

# Columbia County

## Housing Implementation Plan (CCHIP)

### Planning Partnership:

Columbia County  
City of Clatskanie  
City of Rainier  
City of Columbia City  
City of Vernonia  
Columbia Economic Team (CET)  
Columbia Pacific EDD (CoPac)

### Consultants:

Cascadia Partners

### Funding:

Department of Land  
Conservation & Development  
(DLCD)



In early 2024, NEXT Renewable Fuels Oregon, LLC is planning to build and operate a renewable green diesel fuel processing facility located at the Port Westward Industrial Park near Clatskanie in Columbia County.

Clatskanie (population 1,822) and surrounding areas will need to accommodate a peak of 1,900 temporary construction workers and an additional 235 permanent employees/households.

# CCHIP Background



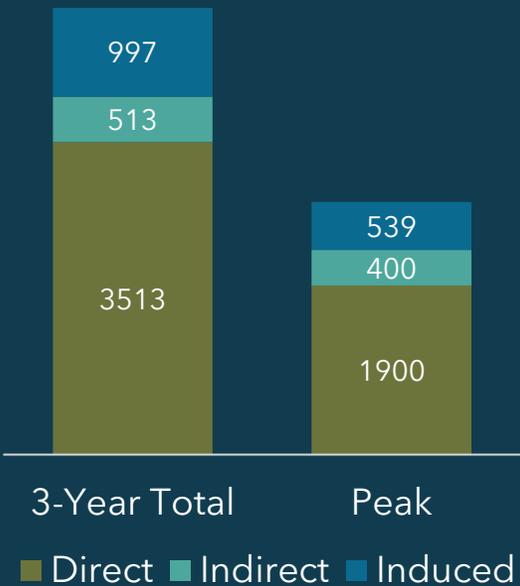
The housing project will help Columbia County and participant cities of Clatskanie, Columbia City, Rainier and Vernonia identify and implement **a set of strategies and actions to help address both short-term and long-term housing needs.**

## Key baseline housing issues that drove this project:

- Low vacancy rates (range from three to eleven percent)
- Rising prices and rents (30% year over year increase since 2020)
- Lack of new housing development (since 2000: Clatskanie 4% built and Rainier 19% built)
- Older housing stock in need of rehabilitation (~70% of housing in Clatskanie & Rainier was built before 1980)

# Short Term Housing Needs

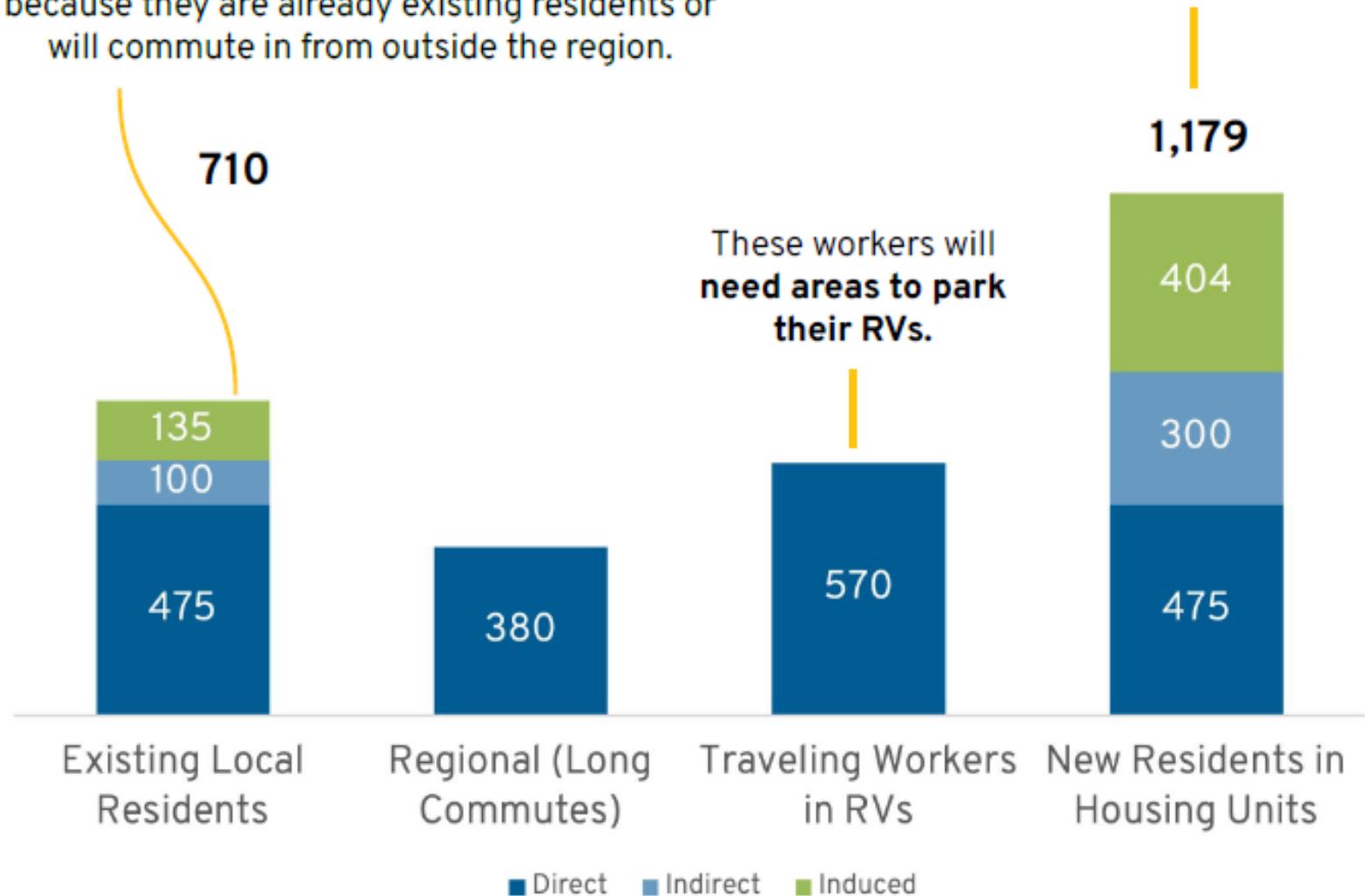
## Temporary Construction Employment 2024-2026



# Distribution of Jobs by Location/Type

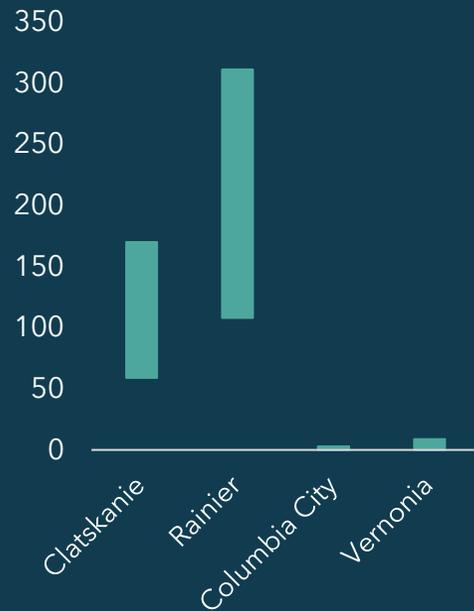
These workers will **not need new housing** units because they are already existing residents or will commute in from outside the region.

These workers will look for **rental housing, motels, or other temporary housing options.**



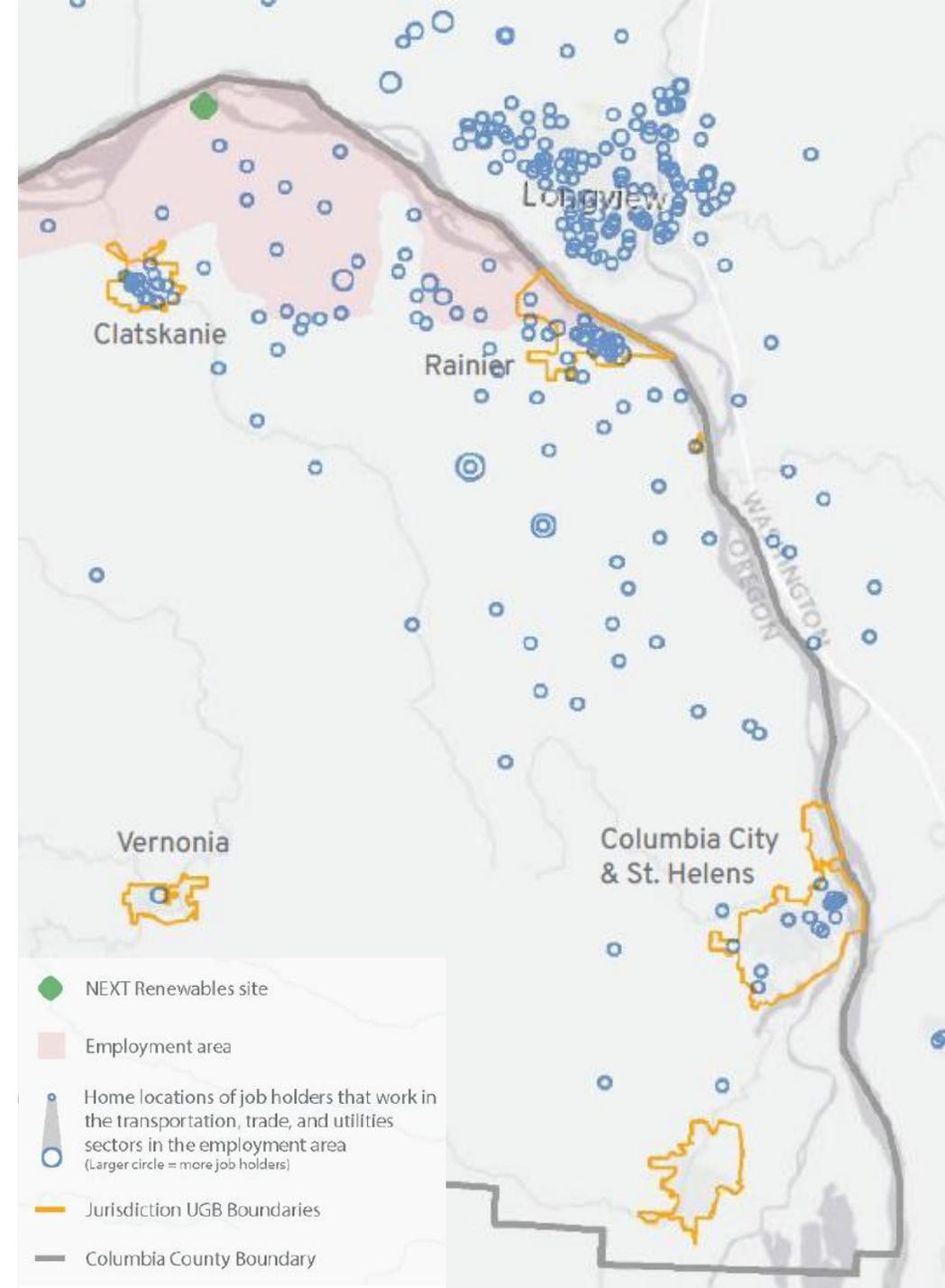
# Short Term Housing Needs

## Scenario Range of Temporary Housing Need by Location



## Temporary Housing Needs associated with NEXT Renewables project:

- Approximately 500-600 workers will arrive in RVs or travel trailers. They will need space and hookups.
- About 1,200 additional temporary housing units are projected to be needed. *Fifty to sixty percent of those units are projected to be located within Columbia County.*
- Clatskanie could see demand for approximately 60-100 units and Rainier could see demand for 100-200 units. Columbia City and Vernonia are unlikely to see substantial new demand.





# Temporary Housing Solutions under Consideration

- Land/Facilities for RV Parking
  - What is the capacity of local RV parks to accommodate the influx of 500-600 construction workers? How can the county and/or cities facilitate additional parks/land becoming available for RV parking?
  - Cities and County allow Residential Occupancy in RVs and Tiny Homes On Wheels?
- Provide Land and/or Infrastructure for Temporary Housing
  - What other housing options could be made available to workers that travel to the area that do not have an RV? Can the cities work with NEXT to provide options such as RV or trailer rentals to incoming workers?
  - Cities and County encourage/incentivize Homeowners to Provide Temporary Housing?
  - Stakeholders facilitate a Prefab/Modular Housing Development that Converts to Permanent Housing?
- Tenant Protections for Existing Residents.
  - How can cities mitigate the displacement of current low-income residents from current rental units due to being outbid by incoming workers?

# Permanent Housing Solutions under Consideration

## Regulatory Strategies

- Define and Allow New Housing Types
- Increase Maximum Density
- Reduce Minimum Parking Requirements
- Remove Unnecessary Regulatory Barriers
- Pursue UGB Land Swaps

## Investments and Funding

- Target Infrastructure Improvements to Support Housing
- Target Urban Renewal Investments to Support Housing
- Establish a Construction Excise Tax (CET)

## Land Based Strategies

- Assist with Land Acquisition and Banking
- Form Partnerships with Land Trusts and other landowners

## Financial Incentives

- Calibrate and Reform System Development Charges
- Offer a Property Tax Abatement for Strategic Housing Development

# Key Takeaways

- **Residents at most income levels** are underserved by current housing options.
- Some cities **do not have adequate water and sewer infrastructure** to accommodate development in some areas. Others have recently made significant investments in infrastructure improvements to aid in development, primarily in St. Helens and Scappoose.
- Most cities agree there is a **need for zoning changes** to remove barriers to housing development, but unsure what type of changes will be effective or what community would support.
- **Geography and land supply is a challenge for most cities.** Steep slopes, wetlands and floodplains and landslide risk contribute to a lack of buildable land. Rainier and Vernonia pursuing UGB adjustment (land swap - not expansion) to increase land supply.

# Next Steps

- ① City Council & County Commission Discussions
- ② Complete Housing Implementation Plan including prioritization of strategies for temporary and permanent housing development and action plan.
- ③ Establish team to oversee action and accountability for implementation
- ④ Support city-led housing production strategies