



# Tillamook County Housing Commission

Thomas J. Fiorelli | Housing Coordinator

TILLAMOOK COUNTY

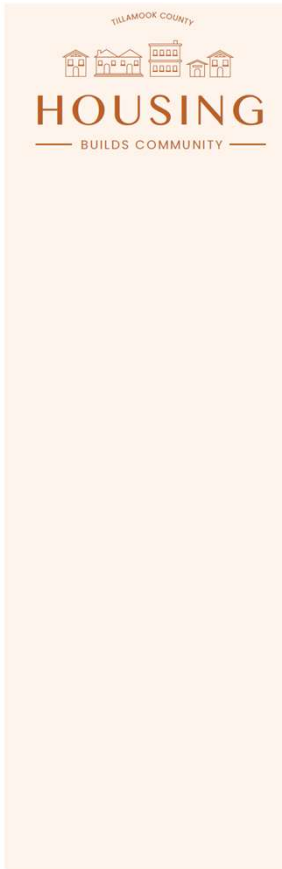


# HOUSING

— BUILDS COMMUNITY —

# Housing Commission Mission

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



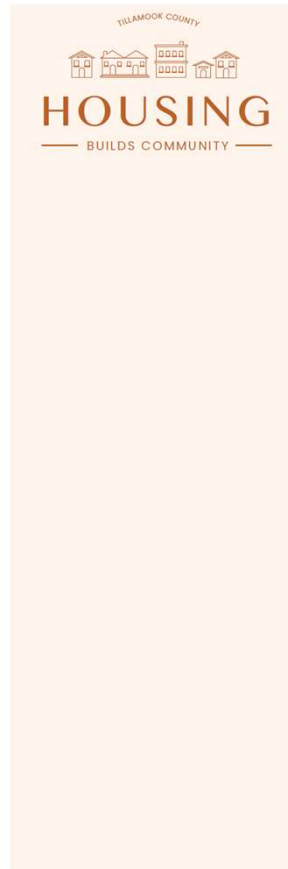
# Housing Commission

## Meetings and Members

Public meetings the **1<sup>st</sup> 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

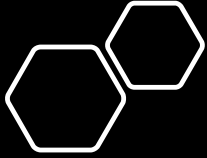


# Missing Middle Housing





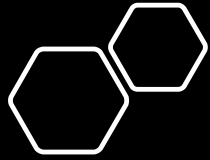
# Public Education & Outreach



# Information

## Outputs

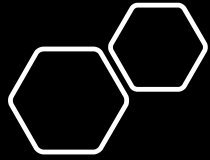
- Articles
  - Programs
  - Housing types (ADUs, 'plexes'): challenges and opportunities
- One-pagers, talking points
  - Terms and Definitions
- External resources (*i.e., ABCs of ADUs, legislative reports, new legislation*)
- Charts, tables, and infographics



# Experience

## Outputs

- **"What's the Story with Housing?" articles**
  - Personal experiences and perceptions
  - Statements and outcomes from cities' and communities' public processes
  - Programs and efforts of community partners (*TFCC, CARE, Adventist, etc.*)
  - Housing Commissioner Profiles

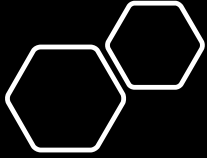


# Engagement

## Outputs

- Photos
- Videos
- Recordings
- Social media posts
- Website updates





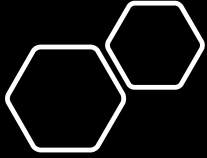
# Progress

## Outputs

- **Quarterly newsletter**
  - Focus on actions, include all committees
  - Progress update / "thermometer": in units of measure (*i.e., housing units, dollars, hours, projects, and other quantifiable measures*)
  - Letter from leadership



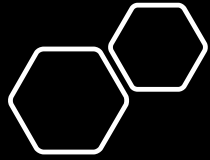
# Legislative Actions



# Infrastructure

Legislation for technical assistance, direct support, and/or appropriations to expand water/sewer system capacity to potentially developable properties

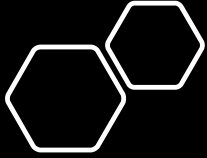
Ex: HB 3040 (2021) OHCS, in consultation with DLCD, DEQ, DOR and Business Oregon, to conduct a comprehensive study of system development charges – HB 4014 (2022) extends the report deadline to December 15, 2022



# Buildable Lands

Legislation intended to increase the availability of buildable lands for housing

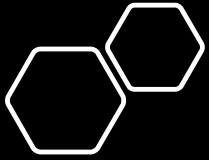
Ex: HB 2284 (2013) OHCS, in consultation with DLCD, DEQ, DOR and Business Oregon, to establish and administer the Oregon Industrial Site Readiness Program



# Density

Legislation intended to enable (or prohibit the exclusion of) modest increases in density inside and outside UGBs in rural counties

Ex: HB 2001 (2019) "Housing Choice" expands the ability of property owners to build certain traditional multifamily housing types (duplexes, triplexes, etc.) in residential zones. Only impacts cities with populations greater than 10,000 residents.



# Housing Types

Legislation intended to enable (or prohibit the exclusion of) non-traditional housing types

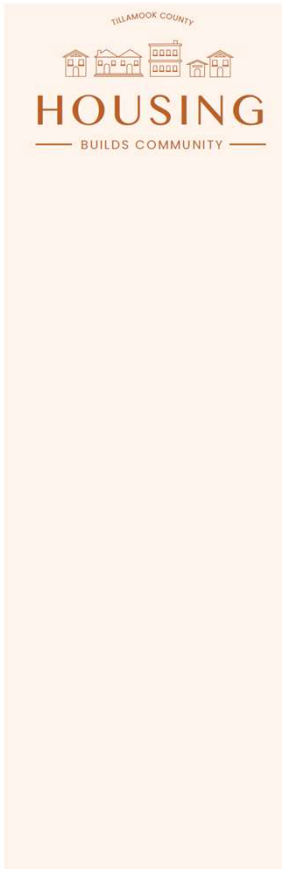
Ex: HB 4064 (2022) Prohibits local governments from prohibiting siting of prefabricated structures in all residential zones.



Finance

# Workforce Housing Grant Fund

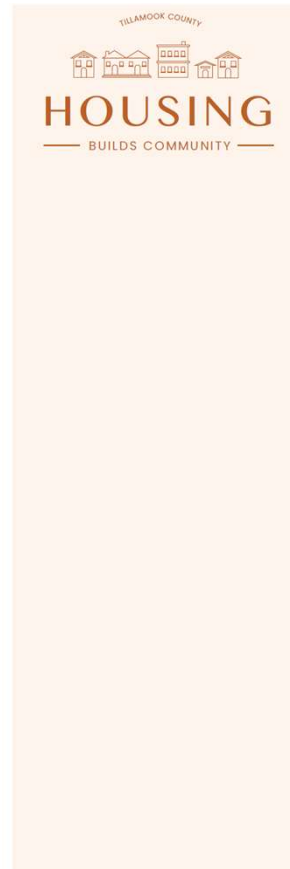
- **Competitive** awards
- Support **multifamily housing** development
- Prioritizes rents up to **120% AMI**
- Requires **annual reporting**
- Funded through STR Operating License Fee





# Grant Writing

- **Seek grant opportunities** to support housing
- **Collaborate** with community partners
- Promote **housing programs**



# 2022 EPA Brownfield Assessment Grant

## Background

- Support from Col-Pac EDD
  - Grant writer consultant
  - Outcome from regional stakeholder meeting in August

## Purpose

- A focus on “abandoned or underutilized **properties** where reuse is **complicated by** actual or perceived environmental **contamination.**”

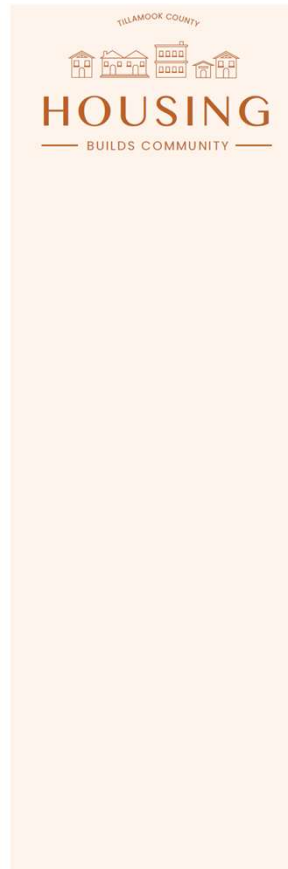
## Awarded!!

- \$500,000 for assessment
  - Phase 1 (historical), Phase 2 (subsurface), Cleanup Alternatives
  - Future use planning



# Housing Property Tax Exemption

- Prioritizes **workforce housing**
- Incentivizes **medium-density** development
- Unincorporated **Tillamook County**
- Cities can **adopt ordinance**

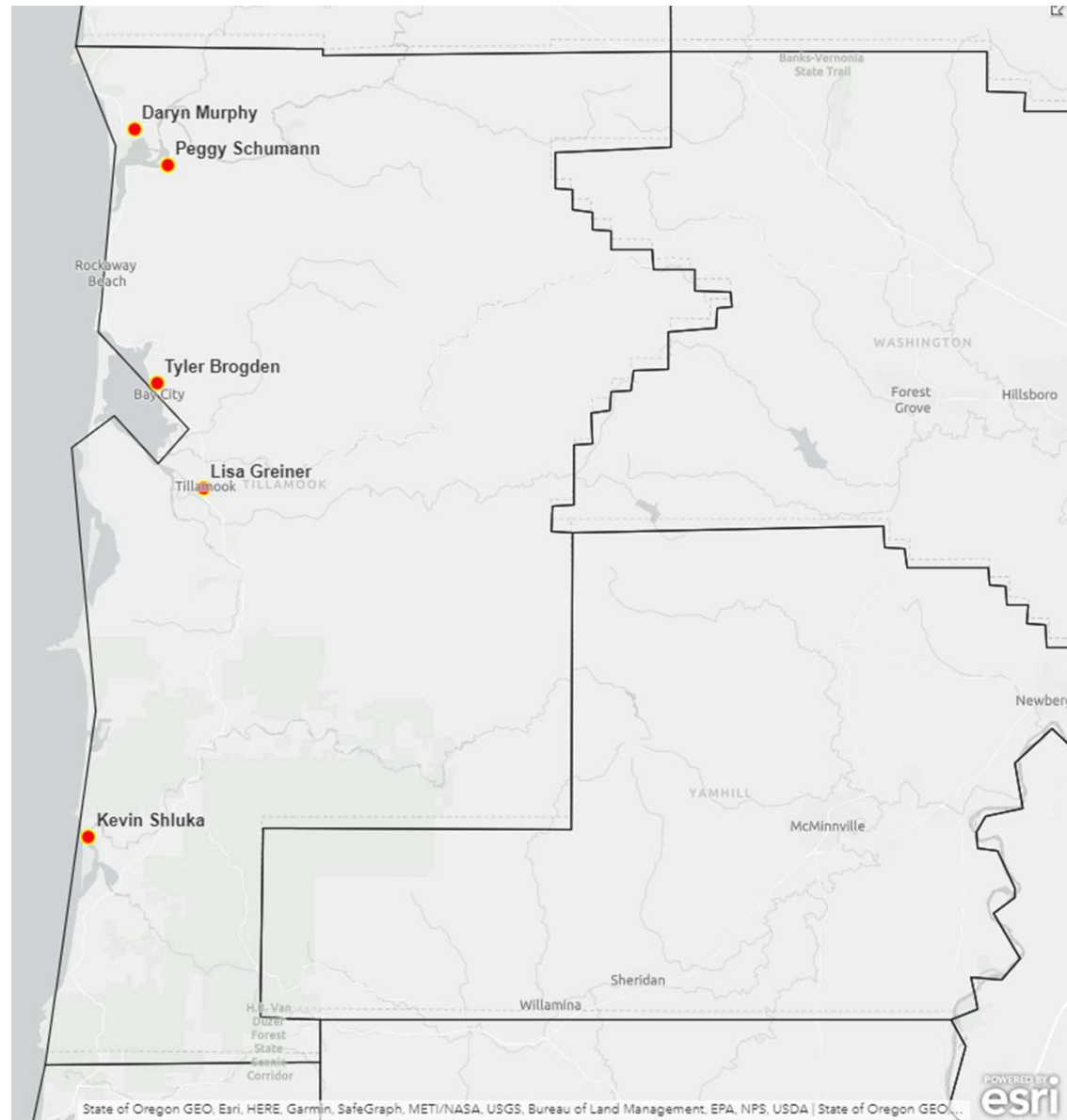


## Tillamook County Multifamily Rental Housing Fund Application



The purpose of this form is to collect the information necessary to review, score, and assess applications for awards from the Tillamook County Multifamily Rental Housing Fund.

The Fund is intended to support the development of new multifamily rental housing in Tillamook County. Proposals must be for construction of three rental units or more. The program requires that at least some units must be affordable and workforce housing, aimed at renters making no more than 120% of Area Median Income. To encourage mixed-income projects, the Fund awards points to all income categories but places more weight on greater affordability.





Development

# Housing Needs Analysis

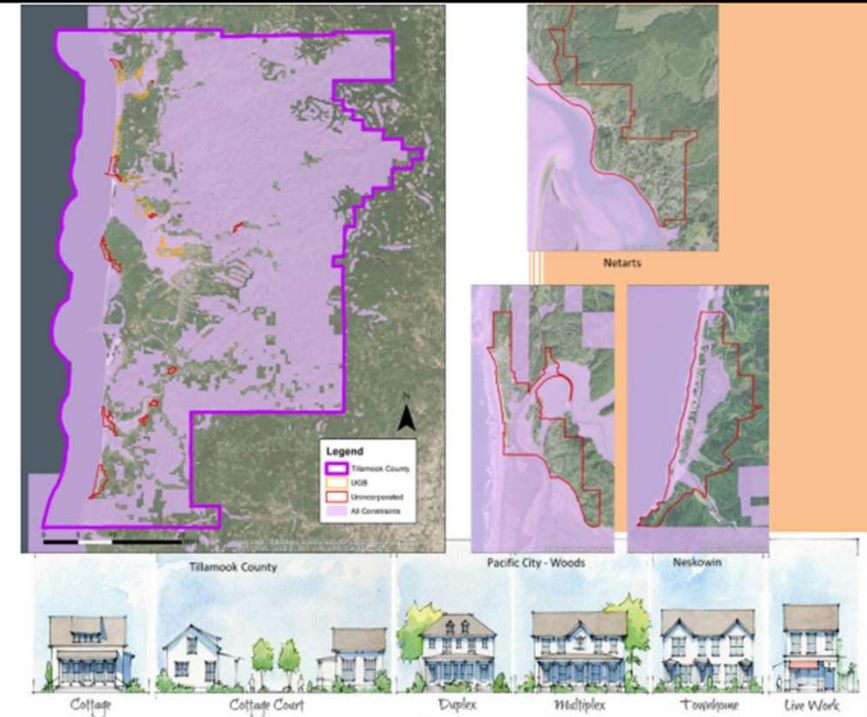
## – What do we know?

“Based on the **20-year** population growth forecasts for Tillamook County (forecasted **increase of 2,936 year-round residents**) and seasonal housing and demographic characteristics, the recommended housing needs for Tillamook County requires **2,305 to 2,603 net new dwelling units**”



Tillamook  
County

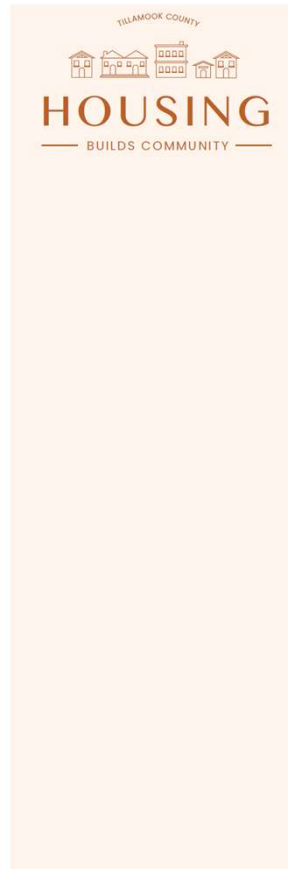
## Housing Needs Analysis



December 27, 2019

## HNA Recommended Short-Term Actions (1-2 years)

- Identify public-owned properties
- Work with cities and sewer districts
- Encourage Accessory Dwelling Units (ADUs)
- Encourage Upper-level redevelopment
- Leverage CDBG funds, state grants and bonds

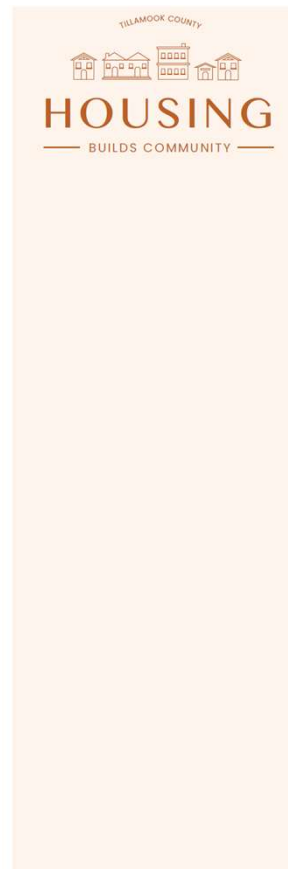




How much, and which types, of housing do we need?

	Current Housing Mix	Net New Housing Mix (Policy Scenario C)	Future Housing Mix
Single Family	72%	60%	69%
Townhomes/Plexes	7%	11%	8%
Multi family	6%	14%	8%
Mfg. home / other	15%	15%	15%
Total	100%	100%	100%

	Current Housing Mix	Net New Housing Mix (Policy Scenario C)	Future Housing Mix
Single Family	7,501	1,562	9,063
Townhomes/Plexes	781	286	1,067
Multi family	641	364	1,005
Mfg. home / other	1,531	390	1,921
Total	<b>10,454</b>	<b>2,603</b>	<b>13,057</b>



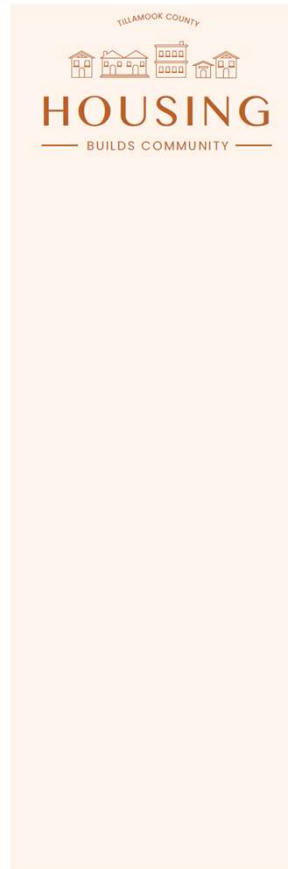
# Mapping & Spatial Analysis – web tools

Overlay opportunities and challenges

- Land availability and constraints
- Housing distribution across County
- Integrate HUD/Census/State housing data

Collaborate with community partners

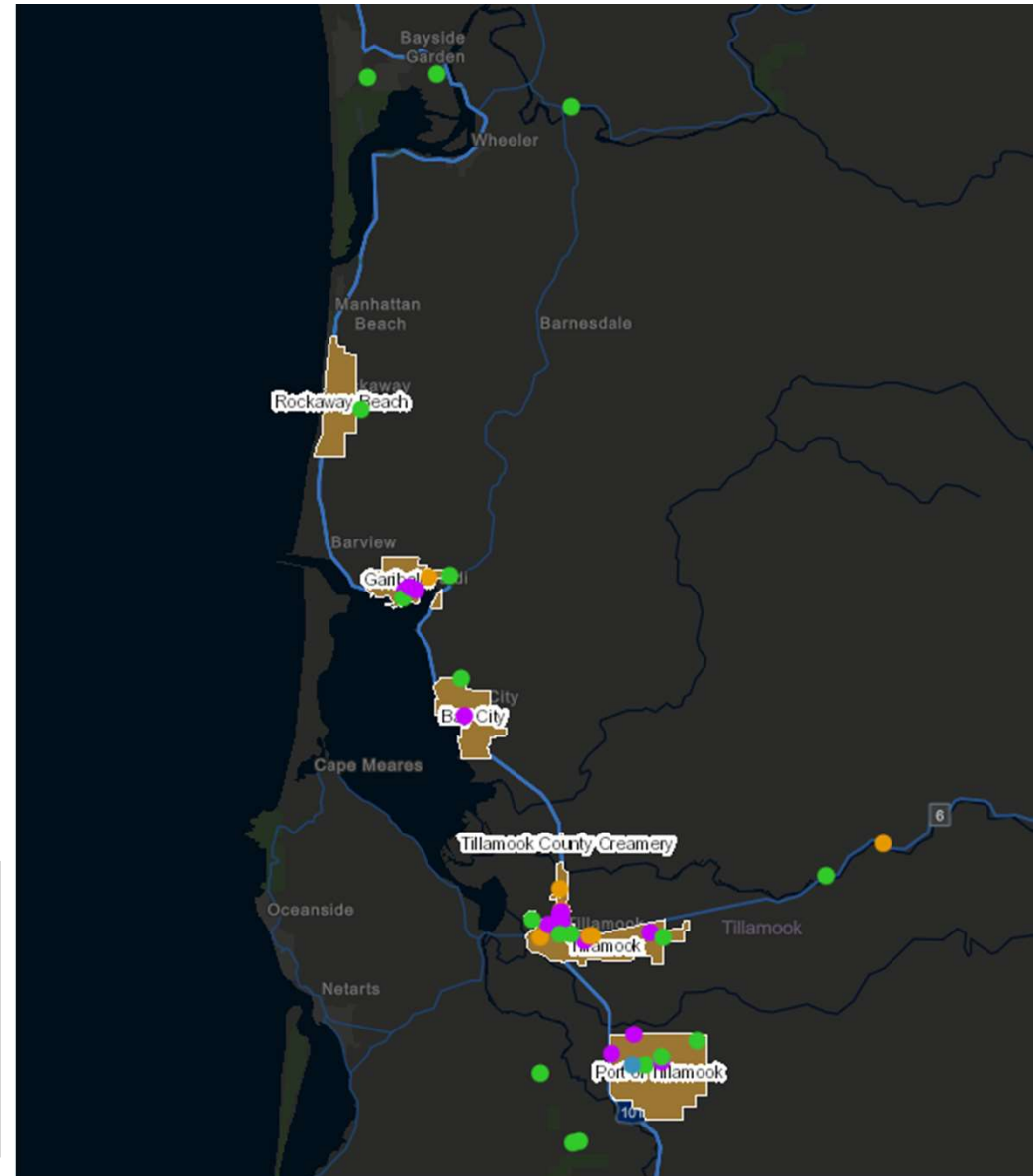
- Story Maps
- Community surveys, open houses, and events
- Track developments and progress



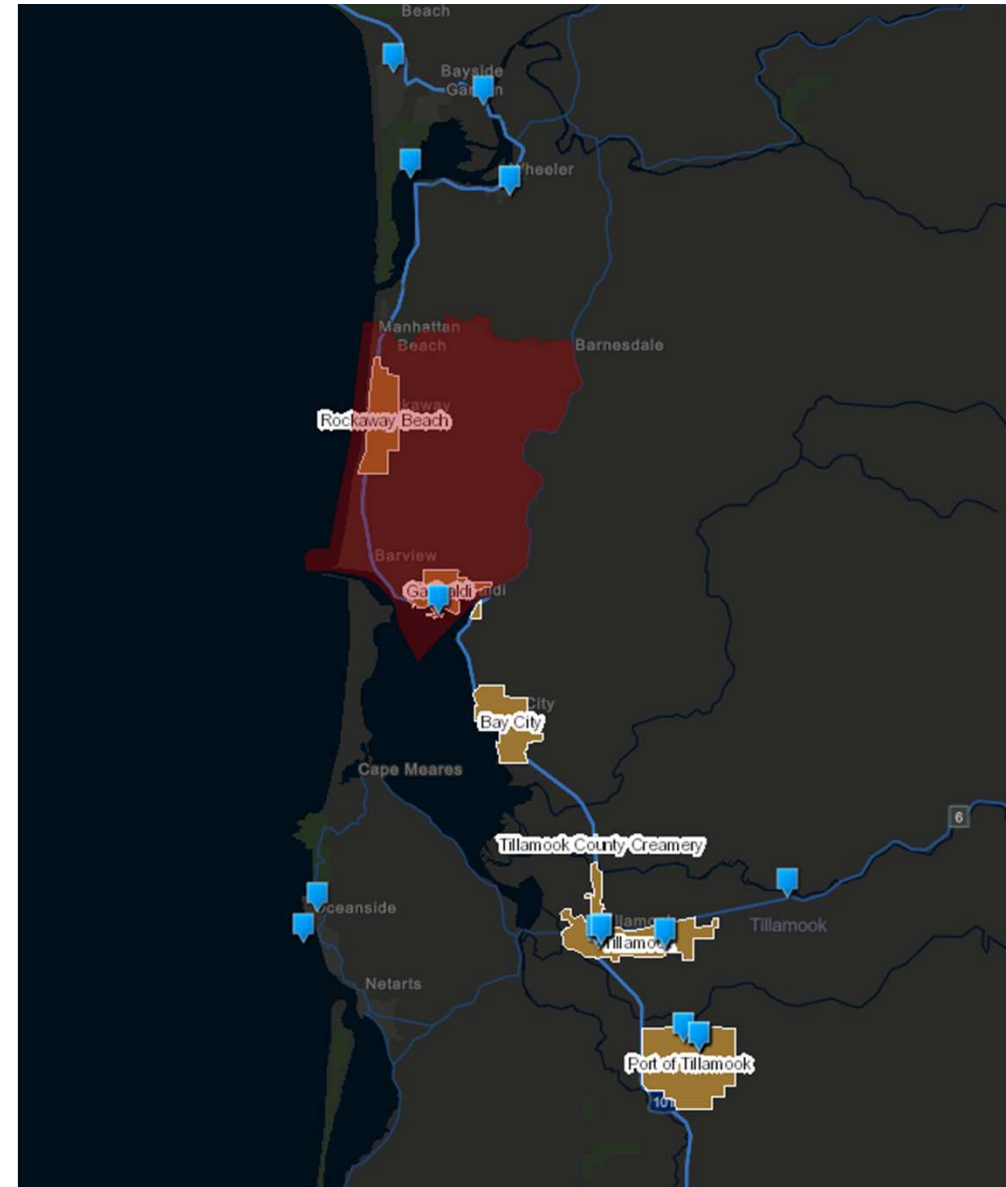
# Enterprise Zones and Brownfield Sites

## Facilities - ECSI

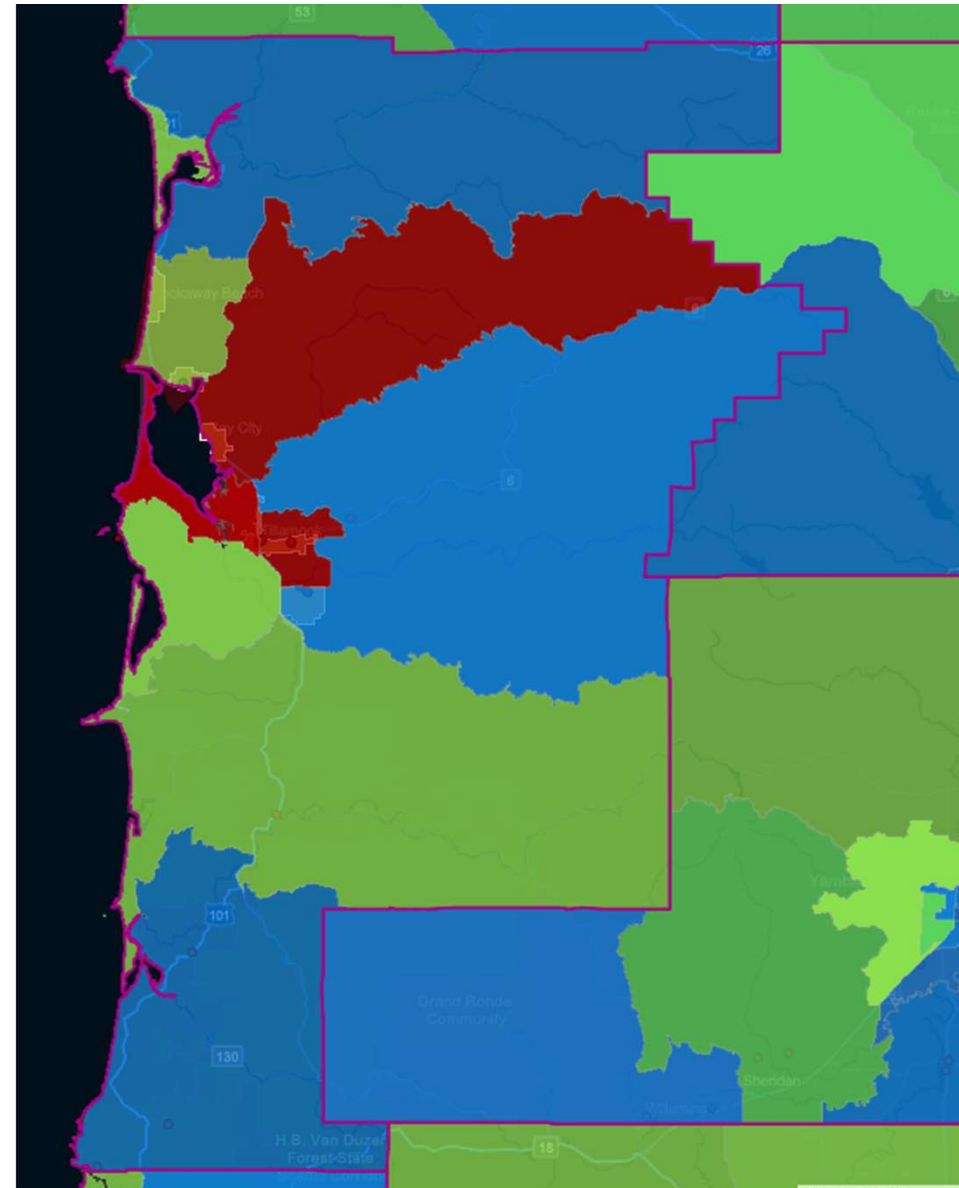
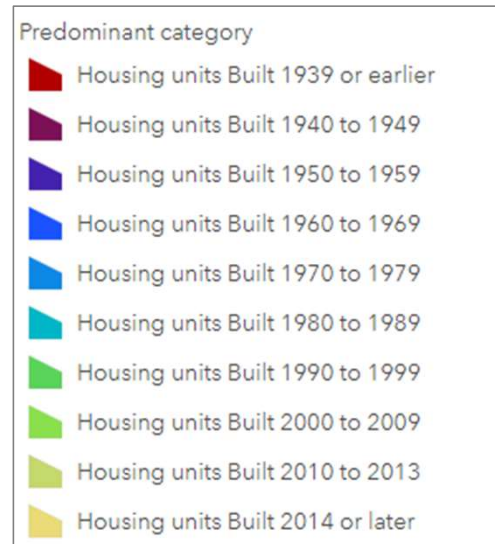
- Contaminated Site, Listed on CRL or Inventory
- Contaminated Site, No further action required
- Contaminated Site, Suspect site requiring further investigation
- Study Area, Listed on CRL or Inventory
- Study Area, Suspect site requiring further investigation



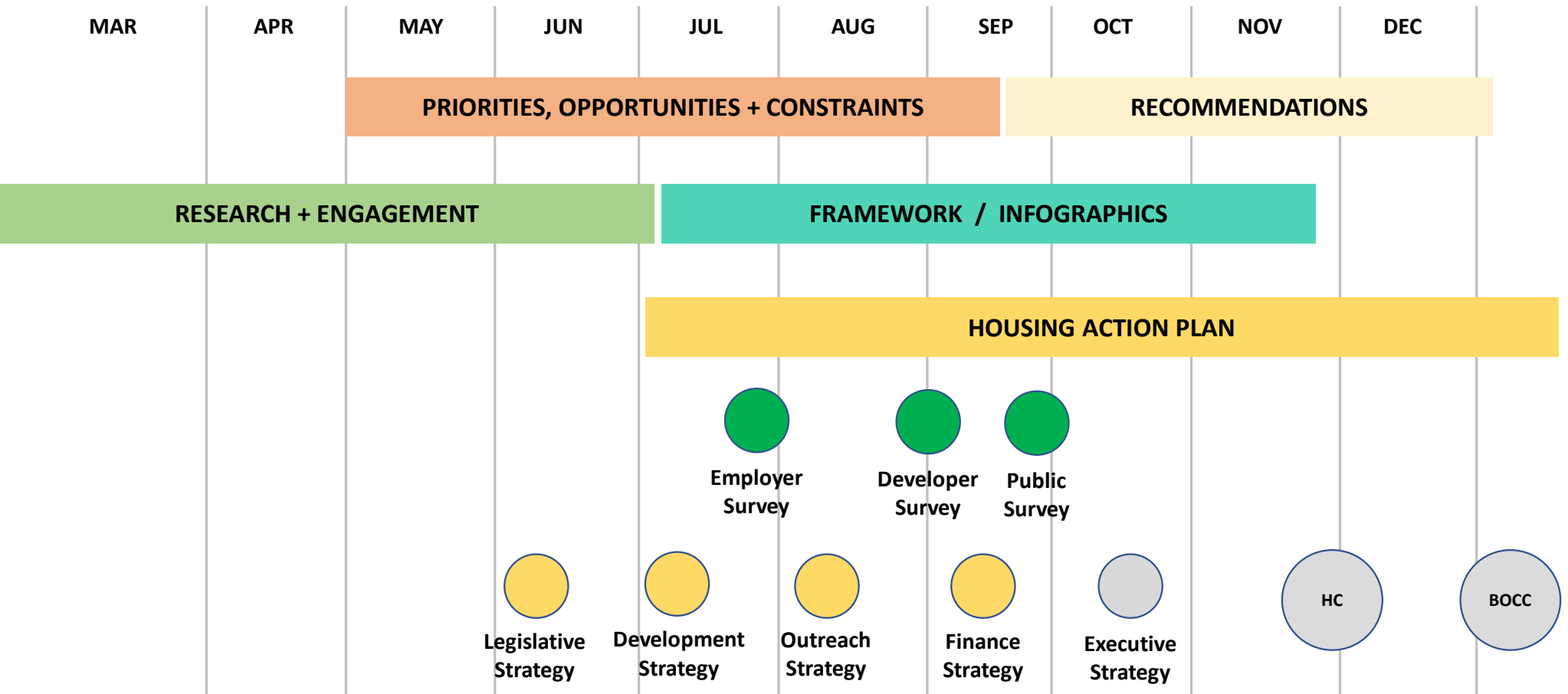
# Enterprise Zones and Business Oregon Projects



## Age of Housing Stock by Census Tract



# Tillamook County Housing Plan





# Questions?

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Community Development

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