

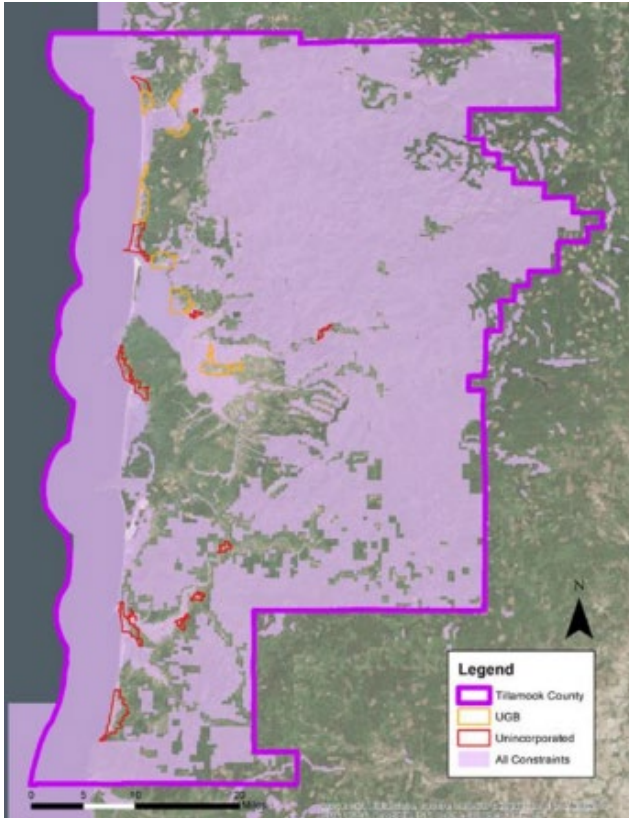


Col-Pac Board Presentation April 11, 2024

By: Parker Sammons, Tillamook County Housing Coordinator

Key Development Challenges

- 100 Inches of Rain a Year
- 100 MPH Winds
- High Infrastructure Needs & Costs
- Geographic/Geological Challenges
- Seasonal Housing Supply



Barriers to Affordable and Workforce Housing

- High SDC Fees
- Suitable Land
- Financing
- NIMBYism
- Low Area Median Income (AMI)

\$77,600



Tillamook County Renter-Occupied Housing Needs, 20-year Forecast*

Family Income Level	Upper Range of Qualifying Income	Upper Range of Monthly Rent*	Attainable Housing Products	Estimated Distribution of Units	Projected Renter-Occupied Units Needed
Upper (120% or more of MFI)	Greater than \$54,073	Greater than \$1,551	Standard Homes, Townhomes, Condos	21%	166
Upper Middle (80% to 120% of MFI)	\$54,073	\$1,551	Small Homes, Townhomes, Apartments	17%	135
Lower Middle (50% to 80% of MFI)	\$36,049	\$1,034	ADUs, Townhomes, Mfgd. Homes, Plexes, Apts.	20%	163
Low (30% to 50% of MFI)	\$22,531	\$646	Govt. Assisted Apts.	23%	190
Very Low (less than 30% of MFI)	\$13,518	\$388	Govt. Assisted Apts.	19%	153
Total Dwelling Units				100%	807

*Assumes 30% of income is used for rental payments.

Baseline Housing Needs

807 Renter Occupied Units Needed

1,796 Owner Units (\leq 120%AMI)

Tillamook County Owner-Occupied Housing Needs, 20-year Forecast*

Family Income Level	Upper Range of Qualifying Income	Upper Range of Home Price*	Attainable Housing Products	Estimated Distribution of Owner-Occupied Units	Projected Owner-Occupied Units Needed
Upper (120% or more of MFI)	Greater than \$54,073	Greater than \$299,000	Standard Homes	44%	790
Upper Middle (80% to 120% of MFI)	\$54,073	\$299,000	Small Homes, Townhomes	36%	647
Lower Middle (50% to 80% of MFI)	\$36,049	\$166,000	Mfgd. Homes, Plexes	15%	269
Low (30% to 50% of MFI)	\$22,531	\$104,000	Govt. Assisted	5%	90
Very Low (less than 30% of MFI)	\$13,518			0%	0
Total Dwelling Units				100%	1,796

2500+ New Units Needed



Baseline Housing Demand Forecast Tillamook County, 2019-2039

	Net New Population ¹	Group Quarters Share	Group Quarters Pop. ²	Avg. HH Size ²	Occupied ²	Seasonal & Vacancy Rate ²	Seasonal & Vacant Dwellings	Total Dwelling Need (excl. group quarters)
Unincorporated areas	707	2.6%	18.4	2.41		44.0%	225	510
Tillamook UGB	796	0.88%	7.0	2.47	315	8.5%	30	349
Nehalem UGB	370	0.00%	-	3.43	108	25.0%	36	144
Bay City UGB	348	0.00%	-	3.43	101	14.6%	17	119
Manzanita UGB	299	0.00%	-	3.43	87	86.6%	562	649
Rockaway Beach UGB	272	0.00%	-	2.27		73.7%	336	456
Garibaldi UGB	73	0.75%	0.5	2.62		31.8%	13	41
Wheeler UGB	72	1.45%	1.0	2.6	27	29.4%	11	38
Total	2,936	0.9%	27		1,076	53.3%	1,229	2,305

Notes: ¹ population forecast from PSU Population Research Center, interpolated to 2019-2039; ² based on 2017 ACS. Numbers may not add due to rounding.

Key Housing Market Figures



Median Home Price 2019: \$323,000

Median Home Price 2024: \$610,000

Growth: ~86%

AMI 2019: \$55,800

AMI 2024: \$77,600

Growth: ~39%



Stalled Housing Cycle

- Lack of Senior Centric Housing
- Fewer Starter Homes
- Housing Ineffective

Housing Strategy and Policy



- Tax Abatement Program
- S.B. 406
- ADUs
- New Housing Needs Analysis
- Short Term Rentals
- Brownfield
- Tillamook County Housing Commission



TILLAMOOK COUNTY HOUSING COMMISSION

*- To collaboratively advocate for attainable and equitable solutions that impact
Tillamook County's greatest housing needs -
Housing Production Solutions Fund*

10
Multi-Family Projects

\$1M
Support Provided

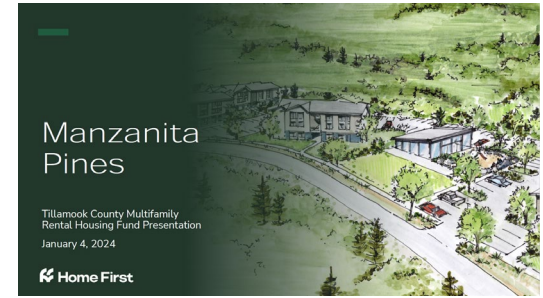
150+
Housing Units



KingFisher Apartments:

.....The first and only workforce housing in Tillamook County.....





The first and only workforce and affordable housing projects in Manzanita.



What is a Housing Coordinator?

- Funding
- Networking/Partnerships
- Policy Advocacy

*Foster a Development
Friendly Environment*



HOUSING COORDINATOR

Regional Solutions Priorities

- Financial Administration Assistance
- Facilitate Workforce Housing Networking
- Labor Enhancement



Thank You Col-Pac!



TILLAMOOK COUNTY HOUSING COMMISSION