



Clatsop Regional Housing Taskforce

August 31, 2022

2-4 PM

Bob Chisholm Community Center
1225 Avenue A
Seaside, OR 97138

Attendees:

Denise Lofman, CREST; Henry Balensifer, City of Warrenton; Brandon Ogilvie, City of Cannon Beach; Gail Henrikson, Clatsop County; Pamela Cooper, Providence Seaside Hospital; Montero, Jeff Flory, City of Seaside; Steve Wright, City of Seaside; Susan Penrod, Seaside School District; John Toyooka, Clatsop County; Monica Steele, Clatsop County; Amanda Rapinchuk, Clatsop County; Bruce Jones, City of Astoria; Megan Leatherman, City of Astoria; Brett Estes, DLCD; Zach Hunt, Clatsop County; Chad Sweet, City of Gearhart; Jay Blake, City of Warrenton; Brent Warren, City of Gearhart; Robert St. Clair, City of Cannon Beach; Jeff Adams, City of Cannon Beach; Jarrod Karnofski, Columbia Memorial Hospital; Thomas Fiorelli, Tillamook County Housing Commission; Erick Bengel, The Astorian;

Notes

Kick-off Meeting Summary:

Single Residential Occupancy (SRO) development project by Guerrilla Development, called [Jolene's First Cousin](#), at 2828 SE Gladstone St., in Portland, OR.

Clatsop County Affordable Housing Dashboard ([22 minute mark](#)):

Amanda Rapinchuk, Zach Hunt and Monica Steele, Clatsop County

Joint effort with the community development and planning departments from each city; Continues to evolve; [Existing Affordable Housing Web App](#) and the [Housing Development Web App](#); The Existing Affordable Housing Web App (EAHWA) allows citizens to access information on the region's existing affordable housing inventory, ranging from transitional housing to permanent supportive housing; The EAHWA also provides the recently released County Surplus Lot for affordable housing or social services; The Housing Development Web App (HDWA) is a real-time development tool that shows the region's land development activity, from project planning, through building permitting, plan review to certificate of occupancy. The tool will provide regional development tracking that will loop back to populate the EAHWA to help officials track progress in needed housing development; Clatsop County Surplus Lands available which can be used for low income housing development; quit claim deed to City of Seaside and identified in Astoria and Warrenton, which are in due diligence; modular home development in the City of Warrenton and Gearhart; including eleven acres in the Arch Cape area; must be non-profit developers; could a city develop?; Clatsop County awarded \$500,000 for brownfield grant for housing or economic development, for phase 1 and 2 analysis, to clean properties;

Tillamook County Housing Commission (1 hour and 2 minute mark):

Thomas Fiorelli, Tillamook County

T. J. Fiorelli comes to Tillamook with specialty in brownfields and affordable housing; Tillamook County Housing Commission (TCHC) has a broad range of representation from geographic to interest areas; Missing middle concentration, to win hearts and minds; through different committees Public Education and Outreach; providing information to area citizens and partners; 'what's the story with housing?' articles; commissioner profiles and newsletters; Legislative Action committee, for technical assistance, infrastructure support, for developable
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properties; increase Buildable Lands Inventory, incorporating appropriate density, and providing for all housing types; the Finance Committee provides Workforce Housing Grants, through a competitive award to support multifamily development, grant writing, 2022 EPA Brownfield Assessment Grant, awarded \$500,000 for phase 1 & 2 assessments, Housing Property Tax Exemption; Development Committee, asses Housing Need Analysis to utilize mapping and spatial analysis to locate where strategically grow; developing Housing Action Plan; ([Link to Presentation](#))

Mission, Vision, Plan:

In a review of the model communities across the mountain towns, from Pitkin County/Aspen, CO, which provides their Mission, Vision, Values, Goals and Strategies on their website, to Gunnison County/Crested Butte, CO, Park City, UT, Blaine County/Sun Valley/Ketchum, ID and San Miguel County/Telluride, CO, where we look at how we measure success?

Draft Mission

Provide a regional platform for resolving housing needs by partnering across jurisdictions to build effective policies and programs, which lead to projects that build an inventory of wonderful places to call home and sustain community for all income levels.

Draft Vision: Where do we want our community or communities to be in 2032, due to the work of this taskforce?

Increase percentage (from 3.9%) of affordable/workforce housing from a regional perspective; target growth areas; greater non-profit partnerships; better understanding of our capabilities and needs; DLCDC support in UGB expansion; streamlining processes, such E-permitting, where consistent across communities; to have no need for ‘us’ (the Clatsop Regional Housing Task Force is not needed); increase capacity at local level; education for planning commission’s role and how it works; adopt recommended strategies, prioritizing recommendations and working with city officials on priorities; Facilitate for profit and non-profit policies;

Taskforce Timeline:

July: Kick-Off; August: Mission & Vision; September: Scope of Work, Capacity Building; October: Scope of Work, Asset Mapping;

Next Steps:

Both Gearhart and Warrenton are looking at updating Buildable Lands Inventory; Clatsop is finishing their Comprehensive Plan Update, with scheduled hearings for adoption; Cannon Beach is in the midst of a Code Audit; Elissa Gertler, of NOHA, couldn’t make the meeting but will be on the September agenda. Brett Estes updated group on [DLCD’s Housing Needs Analysis DRAFT Recommendations Report](#) and [Listening Sessions](#).

Next Meeting is scheduled for Wednesday, September 28, 2022, 1-3 PM

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