Limits for LIHTC & Tax-Exempt Bonds

Buy Rent Sell Home Loans Agent finder



Manage Rentals Advertise Help Sign in

Clatsop County, OR



Clatsop County OR Real Estate & Homes For Sale

6 Agent listings

4 Other listings

Sort by: Price (Low to High)



\$150,000
1 bd 1 ba 900 sqft - House for sale
36375 Highway 26, Seaside, OR 97138



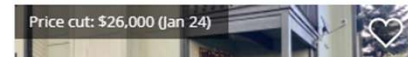
\$218,000
5 bds 2 ba 2,324 sqft - Active
91122 Old Mill Town Rd, Clatskanie, OR 97016
THE BROKER NETWORK, LLC



\$225,000
3 bds 2 ba 1,344 sqft - House for sale
43074 Valley Creek Ln, Astoria, OR 97103



\$250,000
3 bds 2 ba 1,400 sqft - House for sale
36367 Highway 26, Seaside, OR 97138



Price cut: \$26,000 (Jan 24)

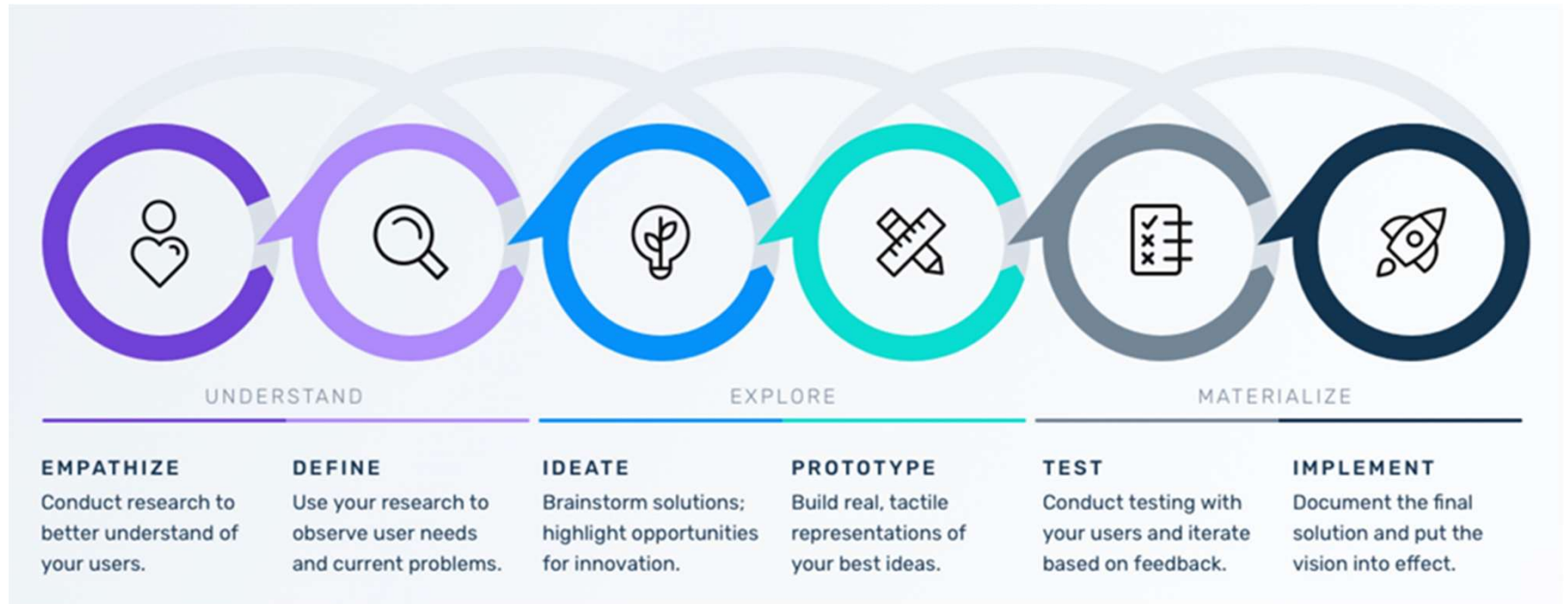


Price cut: \$26,000 (Jan 19)

6 for Sale & 1 for Rent



Clatsop Regional Housing Taskforce



Clatsop Regional Housing Taskforce

Exercise Three

What is your vision for housing in Clatsop County ten years from now, in 2032?



Clatsop Regional Housing Taskforce



Mission Statement vs. Vision Statement

A mission statement clarifies what the company wants to achieve, who they want to support, and why they want to support them. On the other hand, a vision statement describes where the company wants a community, or the world, to be as a result of the company's services. Thus, a mission statement is a roadmap for the company's vision statement.



Clatsop Regional Housing Taskforce



What is a mission statement?

A mission statement is an action-oriented statement declaring the purpose an organization serves to its audience. It often includes a general description of the organization, its function, and its objectives.



Clatsop Regional Housing Taskforce

The Story Arc

Describe the climax. This is the most exciting moment of the story, when the problem is at its worst.

Describe how the problem gets worse.

Describe how the problem starts to get solved.

Describe what the character wants and what problem is getting in the way.

Describe how the problem is finally solved and how the character has changed.



Clatsop Regional Housing Taskforce

The Story Arc

Are we at the lowest point...yet? If not, what might that look like and what does it entail?

What are the problems that must be overcome?
What are the dangers ahead?

Who steps in?
What turns the tide?
How do we know we are getting there?

Who are the heroes?
Who are the villains?

What does the closing scene look like?
....remember this is episode IV...



Clatsop Regional Housing Taskforce

Models: Tourism Economies



Clatsop Regional Housing Taskforce



**HELP
WANTED**



Clatsop Regional Housing Taskforce

Terms of use

Affordable Housing

- Housing is considered “affordable” by HUD when a household spends no more than 30% of its annual income on housing costs.
- Mortgage lenders typically require that households spend no more than a set percentage of income on mortgage payments, taxes, and insurance.
- HUD guidelines are directed to serve households at or below the 60% Area Median Income level.

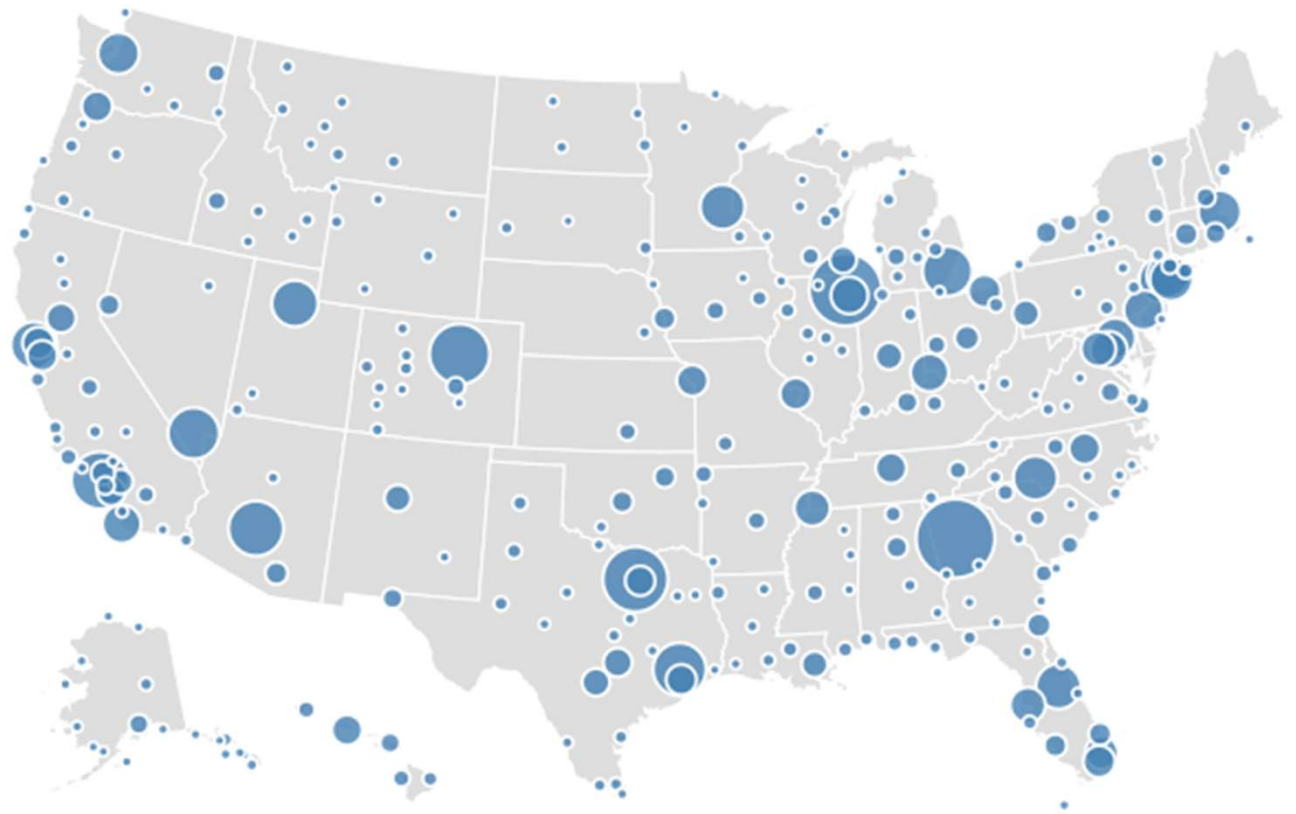
Workforce Housing

- Homeownership and rental housing that is reasonably affordable to middle income employees including retail salespeople, office and service workers, and public employees such as police officers, firefighters, and teachers who are integral to a community but too often cannot afford to live in the communities they serve.
- Urban Land Institute defines workforce housing as being affordable to households earning between 60 and 120 percent of the area median income.



Clatsop Regional Housing Taskforce

Destination



Clatsop Regional Housing Taskforce

Models: Policies, Programs & Projects



Clatsop Regional Housing Taskforce

Pitkin County/Aspen, CO

Aspen Pitkin County Housing Authority – Aspen, CO

- Total unit inventory: 3,045
 - 1,663 ownership units
 - 1,382 rentals units
- Demand based project planning that uses collaborative public involvement to identify community needs and develop project properties.



Clatsop Regional Housing Taskforce

Information from APCHA website

Gunnison County/Crested Butte, CO

- 1,366 deed restricted units in Gunnison County.
- 25% of town's housing stock with a plan to increase to 30%.
- Utilizes a mix of housing options including single family residences, ADUs, duplexes, multi-family housing, and mixed-use development.

Town Council's Housing Goals



Five Year Goals to complete by 2023

- Increase percentage of residents living in Town by achieving a 75% housing fulltime occupancy
 - Current Fulltime Occupancy is at 65%
 - 120 more units to reach this goal
- 30% of units in Town are deed restricted
 - 23% of Housing Stock is Deed Restricted
 - 75 more deed restricted units to reach this goal
- 15 rental units for Town employees
 - Currently lease 10 units to Town Employees
 - 5 more units needed to reach this goal



Clatsop Regional Housing Taskforce

Information from City of Crested Butte

Park City, UT

- City goal to ensure that at least 15% of the workforce is able to live in Park City.
- 650 total housing units, 19 projects of various sizes and unit types.
- Requires developers to provide housing units in an amount equivalent to 20% of total. Can be fulfilled through construction, conveyance, or payment in lieu.



Clatsop Regional Housing Taskforce

Information from Park City website

Blaine County/Sun Valley/Ketchum, ID

- Advocates and plans for an affordable and attractive housing supply to maintain an economically sustainable community.
- 80 for purchase houses and 5 rental complexes.
- Maintains housing supply through rental agreements, deed restrictions, and ownership & leasing.

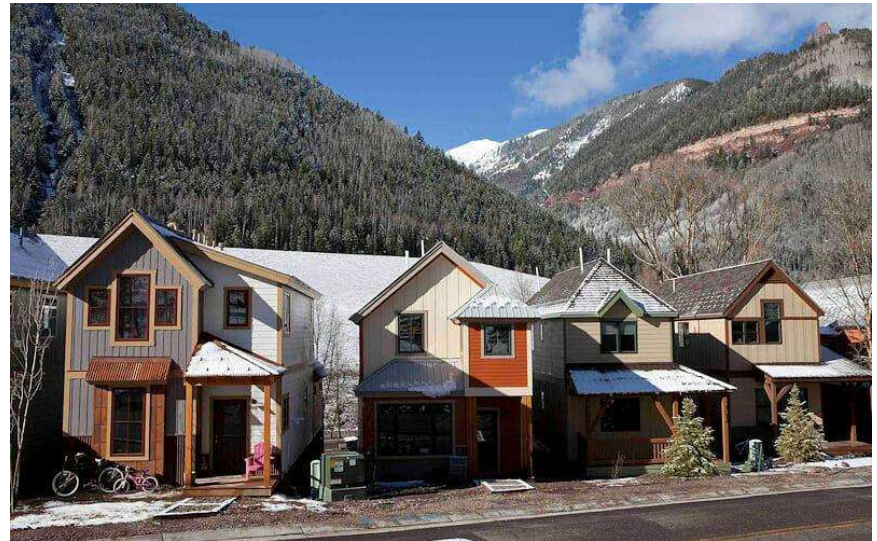


Clatsop Regional Housing Taskforce

Information from Blaine County Housing Authority website

San Miguel County/Telluride, CO

- The preservation of affordable housing for employed residents through housing programs and community education.
- 1,195 workforce housing units.
- Funding from residential impact fees.
- Approximately 32% of county's population reside in deed restricted housing.



Clatsop Regional Housing Taskforce *Information from San Miguel Regional Housing Authority website*

Tillamook County/Tillamook, OR

- Collaboratively advocates for attainable and equitable solutions to the county's housing needs.
- New program started in 2019.
- Proposed solutions:
 - Tax abatement for multifamily
 - STR nightly housing fee
 - Promotion of ADUs



Clatsop Regional Housing Taskforce

Information from Tillamook County website

Clatsop County/Oregon Coast, OR

- Total of 887 affordable housing units.
- Multiple housing studies and reports.
- Identification of housing candidate sites.



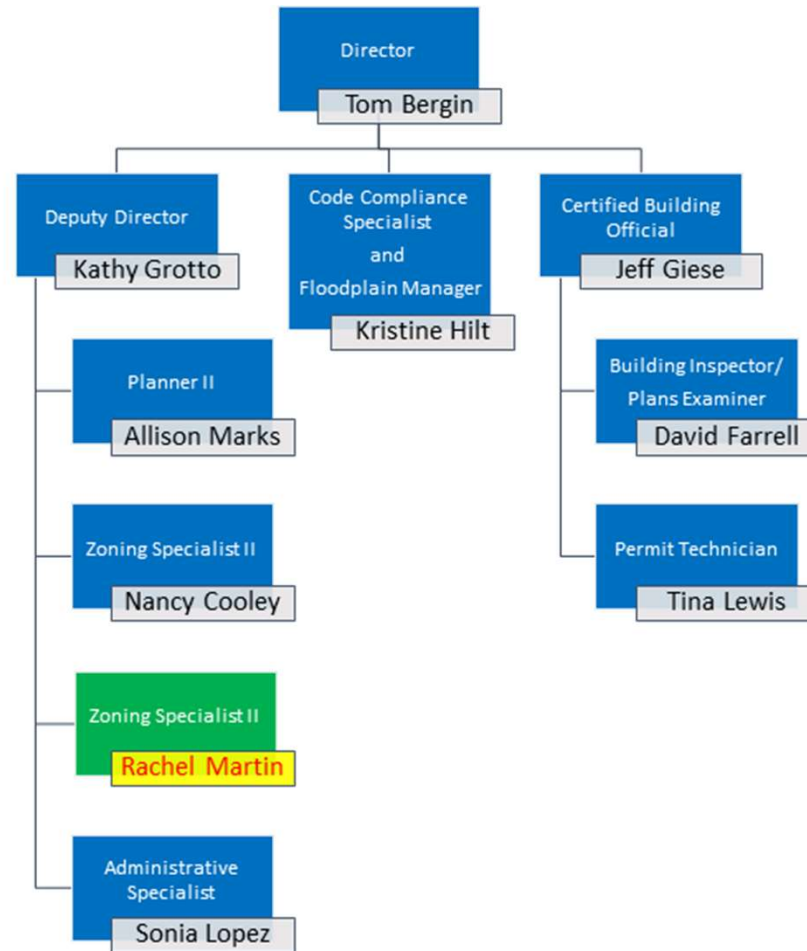
Clatsop Regional Housing Taskforce

Models: Capacity



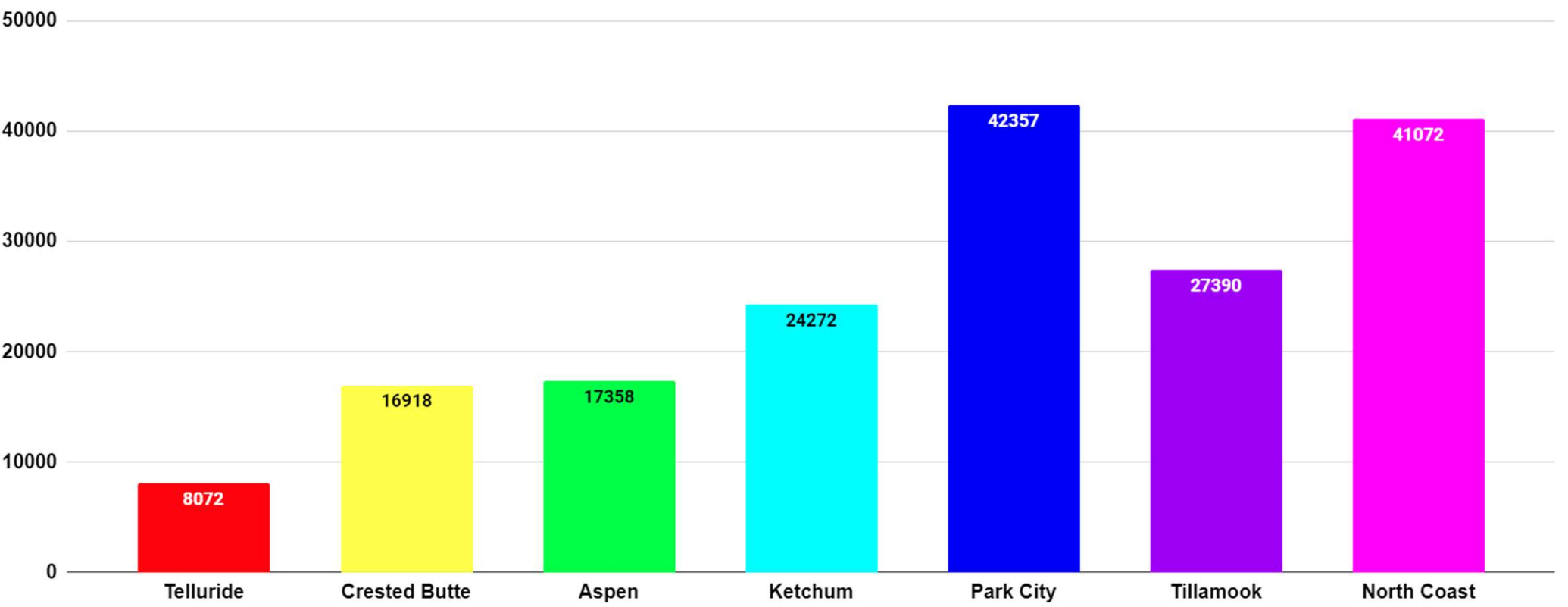
Clatsop Regional Housing Taskforce

Organization



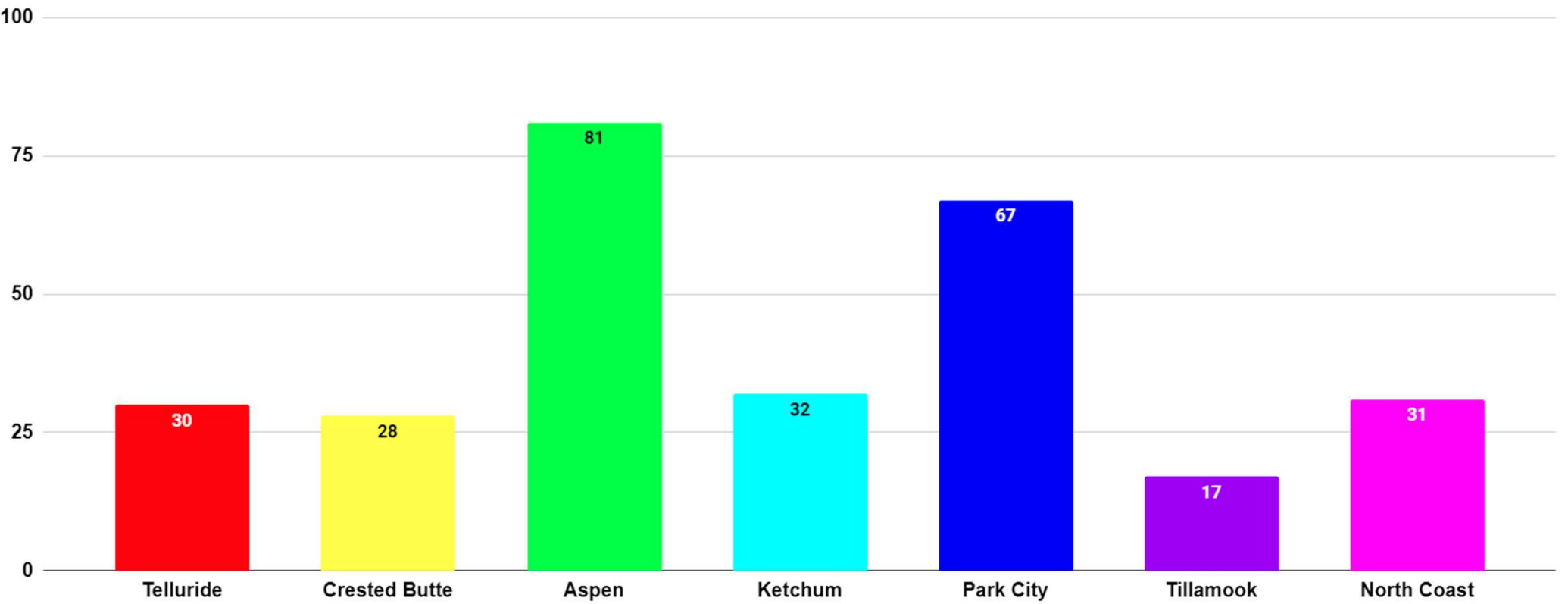
Clatsop Regional Housing Taskforce

County Population



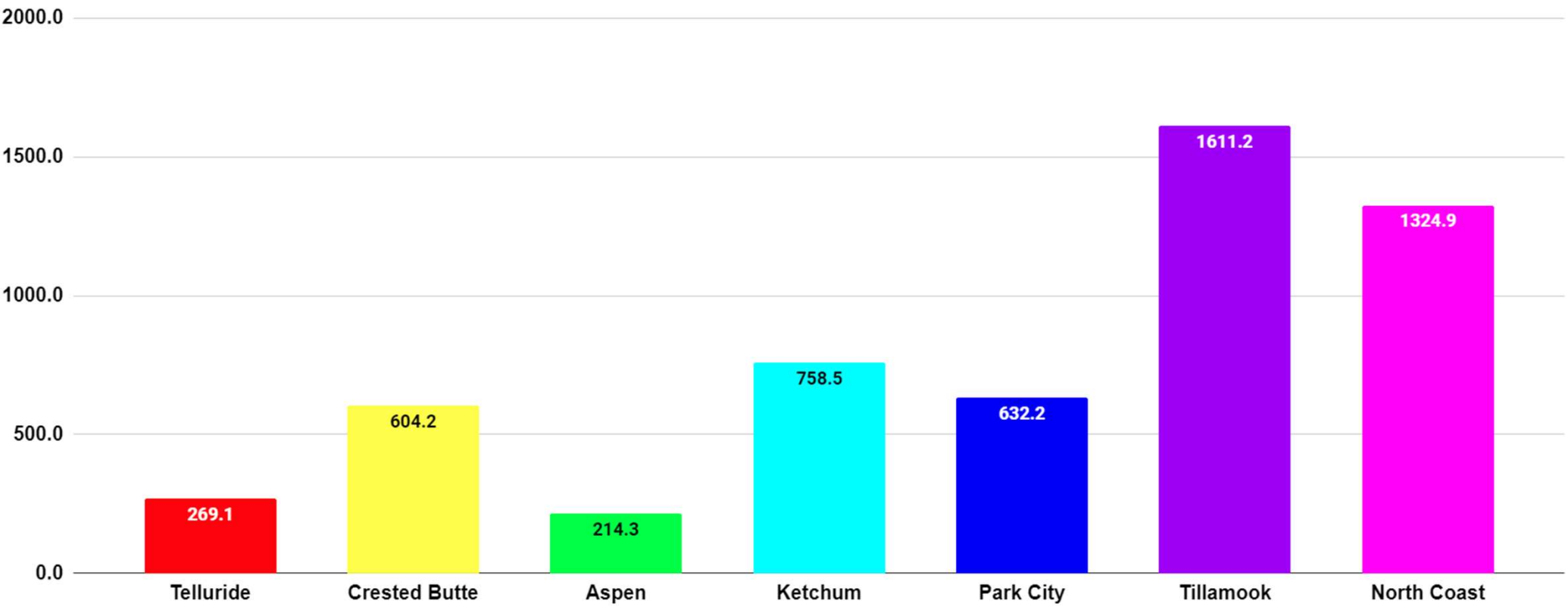
Clatsop Regional Housing Taskforce

Total County Planning, Building & Housing Full-Time Employees



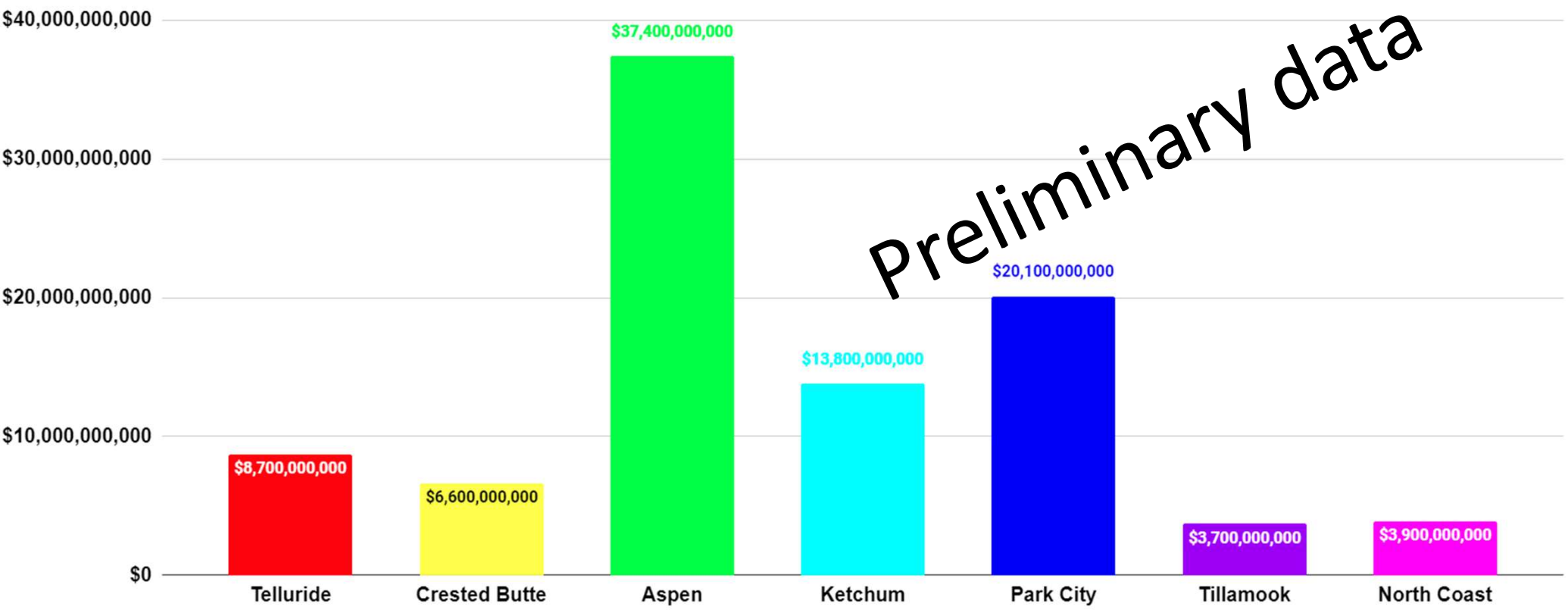
Clatsop Regional Housing Taskforce

Planning: Citizens per Planner



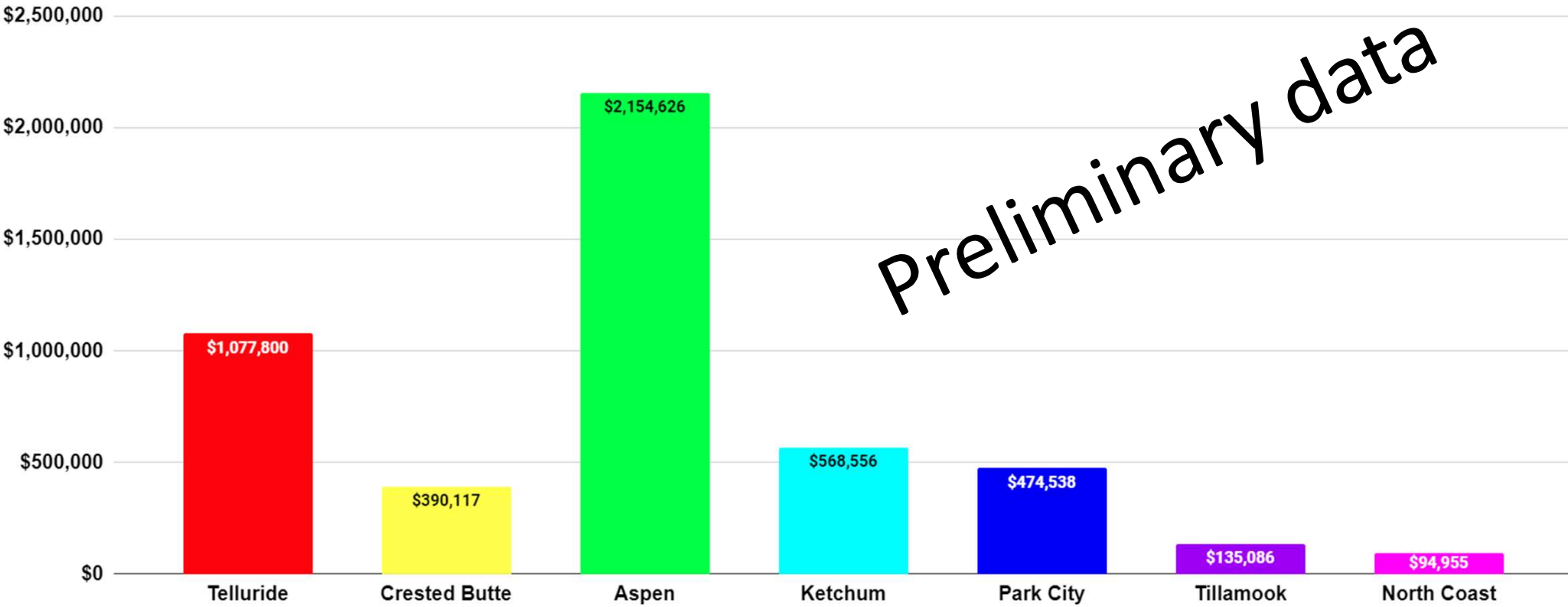
Clatsop Regional Housing Taskforce

Assessed Value



Clatsop Regional Housing Taskforce

Property Values per Citizen



Clatsop Regional Housing Taskforce

Property Values per Planner



Clatsop Regional Housing Taskforce

Housing production

18.1% San Miguel County

11.0% Gunnison County

22.8% Pitkin County

3.9% Clatsop County



Clatsop Regional Housing Taskforce

Organization

Housing Commission Mission

To collaboratively advocate for **attainable and equitable solutions** that impact **Tillamook County's greatest housing needs**.

Housing Commission Meetings and Members

Public meetings the **1st Thursday of every month at 9:00am**

15 members appointed by BOCC

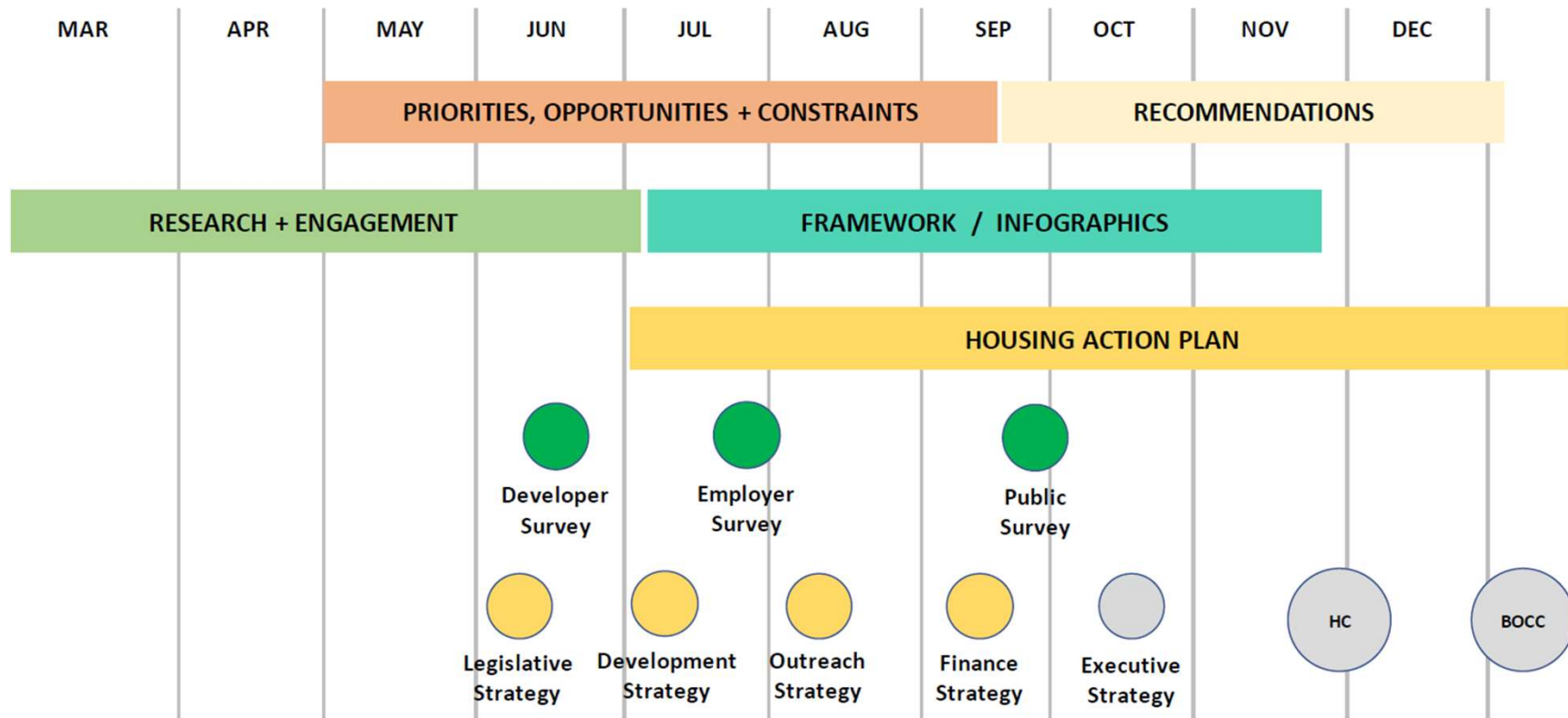
- North County
- Employer Representatives
- Nonprofit Representatives
- Real Estate Representatives
- South County
- Central County



Clatsop Regional Housing Taskforce

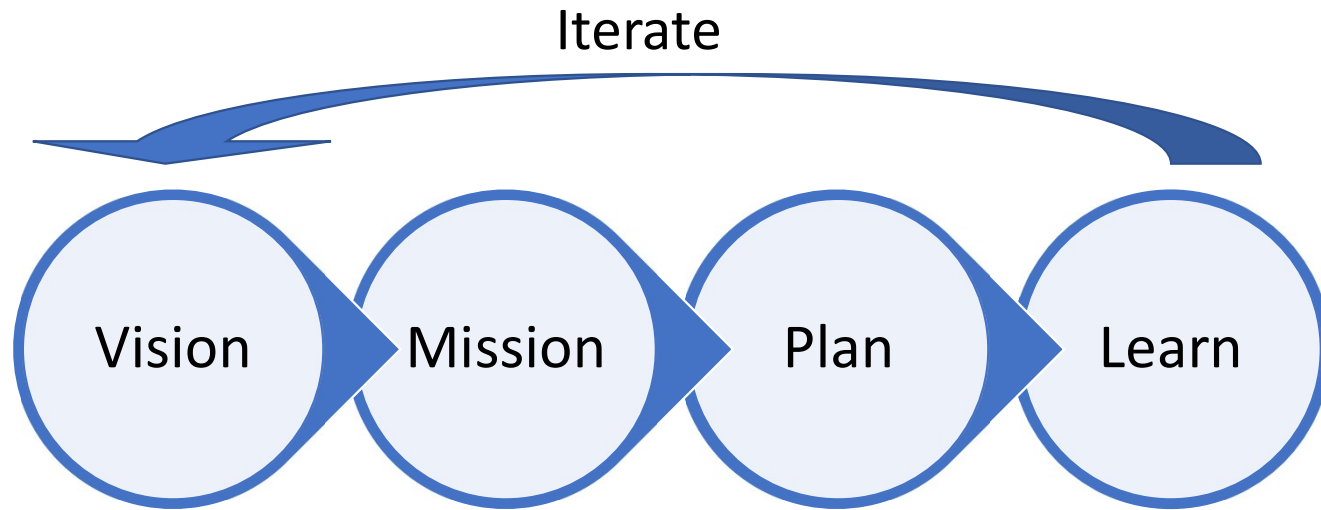
Organization

Tillamook County Housing Plan



Clatsop Regional Housing Taskforce

Organization



Clatsop Regional Housing Taskforce

Exercise Four

1. Any thoughts on the organization framework that will get us to where we want to go?
2. Can we achieve it in the current configuration?
3. With the same commitment of time and resources?
4. If not...what has to change?
5. And what does that look like?



Tools



Clatsop Regional Housing Taskforce

Tools

Taxing

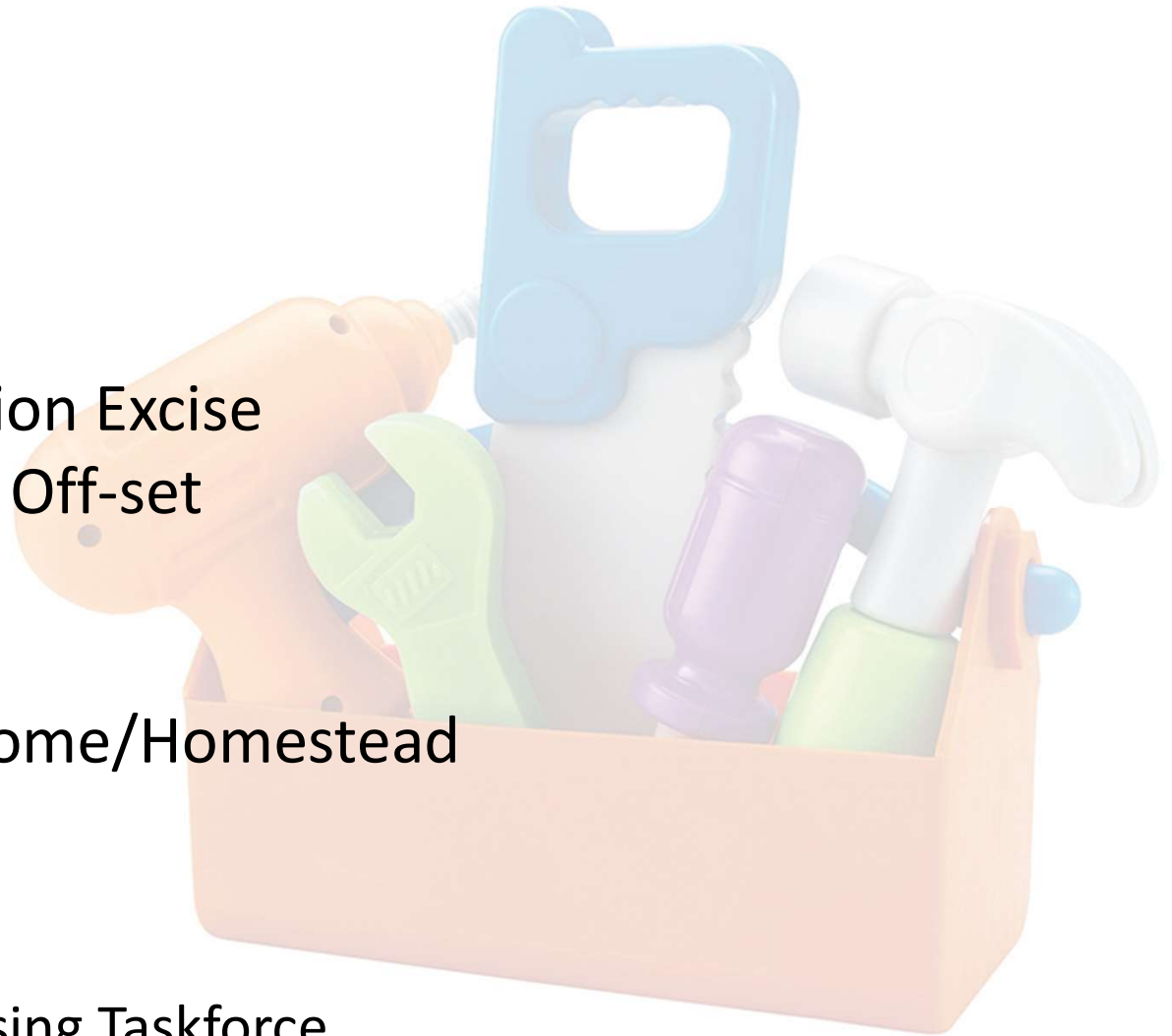
Construction Excise

Employee Off-set

Tourism

Transfer

Second-Home/Homestead



Clatsop Regional Housing Taskforce

Tools

Legislative

Zoning

Development Incentives

On-site

Off-site

In-lieu



Clatsop Regional Housing Taskforce

Tools

Capacity

Organizational

Planning

Housing

Supply

BLI

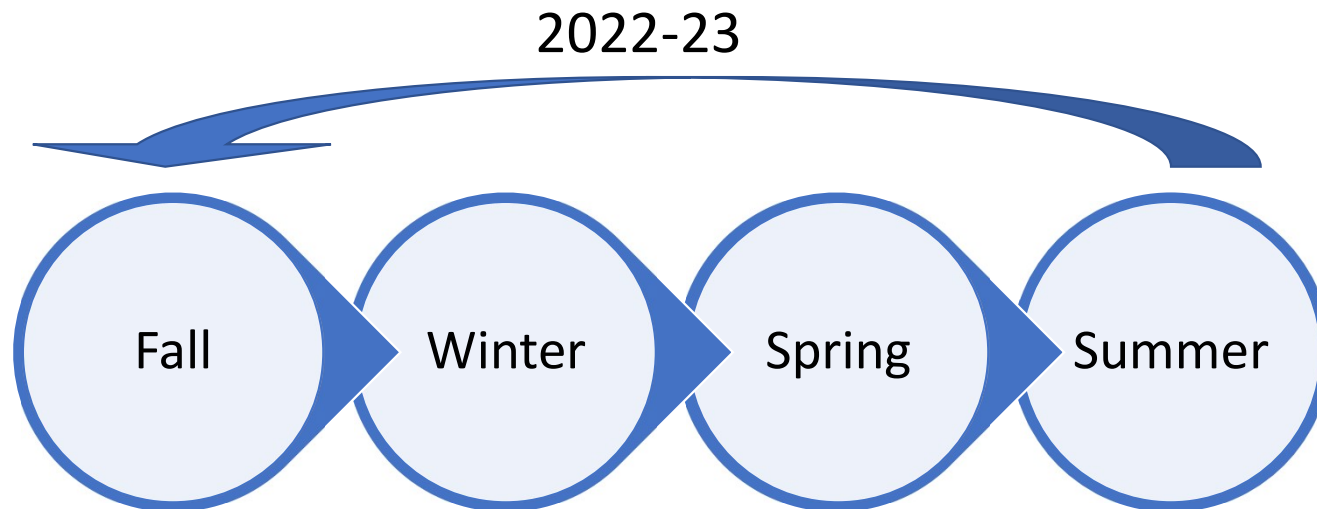
Development & Construction Projects

Brownfields



Clatsop Regional Housing Taskforce

Timeline



Clatsop Regional Housing Taskforce

Next Steps

Trust?

Tacit or tactful direction?

Team...

who is missing that could help us achieve our purpose?