



ADDRESSING CLATSOP COUNTY HOUSING NEEDS

January 16, 2024

Clatsop County Board of Commissioners has made increasing the availability of affordable housing a top priority since its 2021 strategic plan.

According to the [2022 Oregon Housing Needs Analysis](#), the Northern Coast:

- Will need 20,226 housing units by 2042
- Currently underproduces 295 units annually

Background

From 2021- 2023 County efforts to address this critical need on emergency housing have included:

- Securing funds to purchase the Columbia Inn for emergency shelter services
- Evaluating surplus county-owned property to determine whether any of the property is suitable for housing development. Two properties totaling 1.85 acres were transferred to the City of Seaside in 2022 for development of affordable housing
- Creating and maintaining a County Housing Dashboard as a central information resource on housing planning and development
- Supporting the Clatsop Regional Housing TaskForce
- Participating in the local housing Multi-Agency Coordination (MAC) Group to support successful implementation of new state-funded shelter and rehousing services. To date, \$4.15 million has been allocated by Oregon Housing and Community Services.
- Collaborating with local jurisdictions and service providers and working with Federal and State partners to secure additional funding and/or other resources to expand shelter bed capacity through the County
- Dedicating County's American Rescue Plan Act (ARPA) dollars to support local navigation center services, emergency shelters, affordable housing development capacity and pre-development grants for affordable housing initiatives

Clatsop County Community Development
clatsopcounty.gov/commdev
503-325-8611



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2024 Efforts

Clatsop County continues working to increase housing availability by shifting the focus to increasing housing at all price points. The Community Development Department, at the direction of the Board, has proposed the following amendments:

- Change Accessory Dwelling Unit regulations so that residentially zoned properties of two acres or more in unincorporated Clatsop County may have one ADU.
- Develop clear and objective standards for housing construction, consistent with HB 3197, which passed the Oregon State Legislature in 2023.
- Revise the Clatsop County Land and Water Development and Use Code and application process. Highlights of the changes include:
 - Reduce application fees
 - Reduce the time it takes applicants to receive approvals
 - Simplify processes
 - Encourage housing construction at all price points. This would allow for expansion of duplex, triplex and quadruplex dwellings in designated areas as well as multi-family dwellings, mobile home parks and boarding, rooming or group housing.

Clatsop County has been awarded a Housing Planning Assistance Grant from the Oregon Department of Land Conservation and Development.

This project will build on the 2019 Housing Study and provide important research and data about the land, infrastructure, and building needs for all five cities and the unincorporated areas in Clatsop County. The Clatsop County Regional Housing Task Force will serve as the steering committee for this project.

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