

Tillamook County Housing Commission

Strategic Plan

Mission – To collaboratively advocate for attainable and equitable solutions that impact Tillamook County’s greatest housing needs.

There are two important definitions used commonly throughout this and other documents relating to housing in Tillamook County:

- *“Affordable” means housing that costs less no more than 30% of a household’s income.*
- *“Workforce housing” refers to housing affordable to households making up to 120% of the area median income (AMI). This does not require that policies target employed individuals.*

Objective 1: Education

Educate and communicate to identify challenges, opportunities, and perceptions on supporting affordable and/or workforce housing.

Strategies –

- Review the completed Tillamook County Housing Needs Analysis
- Conduct outreach to the general public, employers, and to community groups for advice and collaboration on affordable and/or workforce housing
- Facilitate information panels for stakeholders, including but not limited to developers, realtors, and lenders
- Identify and engage with agencies and organizations working on housing
- Collaborate with employers to discover and respond to workforce housing challenges and opportunities
- Craft consistent narrative and talking points for public-facing communication

Objective 2: Policymaking

Evaluate and advocate for local, state, and federal policies promoting affordable and/or workforce housing.

Strategies –

- Explore and recommend property tax exemption program(s) for housing projects
- Create subcommittee on potential code amendments for accessory dwelling units and to explore additional housing types
- Explore policies and recommend solutions to issues impacting affordable and/or workforce housing, including system development charges, provision of infrastructure, and zoning restrictions
- Promote and advocate for permanently affordable housing

Objective 3: Placemaking

Identify and promote places for affordable and/or workforce housing.

Strategies –

- Identify and maintain an inventory of “shovel ready” sites suitable for affordable and/or workforce housing in unincorporated communities and cities throughout Tillamook County
- With permission of property owners, reach out to affordable housing developers in and outside of Tillamook County for project opportunities
- Identify housing options in downtowns, specifically second story opportunities
- Review potential public and private land options for affordable and/or workforce housing through strategies such as transferrable development rights, wetlands banking, and lot consolidation
- Find opportunities to maintain and improve quality of housing stock through rehabilitation and weatherization

Objective 4: Financing

Identify opportunities for financial support for affordable and/or workforce housing.

Strategies –

- Secure opportunities for public-private partnerships throughout the county
- Pursue grant and other funding opportunities and seek support where appropriate
- Identify funding challenges for affordable housing developers, document issues with local and statewide lenders, and promote solutions

Objective 5: Future

Explore future role for the Housing Commission to support affordable and/or workforce housing.

Strategies –

- Explore role in land acquisition
- Develop funding sources to provide ongoing support for the Housing Commission
- Review structural options for the Housing Commission