



TILLAMOOK COUNTY HOUSING COMMISSION

Housing Coordinator Updates

- 80-120% AMI Table Published
- Terms and Definitions
- Preleasing
- Housekeeping



2024 Tillamook County 80-120% AMI

New Hiring multiple candidates

Bartender

From \$14.20 an hour Full-time +1 Monday to Friday +8

➤ Easily apply

- Record and balance cash receipts and prepare cash deposits.
- Mix traditional and creative cocktails.
- Clean glasses and bar utensils.

Active 3 days ago

Hiring multiple candidates

Seasonal Housekeeper

\$25 an hour Full-time +1 Day shift +2

➤ Easily apply

- This position routinely uses standard cleaning supplies, cleaning equipment, cell phones, and office equipment.
- Perform deep cleans of properties.

Active 7 days ago

[View similar jobs with this employer](#)

Tillamook County Program Manager

From \$5,656 a month Full-time

- Secure and maintain a valid Oregon driver's license or have an acceptable alternative means of transportation.
- Collaborate with individuals, teams, and others.

Posted 12 days ago · More...

\$20

\$25

\$30

Units Available

0

2

3



Quick AMI Tool			
Hourly Wage	\$20	\$25	\$30
Annual Salary	\$41,600	\$52,000	\$62,400
Monthly Salary	\$3,467	\$4,333	\$5,200
Unburdened Rent	\$1,040	\$1,300	\$1,560
AMI Percentile	73%	92%	110%



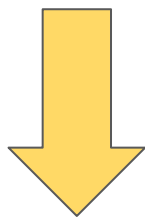
WHAT'S WORKFORCE HOUSING?



Housing Definitions

Workforce Housing

- Rent is *sometimes* tied to 120% AMI
- Has partnership with Employer
- Pre-leasing needed
- Can mean many things...



Low Income Housing

- Rent assistance
- Project based section 8
- Housing Authority
- ≤80% AMI

“Missing Middle”

- Is a housing TYPE
- Not connected to AMI
- ADU's Townhomes Duplexes etc...

Affordable Housing

-Rent is 30% or less of Income-

Middle Income Housing

- Rent is *generally* capped at ~120% AMI
- Not eligible for LIHTC
- Is a income range of 80-120% AMI

Walters launches preleasing at new 25-unit affordable housing property in Montvale

APRIL 28, 2023



Plans for Cornerstone at Montvale, at 161 Summit Ave. in Montvale, call for a mix of income-restricted apartments with floorplans ranging from one to three bedrooms – Courtesy: Walters

Preleasing:

A Powerful Tool For Workforce Housing



Preleasing begins for workforce housing development

January 27, 2024 - Greystar Real Estate Partners is now preleasing apartments in St. Petersburg's Marlowe Gateway development near the Raymond James Financial campus. The community features 412 units, with 20% dedicated to those earning below 120% of area median income. Greystar officials expect Marlowe Gateway, located at 2790 Grand Ave., to open this summer.

Liberty Atlantic Introduces Metropolitan Village

Charlotte, NC , July 1, 2023 – Liberty Atlantic announced today that it will be opening preleasing for Metropolitan Village – its signature workforce housing community in Winston-Salem, NC.



For more information contact: inquiries@libertyatlanticgroup.com



Key Challenges:

- Scale
- Few major employers
- Decentralized employers
- Low AMI

Next Steps:

- Develop Preleasing Intake
- Outreach to employers
- Pass to developers
- = More Wkforce Housing

TILLAMOOK COUNTY HOUSING COMMISSION



HOUSING

— BUILDS COMMUNITY —



TILLAMOOK COUNTY HOUSING COMMISSION

Other Business

New Commission Member Interviews

July 4th Housing Commission Meeting



TILLAMOOK COUNTY HOUSING COMMISSION