

Alder Creek Commons

(fka Nehalem Bay House)

Daryn Murphy

NORTH DEVELOPMENT
GROUP



ALDER CREEK COMMONS

Acquire, renovate and convert an Assisted Living Facility into independent affordable senior living

Nehalem Bay House

35385 Tohl Ave.

Nehalem, OR

Built in 1997

Closed in 2022

Summary



ALDER CREEK COMMONS

Developer

Resident Service Partner

Management Company

General Contractor

Team



ALDER CREEK COMMONS

About me

- Over twenty years of experience developing affordable housing throughout the country.
- Previous experience with a large nonprofit in Portland and a national developer based in Wisconsin.
- Completed over 1600 units of affordable housing.
- Formed North Development Group in late 2021 to be more responsive to the housing needs in rural communities.

ALDER CREEK COMMONS

Nehalem Bay House

35385 Tohl Ave.
Nehalem, OR

- 34 room Assisted Living Facility, built in 1997
- Closed in early 2022 for financial reasons, vacant since
- Rooms do not have kitchens and many are very small
- Existing covenant restricts seven (7) units to 50% AMI

ALDER CREEK COMMONS

Nehalem Bay House

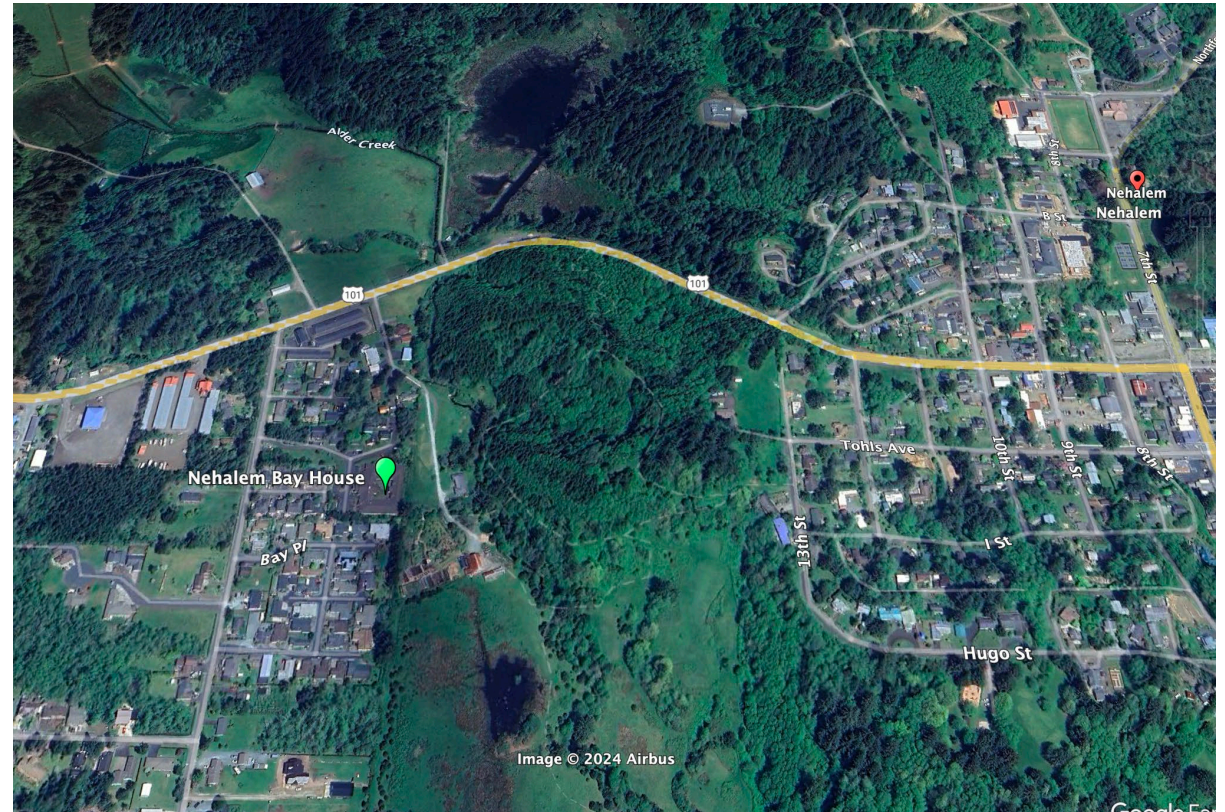
35385 Tohl Ave.
Nehalem, OR



ALDER CREEK COMMONS

- Centrally located between Manzanita and Nehalem
- Close to transportation and other services.

Location



ALDER CREEK COMMONS

Project

- Conversion of Assisted Living Facility to independent affordable senior living
- All units will be 60% AMI and below
- Retain existing seven units at 50% AMI
- Six units at 30% AMI supported by rental assistance
- Long-term affordability
- Reserved for seniors over 55 and persons with disabilities

UNIT AND INCOME MIX		
AMI	Type	#
30%	STUDIO	3
30%	1 BD	3
50%	STUDIO	3
50%	1BD	4
60%	1BD	9
60%	2BD	2

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Scope of Work

- Replace aging windows and vinyl siding
- Combine smaller “rooms” to create apartments with enough space to add kitchens
- Address energy efficiency by replacing lighting and modernizing central hot water system
- Replace flooring and paint interiors
- Add parking to comply with zoning requirements for Apartments vs. Assisted Living
- Renovation Budget is approximately \$2.5M.

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Funding

Oregon Housing and Community Services LIFT Funding

- Awarded on October 10th

CareOregon

- Award in process

NW Oregon Housing Authority

- Conditional Commitment of Rental Subsidies for Six Units

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Tillamook County Request

Requested \$120,000 or \$5,000 per unit

Why?

- Cost of acquisition and renovations exceed the amount awarded by OHCS
- Increasing affordability reduces the ability to service debt
- OHCS prioritizes project with matching funds

ALDER CREEK COMMONS

Schedule

Application to OHCS:

Notification of OHCS Award:

Design Complete:

Building Permits Approved:

Begin Construction:

Complete Construction:

Complete Lease-up:

July 2024

October 2024

December 2024

February 2025

February 2025

September 2025

December 2025

ALDER CREEK COMMONS

Thank You!

HOME IN THE HEART OF TILLAMOOK

NATIONAL BANK BUILDING APARTMENTS

2025
TILLAMOOK COUNTY HOUSING COMMISSION
HOUSING PRODUCTION FUND



PROPERTY HISTORY

The National Bank Building located at 113 Main Avenue is a historical two-story building in downtown Tillamook. Built in the mid 1900's this building has gone through various stages of use, with the second-floor apartments being shuttered due to fire.

With the second floor being shuttered for over four decades the building was sided with metal and the ground floor was subdivided into a patchwork of commercial spaces, losing much of its original charm and cohesiveness.

Preserving the architectural uniqueness of downtown properties plays an important role in the cultural value of Tillamook's history. Downtown's hold historical relevance as places of commerce and culture in the hearts of people.



PROJECT SUMMARY



In 2022, the building was purchased with the first stage being to restore the outside of the building to more of its original character. Restoring the buildings exterior took an investment of \$179,000; of which \$95,000 was provided by the Tillamook Urban Renewal Agency in the form of a forgivable loan.

The building has had to undergo significant structural construction to allow for second story development to meet current code. This required significant engineering and construction to place five large concrete footings under the building along with new posts and beams throughout.

With structural construction complete, the ground floor commercial spaces are quickly taking shape. The second floor is now ready for the construction of eight one-bedroom apartments, averaging 700 square feet.

With successful grant funding planned, we believe construction can be completed by the end of 2025. This project will not only revitalize a key historical property but also contribute to the vibrancy of downtown Tillamook by providing much-needed housing and commercial opportunities.

DEVELOPMENT RECORD

Over several years, I have prioritized supporting the Tillamook community by investing resources in residential and commercial development. To date, I have renovated eight dilapidated single-family and two multifamily residential properties (2 rentals, 6 sold). Additionally, I have renovated three commercial properties in downtown Tillamook, including the Dutch Mill, which is a multi-use property featuring one second-story unit designated for employee housing.

I have recently purchased two large properties, including the National Bank Building, in downtown Tillamook with plans for mixed-use development that will result in fourteen apartments.

Beyond renovations, I have built seven new single-family housing properties within Tillamook County since 2010.



FINANCIAL SNAPSHOT

The full scope of this project is budgeted at approximately \$2 million dollars. With a building purchase price of \$479,000, the remaining \$1.53 million in renovation costs funded by \$1 million in owner investment and financing and \$500,000 in planned grants. The \$160,000 grant from the Housing Production Fund will directly support Phase 4, ensuring affordability standards are met.

Phase	Equity & Finance	Grants	Total
Property Purchase	\$479,000	--	\$479,000
Building Exterior	\$84,000	\$95,000	\$179,000
Structural Integrity	\$407,000	--	\$407,000
Commercial Space	\$215,000	\$150,000	\$365,000
Apartment Units	\$330,000	\$260,000	\$590,000
TOTALS	\$1,515,000	\$505,000*	\$2,020,000

*\$250,000 in grants planned

NEIGHBORHOOD COMPATABILITY

Developing second-story housing within the downtowns is a nationally recognized approach that makes highly desirable use of underutilized space, creating opportunities for residents to live close to amenities and businesses. The apartments adjacent to the 2nd Street Plaza will bring added energy to this community gathering space, encouraging pedestrian activity and supporting local businesses.

This project also aligns with the Tillamook Urban Renewal plan, which emphasizes creating diverse housing options to strengthen the City's housing stock.

DESIGN VALUES

Constructing appropriately sized commercial spaces for downtown Tillamook fosters economic growth while maintaining a cohesive urban design. Integrating thoughtfully designed one-bedroom housing emphasizes inclusivity, addressing diverse community needs. Together, these elements demonstrate a balanced approach to growth, blending functionality, accessibility, and sustainability to enhance the area's vibrancy and livability.



PUBLIC & ROW BENEFIT

Revitalizing a vacant two-story building in downtown into usable commercial space and second-story housing offers significant public benefits and enhances the public right-of-way (ROW). Vacant properties in downtown areas often lead to economic stagnation, reduced foot traffic, and an increased perception of decline, negatively impacting surrounding businesses and community morale. Research shows that active and occupied spaces contribute to downtown vibrancy, increase consumer spending, and improve public safety by reducing opportunities for vandalism or crime.

Transforming the ground floor into commercial space supports local economic development by attracting businesses, creating jobs, and generating additional tax revenue. Second-story housing addresses the demand for urban living, enhances accessibility to essential services, and fosters a 24/7 presence, increasing overall safety and community engagement.

This project aligns with strategies proven to strengthen downtown cores, making them more resilient and attractive to residents, visitors, and investors alike.



URBAN GREENSPACE

The project will utilize the long running planter program of the Tillamook Chamber of Commerce to maximize the opportunity for natural green space elements within the public right of way. The Chamber's planter program enhances the aesthetics and walkability of downtown Tillamook by maintaining over fifty vibrant planters providing seasonal greenery.

By participating in this program, the project not only revitalizes the building but also enhances the streetscape for residents and visitors alike.

ENVIRONMENTAL BENEFITS

Redeveloping a vacant property minimizes environmental impact by reusing existing structures, reducing construction waste, and avoiding the carbon-intensive processes of producing and transporting new materials. Adaptive reuse preserves embodied energy already invested in the building, resulting in a significantly smaller carbon footprint compared to demolishing and constructing entirely new developments.



SUPPORTING LOCAL

The renovation of historic downtown buildings is a labor of passion and pride in building a stronger community. We value using local contractors when able and work diligently to use North Oregon Coast vendors when not able to be sourced in Tillamook County. By prioritizing local contractors and suppliers whenever possible, this project supports Tillamook County's economy and keeps investment dollars within the community.

TILLAMOOK COUNTY CONTRACTORS & SUPPLIERS

All Repair & Remodel
Tillamook

CMP Plumbing
Tillamook

Coastal Construction
Tillamook

Davis Design
Tillamook

Eric Frye Flooring
Tillamook

Great NW Painting
Tillamook

McKillip Drywall
Cloverdale

Miami Cove Electric
Garibaldi

Rosenberg Builders
Tillamook

Stricker Engineering
Garibaldi

WestWind Concrete
Cloverdale

Wilks Construction
Tillamook

NW OREGON CONTRACTORS

Diamond Heating
Seaside

D&R Masonry
Portland

Elements Environmental
Seaside

GlassCo
Seaside

Midway Mechanical
Salem

Washington Roofing
McMinnville

PARTNER ORGANIZATIONS

The Tillamook Area Chamber of Commerce has been an important partner for downtown development of second story apartments. As the catalyst for Lisa Greiner's, Jones-Knudsen Apartments, the Chamber secured the first \$200,000 through the Oregon Main Street Revitalization Grant. The Chamber is assisting us on a weekly basis regarding design and funding. The Oregon Main Street Revitalization Grant is available through Oregon Main Street Organizations of which the Chamber is. The Chamber Board of Directors has committed to the National Bank Building being the priority application for the 2025 Oregon Main Street Revitalization Grant this Spring.

Additionally, the Tillamook Urban Renewal Agency has been a partner thus far, providing \$95,000 in funding toward exterior renovations of the property.

By leveraging the expertise and resources of the Tillamook Area Chamber of Commerce and the Tillamook Urban Renewal Agency, this project benefits from a robust foundation of local support.





Tillamook Bay Commons

1 Tillamook, OR

September 5, 2024
Design Concept Package





Team Introduction

MAKER is a design and development group in Oregon focused on delivering quality workforce housing. The team is a partnership between two key individuals: Steven Wade and Clayton Taylor. Here's a brief overview of each of their backgrounds and contributions to the project:

Steven Wade (CW Real Estate Partners): Steven Wade brings nearly 20 years of experience in multi-family development to the Maker project. He is known for his expertise in this field and plays a crucial role in guiding the team when it comes to locating potential development sites with a mission-driven approach. His extensive experience likely involves managing various aspects of real estate development, including site selection, financing, and project management. With his knowledge, Steven is instrumental in ensuring the projects align with the group's goals and objectives.

Clayton Taylor, AIA (West of West): Clayton Taylor is an Architect and co-founder of West of West Architecture & Design and brings an innovative and rigorous approach to housing. He is described as a design leader with a strong talent for balancing architectural ingenuity, constructibility, and sustainability. His focus on creating better living spaces is evident in his ability to transform underutilized lots into vibrant neighborhood resources. In the context of Maker, Clayton's role involves overseeing the architectural design and construction aspects of the project. His commitment to creating appealing, sustainable, and equitable housing solutions is a driving force for his involvement with MAKER.

Together, Steven Wade and Clayton Taylor form a complementary partnership that combines Steven's expertise in real estate development with Clayton's design and sustainability-focused approach. This partnership is crucial for the successful delivery of high-quality workforce housing to the communities that MAKER serves.





Mission

MAKER is dedicated to ensuring that every member of the community has access to safe, affordable, and quality housing. We understand that a stable and secure home is the foundation for individual and family success.

Our mission is to provide workforce housing solutions that bridge the gap between rising housing costs and the income of our local workforce. We believe that everyone, regardless of their profession or income level, deserves a place they can call home, and we are committed to making that a reality.

Affordability: We are dedicated to creating and maintaining housing options that are affordable to the local workforce, ensuring that housing costs do not become a barrier to economic stability.

Accessibility: We strive to make our housing solutions easily accessible to individuals and families from diverse backgrounds, including essential workers, teachers, healthcare professionals, and service industry employees.

Quality: We are committed to providing well-maintained, safe, and comfortable housing options that promote a high quality of life for our residents.

Community: We believe that a strong sense of community is essential for thriving neighborhoods. We actively work to foster connections and a sense of belonging among our residents.

Sustainability: We prioritize sustainable building practices and environmentally friendly housing options to ensure a better future for our community and the planet.

Partnerships: We collaborate with local government agencies, nonprofits, and private sector partners to maximize our impact and address the workforce housing crisis together.



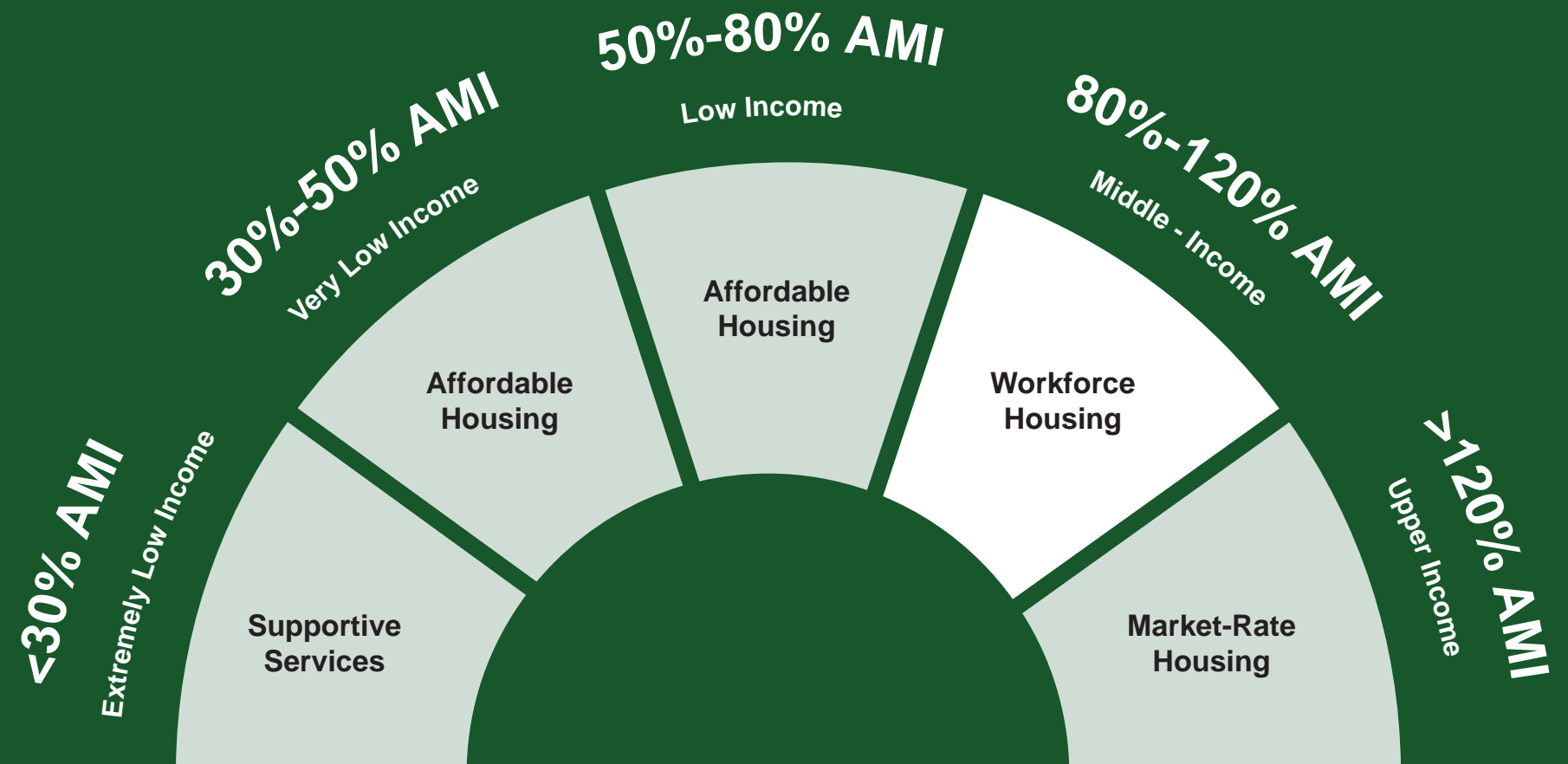
Housing Spectrum

Our project is focused on the **Missing Middle Income** portion of the housing spectrum and is created to support the **local workforce**. This area is represented by families and individuals that earn 80% to 120% of the Area Median Income (AMI).

This category of housing is commonly referenced as **Missing Middle Housing** or **Workforce housing**.

As Reported by Tillamook County, the Average Median Income is **\$76,000/year** for 2023. Therefore we can expect the following **middle income rents**:

- Studio \$1,064- \$1,598
- 1 Bed \$1,140- \$1,709
- 2 Bed \$1,368- \$2,052



Income and Housing Spectrum

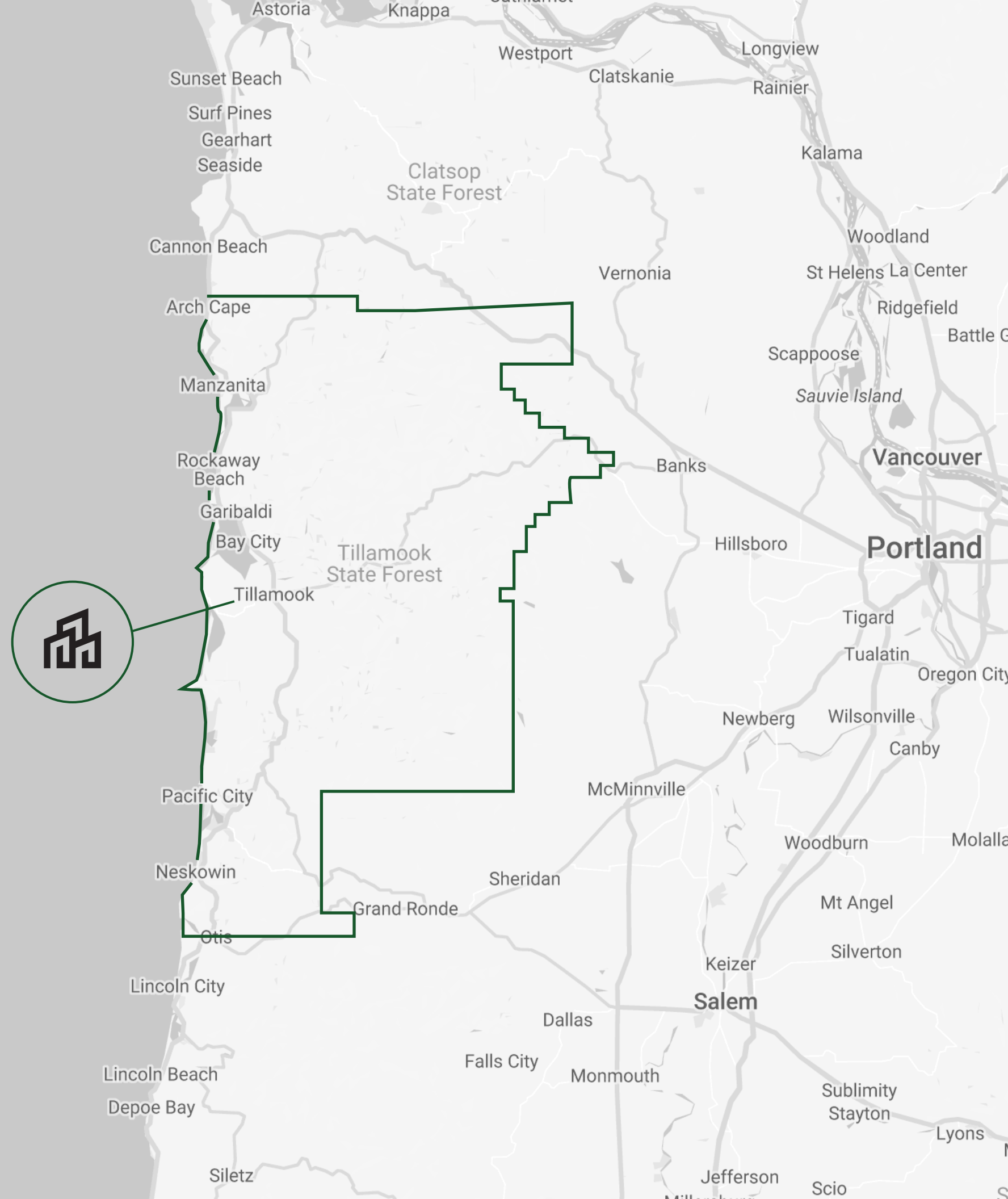


Demand in Tillamook County

Tillamook county is a connected set of coastal cities that share resources. **Delivering housing anywhere in the county would greatly improve the access to housing for the local workforce.**

Average commute times for workers are 50-60mins. Most members of the workforce travel from outside the county for local jobs. **Our project would cut the commute times in half for local workers.**

Our project is specifically focused on healthcare workers, first responders, teachers, service and agricultural related industries all of which over qualify for affordable housing assistance. Due to the lack of housing supply and high interest rates cannot purchase single-family homes in today's market.

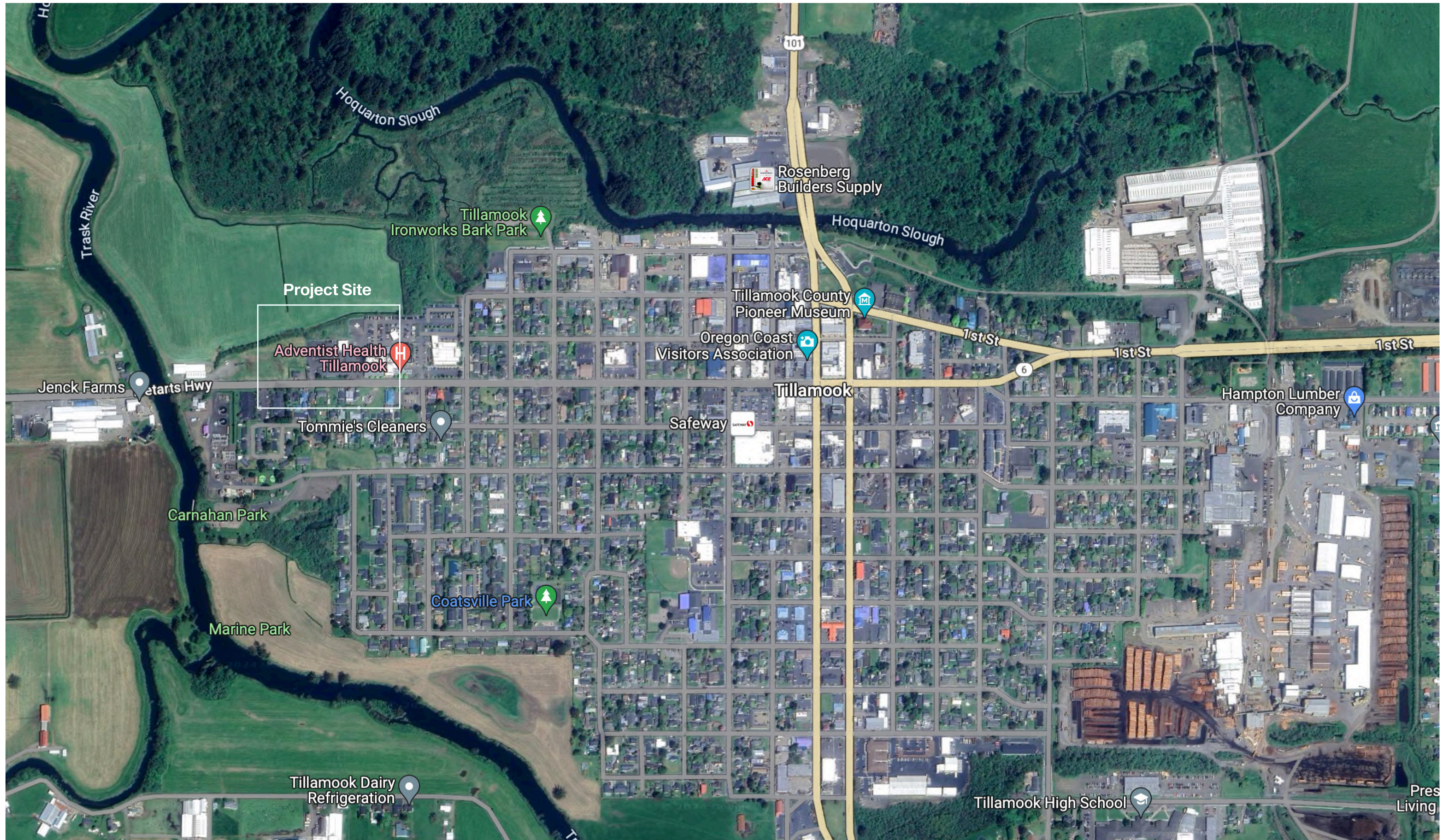


Project Summary

MAKER is creating a multi-building project that makes the best use of the current land use requirements in the city of Tillamook.

Total Site Area	1.87 acres
Total Number of Buildings	2 (3 story) residential buildings 2 (1 story) amenity buildings
Total Number of Units	36 Units
Total Building Area	22,776 sf
Parking (Req. / Provided)	1.7 spaces per unit
Additional Requirements	Brownfield site remediation
Total Projected Costs	\$9,000, 000
Project Completion	Q2 2026





Project Location Tillamook City



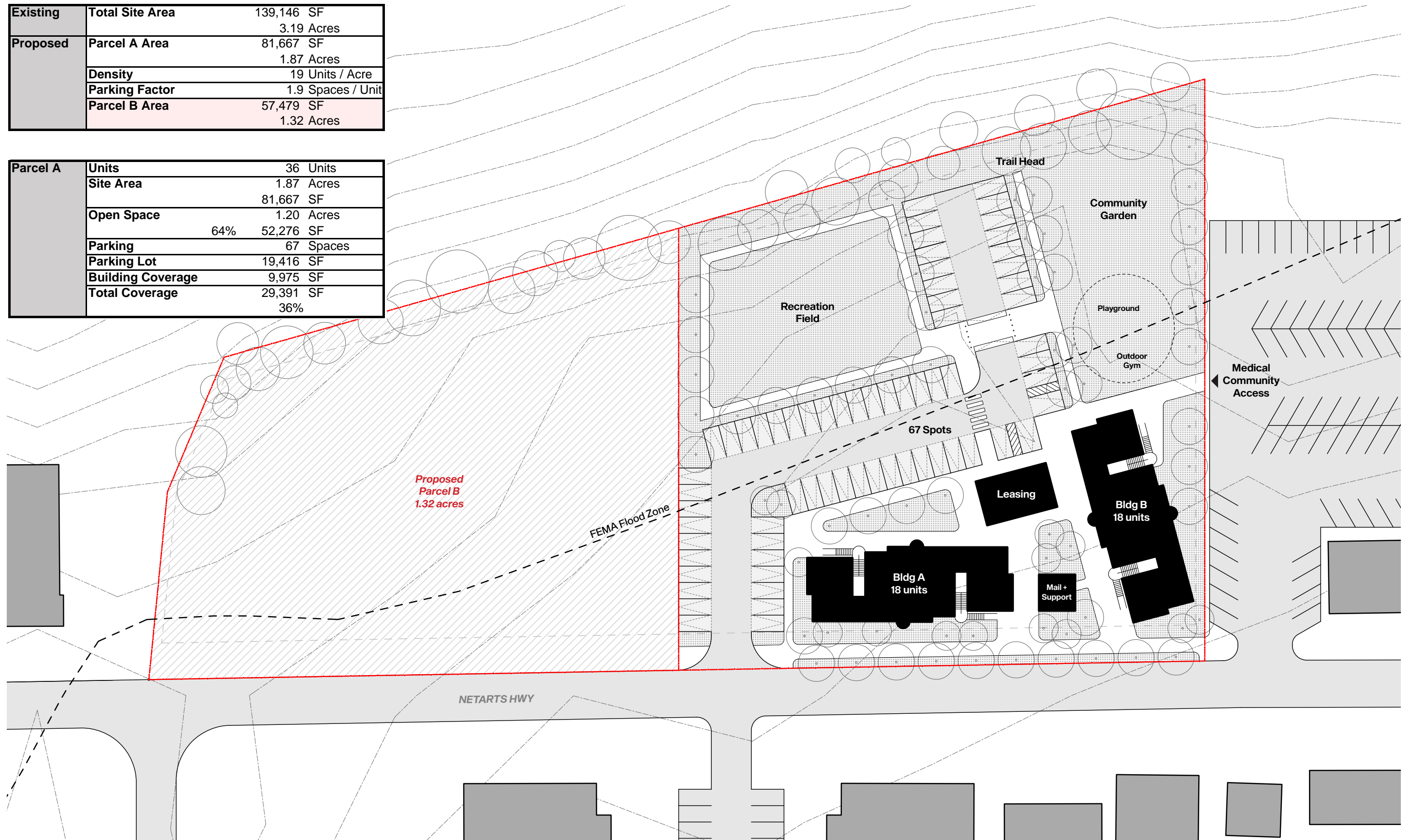


**Project Location
Tillamook City**



Existing	Total Site Area	139,146 SF
		3.19 Acres
Proposed	Parcel A Area	81,667 SF
		1.87 Acres
	Density	19 Units / Acre
	Parking Factor	1.9 Spaces / Unit
	Parcel B Area	57,479 SF
	1.32 Acres	

Parcel A	Units	36 Units
	Site Area	1.87 Acres
		81,667 SF
	Open Space	1.20 Acres
		64% 52,276 SF
	Parking	67 Spaces
	Parking Lot	19,416 SF
	Building Coverage	9,975 SF
Total Coverage	29,391 SF	
	36%	



Site Plan

Proposed Property Line



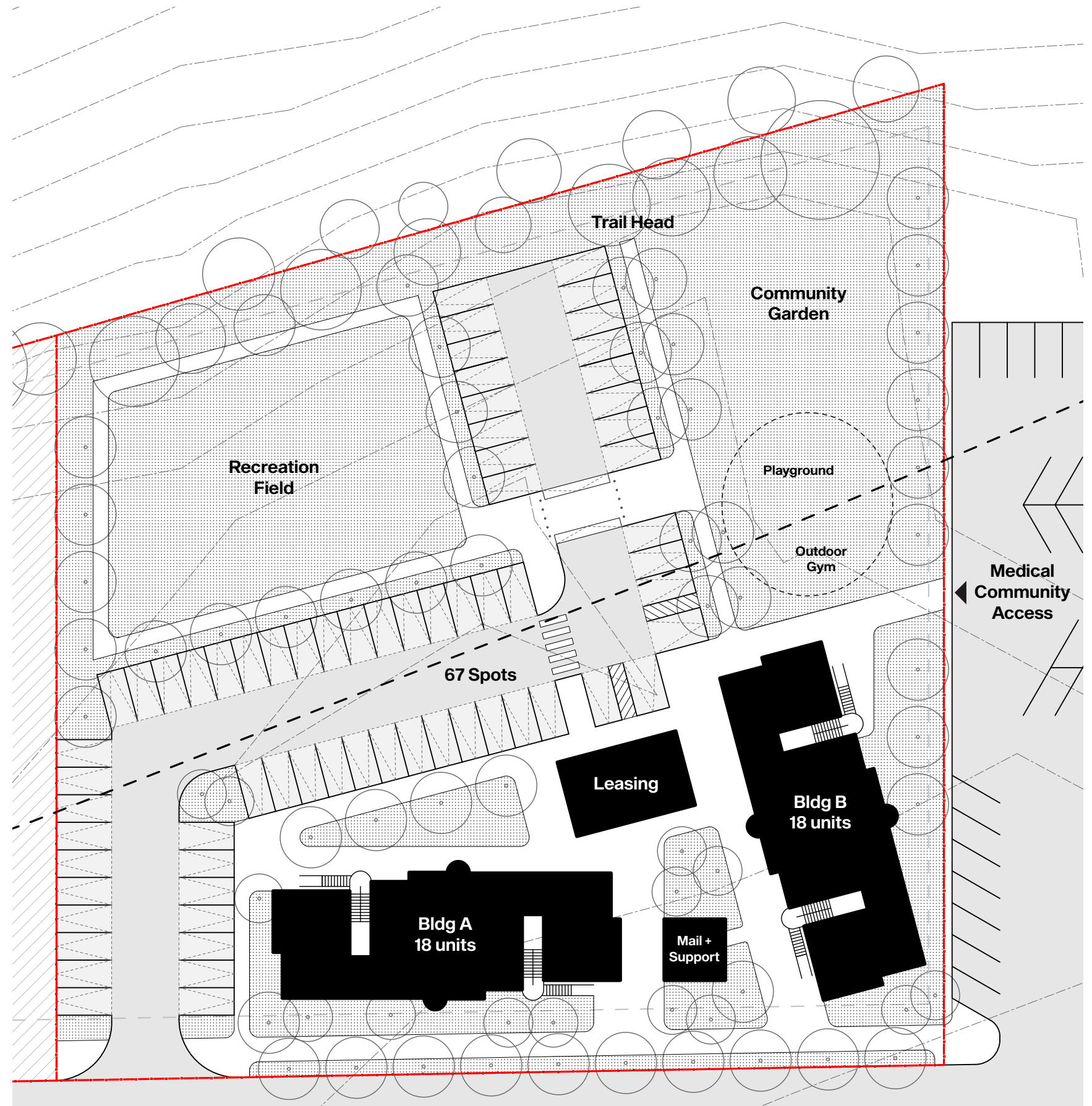
Site Diagram

The Site is located adjacent to downtown Tillamook with easy access to other towns. The site utilizes the existing zone definition allowing 100 units/acre.

Site Characteristics:

- Employer adjacent location
- City supported site location for housing
- Connected to downtown tillamook

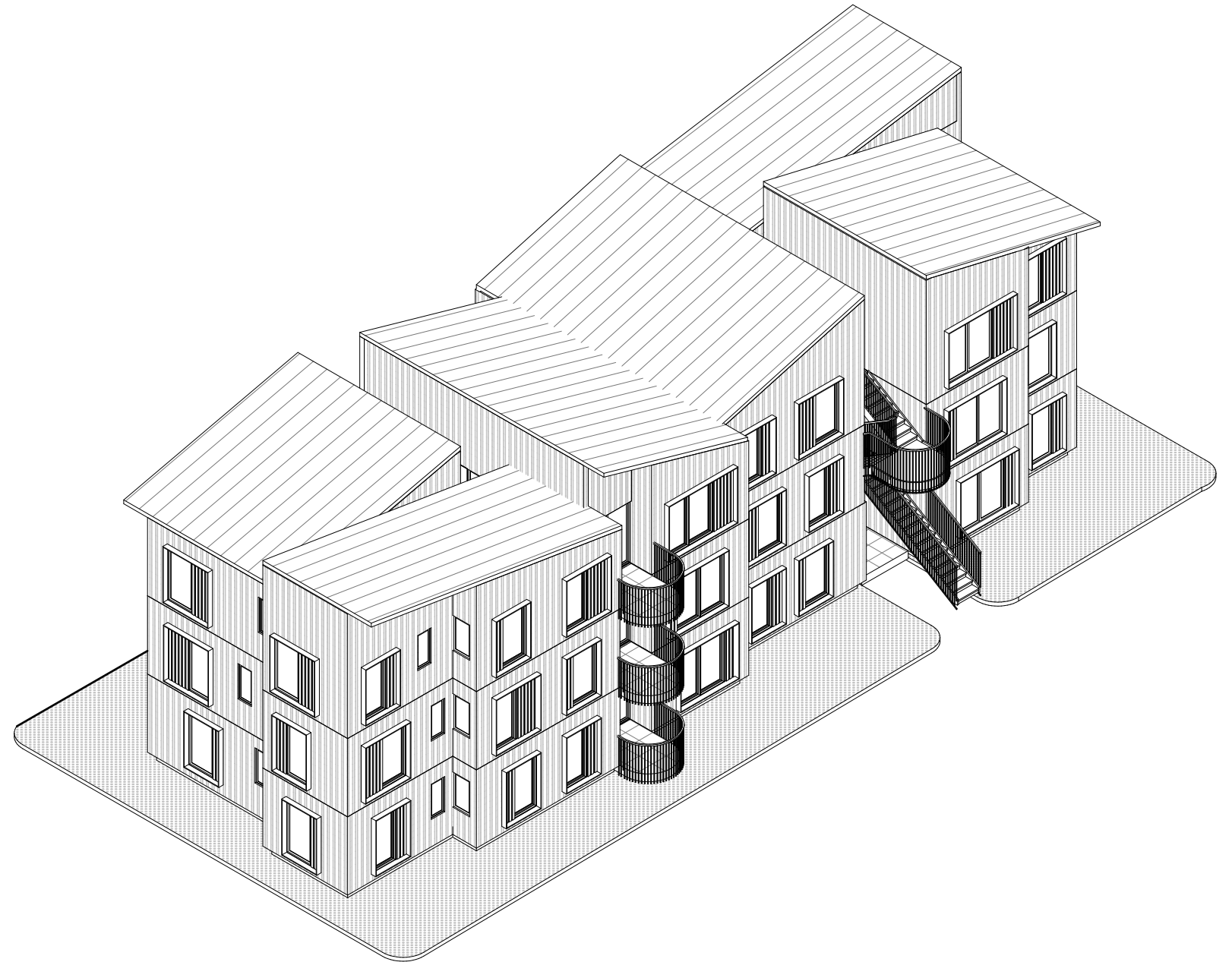
Units	36 Units
Site Area	1.87 acres
Parking	63 Spaces
Open Space	1.2 Acres
Road Coverage	19,416 sf
Building Coverage	9,975 sf
Total Coverage	29,391 sf





Resident Parking & Entry
Concept Rendering





Building Diagram
Prioritize natural light and ventilation



Level	Gross Building Area*	Efficiency Ratio**
1	3,446	91%
2	3,446	91%
3	3,446	91%
Total GSF	10,338	

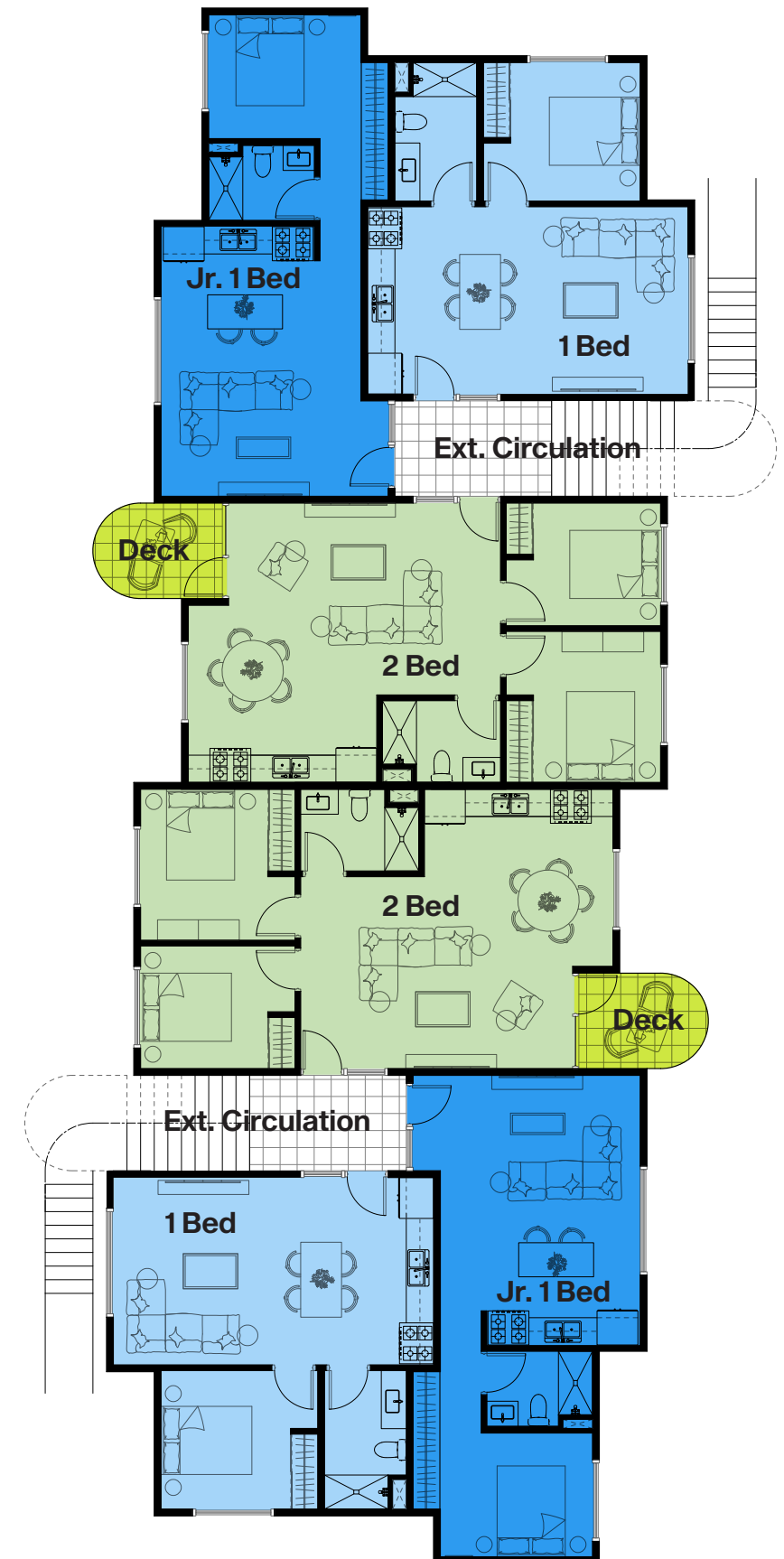
Shared Exterior Building Circulation (SF)
350
350
350
1,050

Unit Area (SF) / Count							
	Total Units per Floor	2 Bed		1 Bed		Jr. 1 Bed	
		Interior GSF	Exterior Deck GSF	Interior GSF	Exterior Deck GSF	Interior GSF	Exterior
Unit #	6	2	61	2	2	2	
Avg SF		650	122	514		498	
Floor Area		1300		1028		996	
Total Unit #	18	6		6		6	
Total Floor Area		3,900	366	3,084		2,988	
% of Unit Type		33%		33%		33%	

18	Total Units
9,972	Gross Residential Interior SF
554	Avg Unit Size
366	Gross Residential Exterior Decks SF
10,338	Total Gross Residential SF (Interior + Deck)
574	Avg Unit & Deck Size
1,050	Shared Building Circulation
11,388	Gross Building Area*

*Gross Building Area = Residential Interior & Exterior Deck + Shared Building Circulation)

**Efficiency = (Residential Interior & Exterior Deck Area) / (Residential Interior & Exterior Deck Area + Shared Building Circulation)



Typical Floor Plan 2bd / 1bd / Jr 1bd Areas





Building Design

In this modern multi-story building, every unit is flooded with natural light and fresh air. The floor plan prioritizes corner units on each floor, guaranteeing that each residence has ample windows and balconies.

Features:

- Open Concept Living Area
- Corner Windows
- Wood Plank Flooring
- Quartz Composite Countertops
- Induction Cooktops with Venting
- Tile Kitchen Backsplash
- Stainless Appliance Package
- Milled Custom Casework
- Tiled Shower/Baths
- Private Balconies
- Efficient Layout
- Adequate Storage









One Bedroom
Interior Rendering





Two Bedroom
Interior Rendering



Local Support and Interest

MAKER has engaged in discussions with a number of local business and healthcare providers and is seeking letters of interest and support. Our goal is to be fully pre-leased prior to the Q2 2026 start of construction.



Financial Analysis

Sources and Uses	
Land Costs	\$877,000
Hard Costs	\$6,859,800
Soft Costs	\$1,184,995
Total Uses	\$8,921,795
Construction Loan	\$6,500,000
Grant I-Sector	\$400,000
Grant DEQ	\$720,000
Revolving fund OFA	\$500,000
Forgivable Loan Tillamook Co	\$400,000
Equity Partners Private	\$400,000
Total Sources	\$8,920,000

Description	Cost
Land Costs	
Land Acquisition	\$350,000
Land Closing Costs	\$7,000
Site clean up / house demo	\$20,000
SDC cost	\$500,000
Total Land Costs	\$877,000
Hard Costs	
Hard Cost (buildings)	\$6,160,000
Site improvements (project)	\$500,000
Owner's Contingency	\$199,800
Total Project Hard Costs	\$6,859,800
Soft Costs	
Development Fee (5%)	\$300,000
Construction loan interest (Escrowed bucket)	\$250,000
Architecture / Engineering Costs	\$350,000
Impact & Municipality Fees, Permit Fees	\$50,000
Finance Fees (construction loan)	\$65,000
Furniture, Fixtures and Equipment	\$30,000
Community amenities/ landscaping	\$50,000
Insurance - Construction Period	\$25,000
Real Estate Taxes - Construction Period	\$5,000
Legal Fees	\$15,000
Title, Closing and Escrow	\$1,500
Leasing & Marketing	\$5,000
Accounting Fees	\$10,000
Preconstruction Costs (Geo tech/ Phase 1 & 2/ Survey)	\$10,000
Soft Cost Contingency	\$18,495
Total Project Soft Costs	\$1,184,995

Total Projected Project Costs	\$8,921,795
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1st Year Stabilized 2026	2026	2027	2028	2029	2030
Effective Gross Income	\$ \$734,400	\$ \$763,776	\$ \$794,327	\$ \$826,100	\$ \$859,144
Less Vacancy 5%	\$ -\$36,720	\$ -\$38,189	\$ -\$39,716	\$ -\$41,305	\$ -\$42,957
Net Revenue	\$ \$697,680	\$ \$725,587	\$ \$754,611	\$ \$784,795	\$ \$816,187
Additional Income	\$ \$9,000	\$ \$9,000	\$ \$9,000	\$ \$9,000	\$ \$9,000
Effective Gross Revenue	\$ \$706,680	\$ \$734,587	\$ \$763,611	\$ \$793,795	\$ \$825,187
Property Management Fee 7%	\$ \$49,468	\$ \$51,421	\$ \$53,453	\$ \$55,566	\$ \$57,763
Asset Management Fee 3%	\$ \$21,200	\$ \$22,038	\$ \$22,908	\$ \$23,814	\$ \$24,756
Marketing	\$ \$0	\$ \$2,000	\$ \$2,500	\$ \$3,000	\$ \$3,000
Property Insurance	\$ \$23,000	\$ \$25,000	\$ \$27,000	\$ \$28,000	\$ \$29,000
Real Estate Taxes (waived)	\$ \$0	\$ \$0	\$ \$0	\$ \$0	\$ \$0
Utilities (1k per door)	\$ \$36,000	\$ \$37,000	\$ \$38,000	\$ \$39,000	\$ \$40,000
Repairs & Maintenance	\$ \$2,000	\$ \$3,000	\$ \$4,000	\$ \$5,000	\$ \$5,000
Contract Services	\$ \$5,000	\$ \$5,500	\$ \$6,000	\$ \$6,500	\$ \$7,000
Reserves	\$ \$9,000	\$ \$9,000	\$ \$9,000	\$ \$9,000	\$ \$9,000
Total Operating Expenses	\$ -\$145,668	\$ -\$154,959	\$ -\$162,861	\$ -\$169,880	\$ -\$175,519
Operating Expense Margin	-20.61%	-21.09%	-21.33%	-21.40%	-21.27%
Net Operating Income	\$ \$561,012	\$ \$579,628	\$ \$600,750	\$ \$623,916	\$ \$649,668
Debt Service, IO 6.00%	\$ \$425,400	\$ \$425,400	\$ \$425,400	\$ \$425,400	\$ \$425,400
Net Cash Flow	\$ \$135,612	\$ \$154,228	\$ \$175,350	\$ \$198,516	\$ \$224,268
Debt Service Coverage Ratio	1.32	1.36	1.41	1.47	1.53



Purpose of Request

Our grant request will support pre-development activities necessary to demonstrate to funders that we are as close to “shovel ready” as possible, including:

- Architecture
- Engineering
- Reports/Studies
- Consulting
- Permitting Fees



Project designed by

West of West Architecture + Design

Project Highlights

- 2 buildings, 36 units, 22,776sf
- Great location to downtown Tillamook
- Great location for employers
- Ideal natural setting for housing
- Innovative design providing abundant access to light & air
- Utilize existing land use requirements
- Occupancy by Q2 2026



Project designed by

West of West Architecture + Design



Spruce Point

Tillamook County Housing
Production Solutions Fund

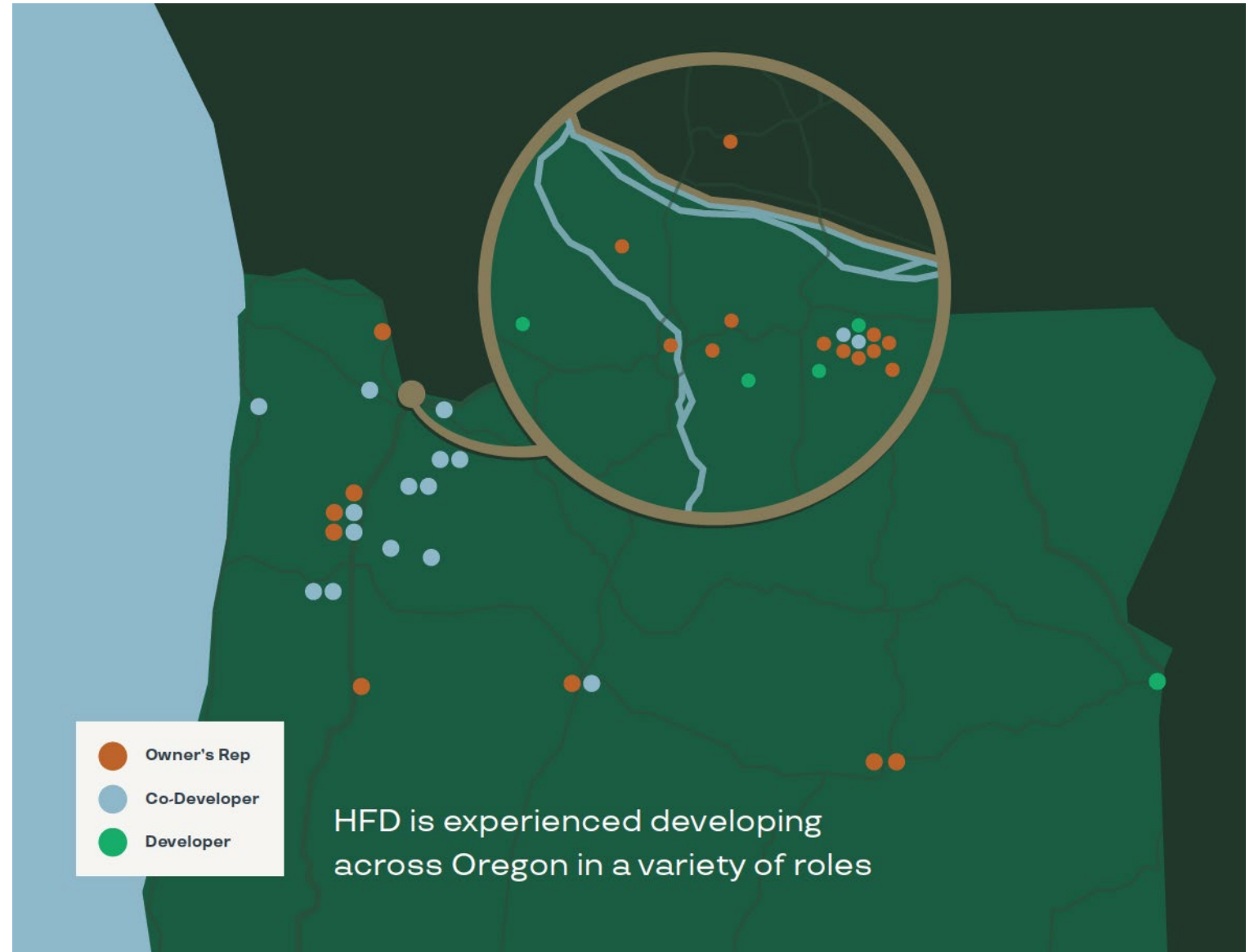
January 14, 2025

 Home First

Hello!

Home First Development...

- Only builds affordable housing
- Is built on partnerships
- Builds wherever quality affordable housing is needed



Our Work



Spruce Point



Architectural Illustration

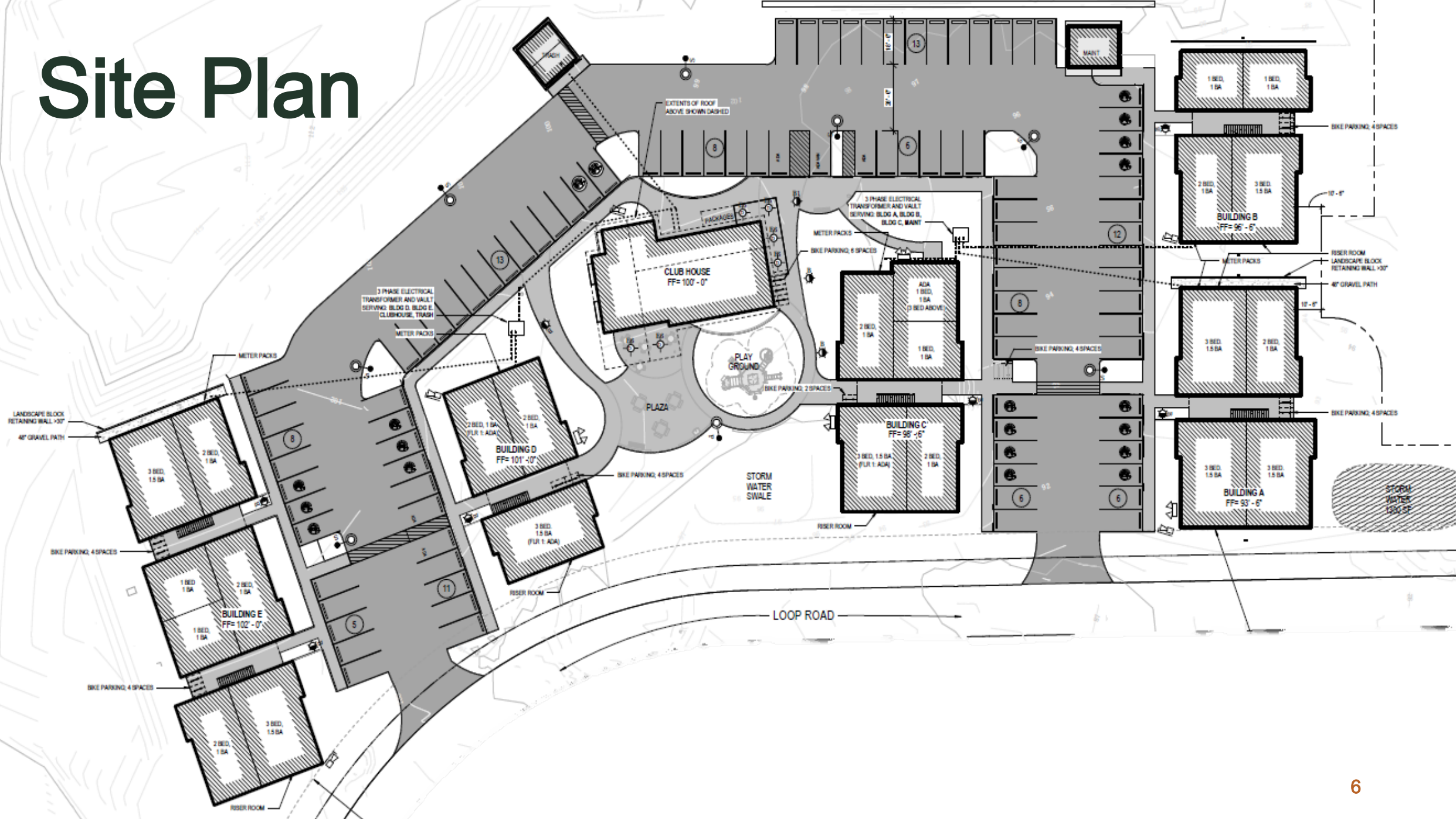
Spruce Point Concept

Responsive: The Tillamook County Housing Commission reports that Manzanita is 60 units short of what is required for current needs.

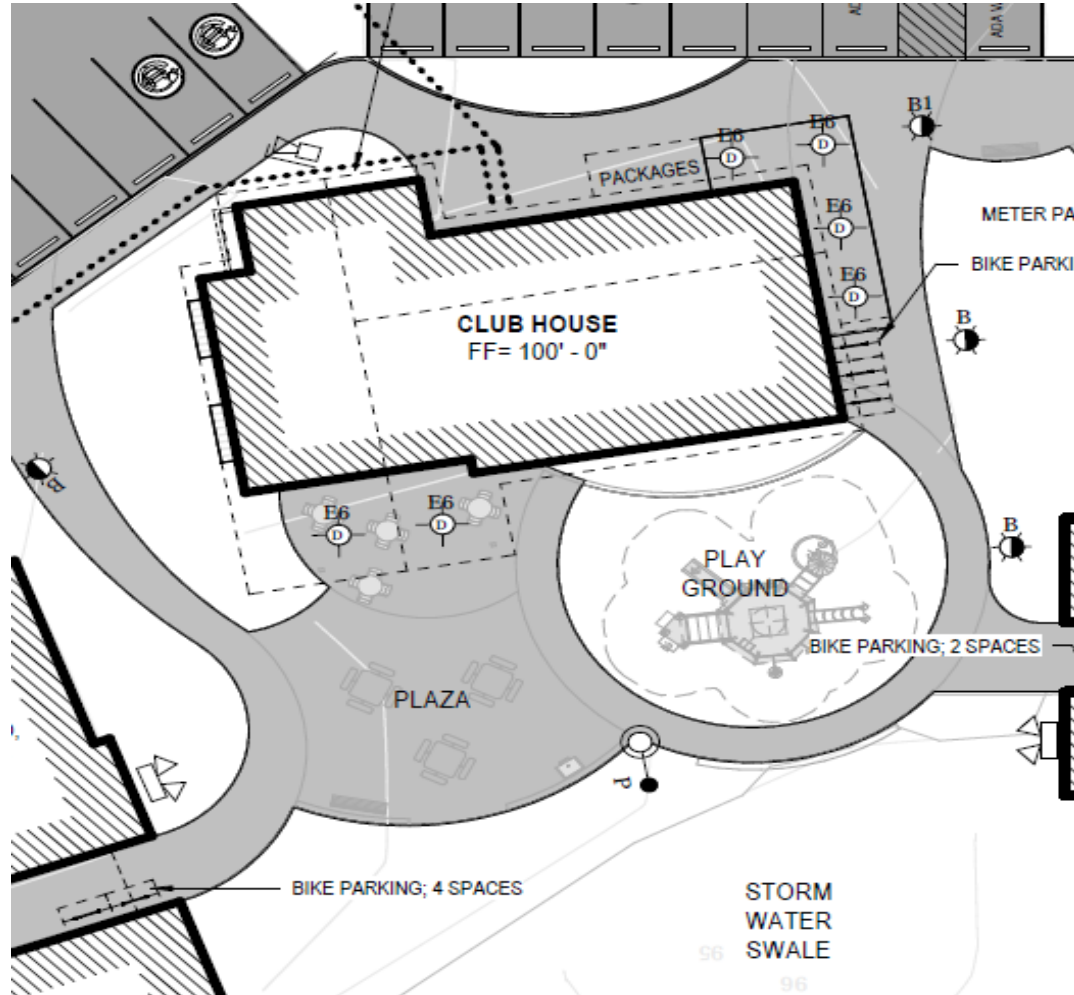
Innovative: The surrounding properties include market rate single family housing and planned workforce rentals for a unique, collaborative mix of demographics.

Affordable: All units will serve working families with incomes at or below 60% AMI without the use of Section 8 vouchers.

Site Plan



Site Amenities



2,500 SF Community Space

Central Plaza

Playground

Walking Trails

Community Space

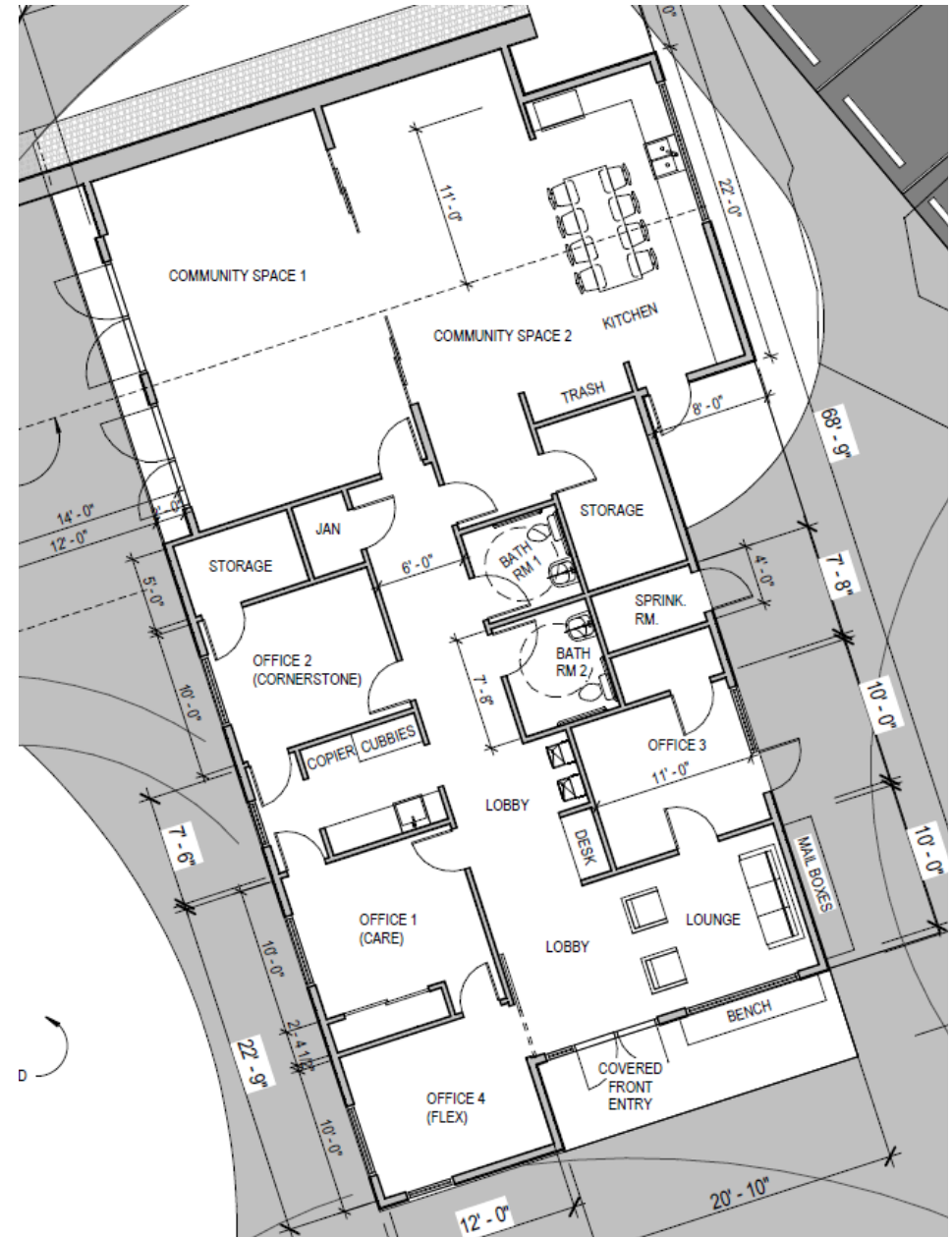
Leasing Office

Services Office

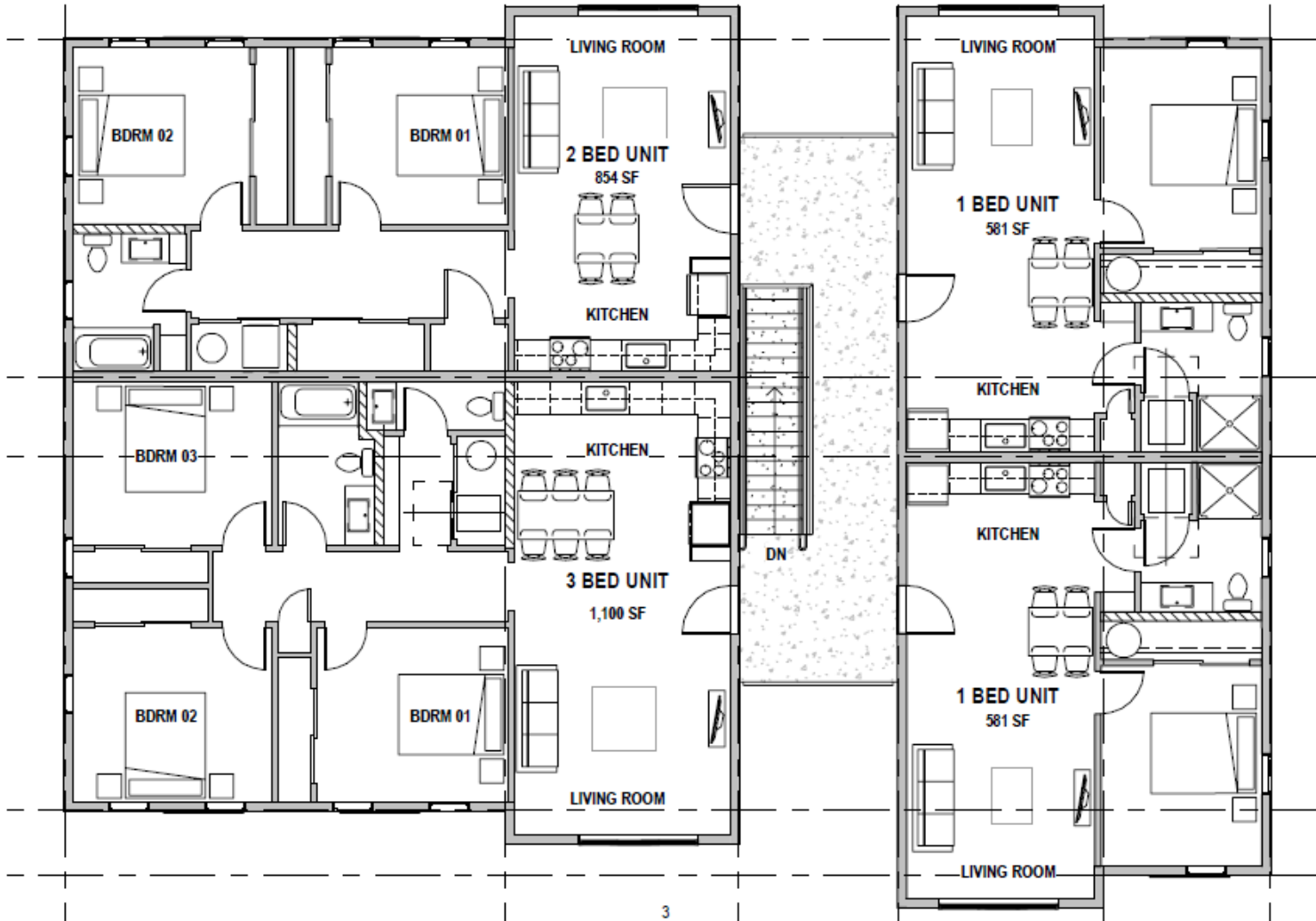
Kitchen

Lounge

Bathrooms



Standard Floor Plans



All Units Include Washer and Dryers, Quartz Countertops, Luxury Flooring, Air Conditioning, and Ceiling Fans.

Community Partnerships

Cornerstone Community Housing

Cornerstone will deliver the Healthy Homes resident services program to the front doors of low - income households, at no cost, in five focus areas: Food Security, Youth Development, Health and Wellness, Economic Stability, and Community Connection.

Community Action Resource Enterprises (CARE)

CARE will provide additional support as a contracted service provider assisting the housing stability needs of the 30% of AMI residents it will refer. CARE is the access point for Coordinated Entry into the homeless system for Tillamook County and will provide intensive case management for its referrals.



Development Timeline

MILESTONE	DATE
Oregon Housing Funding Application	July 2024
Oregon Housing Funding Award	October 2024
Begin Construction	June 2025
Complete Construction	October 2026
New Residents Move In	November 2026



Development Funding

SOURCES

Oregon Housing and Community Services	\$21,470,000
Permanent Loan	\$1,251,581
Columbia Pacific CCO Funds	\$500,000
Deferred Development Fee	\$482,670
Tillamook Housing Fund 2025	\$400,000
Tillamook Housing Fund 2024	\$75,000
TOTAL	\$24,179,251

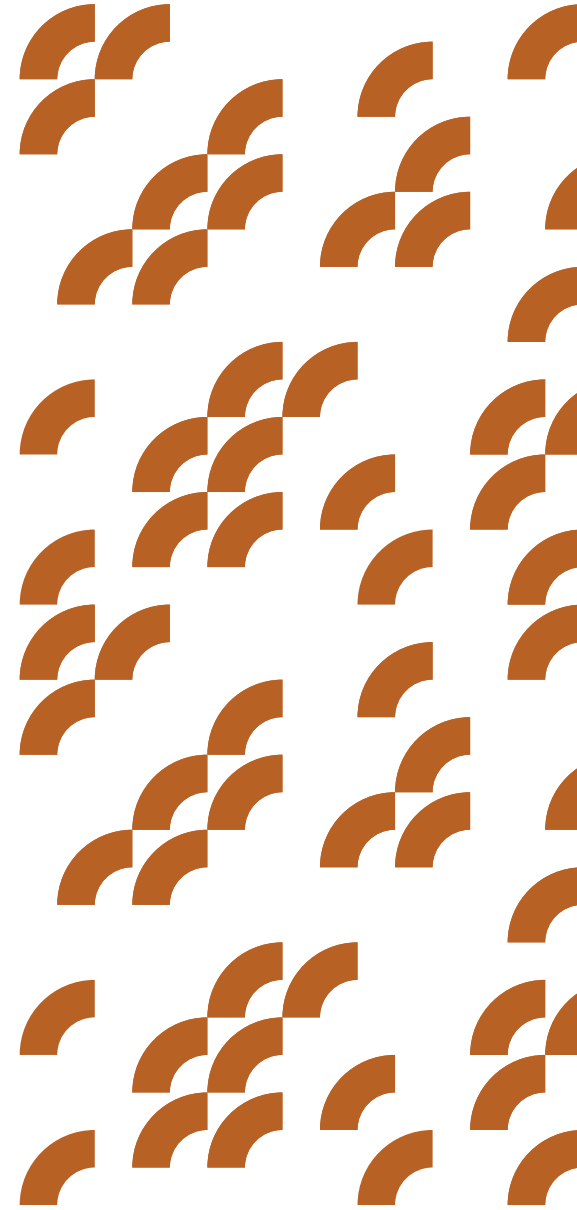
USES

Acquisition	\$1,676,100
Construction	\$16,766,860
Development	\$5,736,291
TOTAL	\$24,179,251

Purpose of Funding Request

Our request will support upgrades to building efficiency and amenities to improve the lives of residents, including:

- Reduced Resident Utility Bills and Energy Use
 - Heat Pump Water Heaters
 - Improved Building Envelope Weatherization
 - Upgraded Insulation and Windows
 - Low flow water fixtures
- Healthier Living Environments for Residents
 - Utilize Low Volatile Organic Compounds (VOC) Materials (improved air quality)
- Design Improvements
 - Nautical Themed Play Structure
 - Cedar Shingles (All Buildings)



Questions?





B'nai Brith Men's Camp Association is an Oregon not for profit organization serving youth and adults since 1921, directly and through its subsidiary BB360.

- Since 1921 we've operated our residential camp on the central coast.
- Since 2006 we've welcomed over 5,000 Lincoln County Day Campers to our Devil's Lake Camp. A majority of these campers receive scholarships through our funding.



BB360 fosters connection through diverse, inclusive experiences rooted in Jewish values. From camps and community events to year-round programs, we help individuals discover their best selves at every stage of life.

Powered by BB360, BB Camp welcomes 1,000+ campers each summer and offers day camps, family camps, and retreats year-round. Beyond campgrounds, we provide vital community support, like aiding families during the 2020 Echo Mountain Fire.

As we enter our second century, BB Men's Camp remains dedicated to enriching lives, strengthening communities, and creating lasting, meaningful experiences.

In 2024, BB360 proudly:

- Welcomed 1,500+ day and overnight campers.
- Awarded \$336,822 in scholarships to camper families.
- Hosted over 3,000 guests for rentals and retreats at our fully ADA Accessible Central Coast Camp.
- Served 12,840 meals to the food insecure in Lincoln County.



GIVING BACK: A CORE PART OF OUR MISSION AND VALUES

Since 2006, BB360 has tackled hunger and food insecurity. What began as a Summer Food Service Program is now a year-round effort, delivering hundreds of meals weekly to shelters, schools, and low-income housing. In 2020, we expanded to meet urgent needs from wildfires and COVID-19. Since then, we've delivered over 379,580 meals to food-insecure individuals in Lincoln County and beyond, nourishing bodies and uplifting spirits.

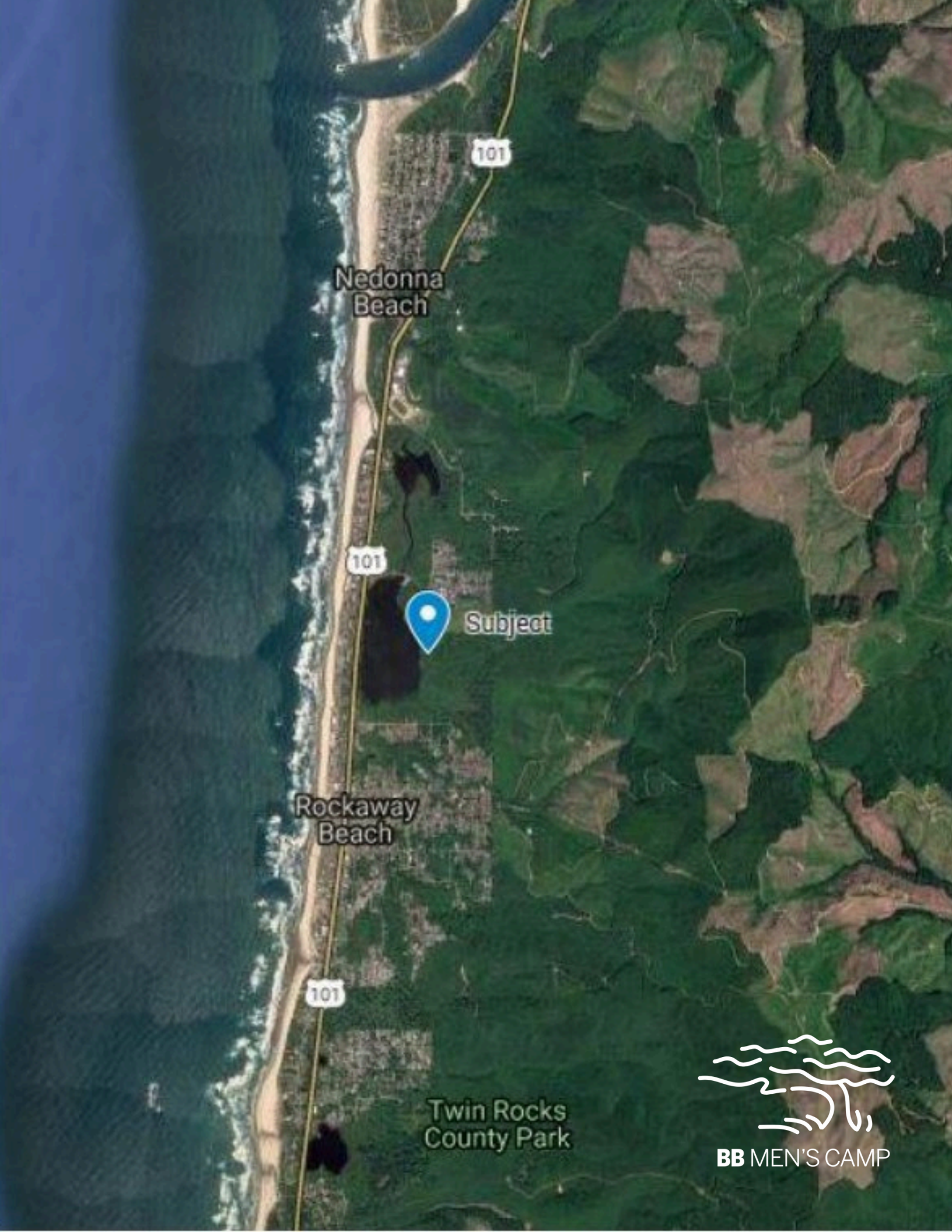


Lake Lytle

Steinhilber Creek



BB MEN'S CAMP



Nedonna Beach

101

101



Subject

Rockaway Beach

101

Twin Rocks County Park



BB MEN'S CAMP

Rockaway Beach Workforce Housing *Site Photographs*



Looking north from N 6th/Juniper



Looking east on N 6th, subject on left



Looking North from Timberlake Dr. & Cedar Creek Cir.



Looking north at intersection



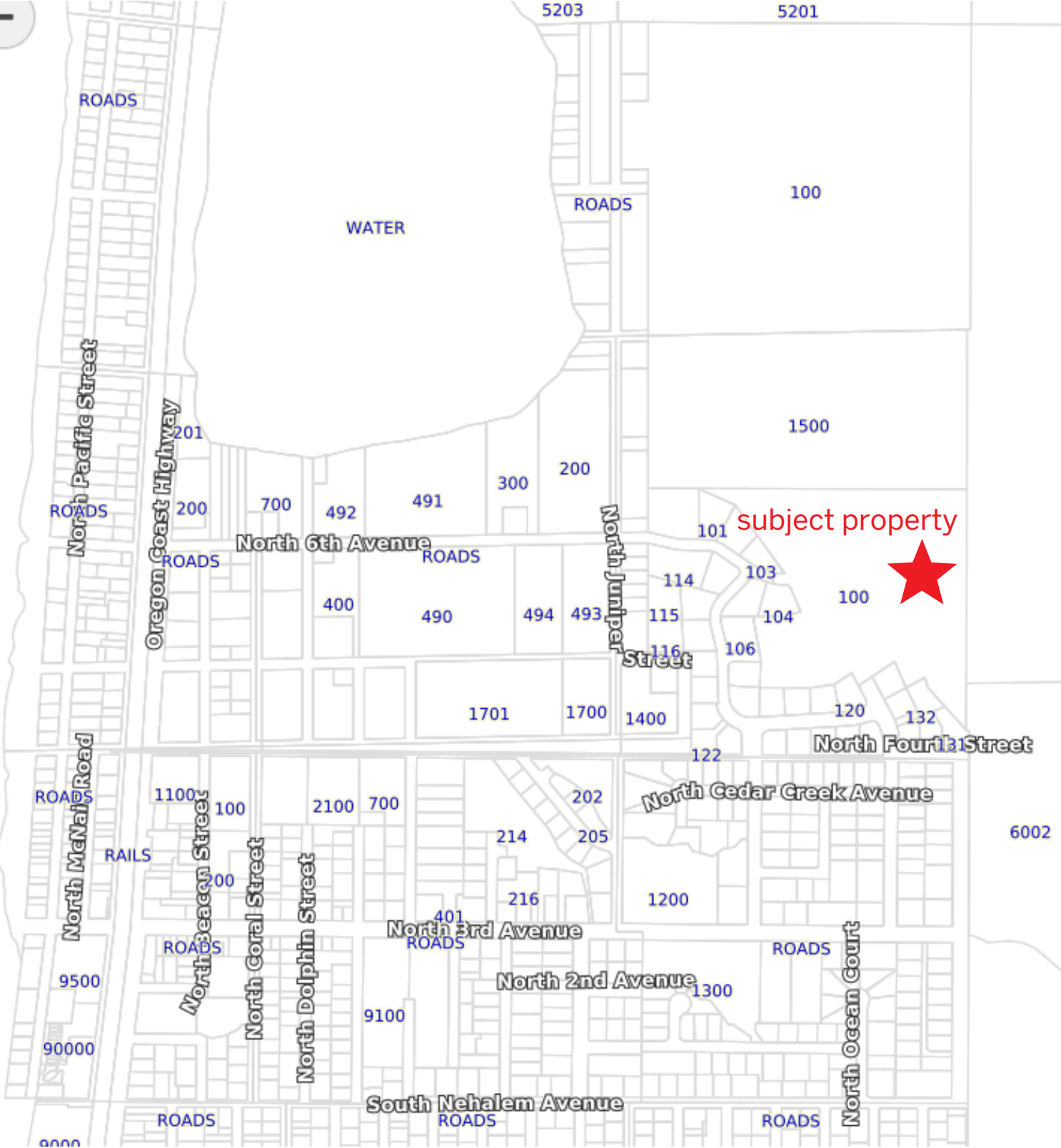
Looking east at terminus of Hemlock Lane



Looking north from N. Ocean St. north of Cedar Creek Cir.

Rockaway Beach Workforce Housing

Subject Property





B'NAI BRITH MENS CAMP ASSOCIATION

TIMBERLAKE – ROCKAWAY BEACH WORKFORCE

HOUSING PROJECT TEAM MEMBERS

OWNER:

B'nai Brith Mens Camp Association ("BBMCA") is an Oregon not for profit corporation (a 501(c)3 public charity). BBMCA is the parent of BB360, which operates B'nai Brith Camp, a resident camp located on Devils Lake near Lincoln City. BB 360 also uses the camp as the home of its non-sectarian day camp serving kids in the North Lincoln County area and as a retreat and conference center. BB360 operates day camps in the Portland metropolitan area, manages the Oregon chapters of a national youth organization, and manages distribution of free children's books (PJ Library) throughout the State of Oregon. B'nai Brith Camp also serves as the emergency food provider for the central Oregon Coast, having provided close to 380,000 meals to families displaced by the Echo Mountain fires, and additional meals to families displaced by floods in the Nescowin area. It also provides free meals to families needing food assistance in the area and summer meals for kids who would otherwise receive free school meals. In addition to its Devils Lake site, BBMCA owns two parcels in Rockaway Beach, a 52 acre wilderness site and a 14 acre developable site adjacent to the larger parcel.

BBMCA's internal team includes:

Irving Potter, Chair of the Board of Directors, a retired lawyer with 48 years of experience in real estate development, construction and financing.

Kyle Rotenberg, President of BBMCA, a retired lawyer with over 40 years of experience in real estate development and property management.

David Gold, Chair of the BBMCA Timberlake-Rockaway Workforce Housing Taskforce, began as an attorney and has, for over 30 years, been a principal developer of real estate properties, including multiple affordable housing projects in Oregon.

Jeffrey Weitz, a BBMCA Board Member, is the Managing Partner of Northrim Development Group a Portland area real estate developer and manager. Jeffrey oversaw the rebuilding of B'nai Brith Camp, which has been completely rebuilt over the past ten years.

ARCHITECT:

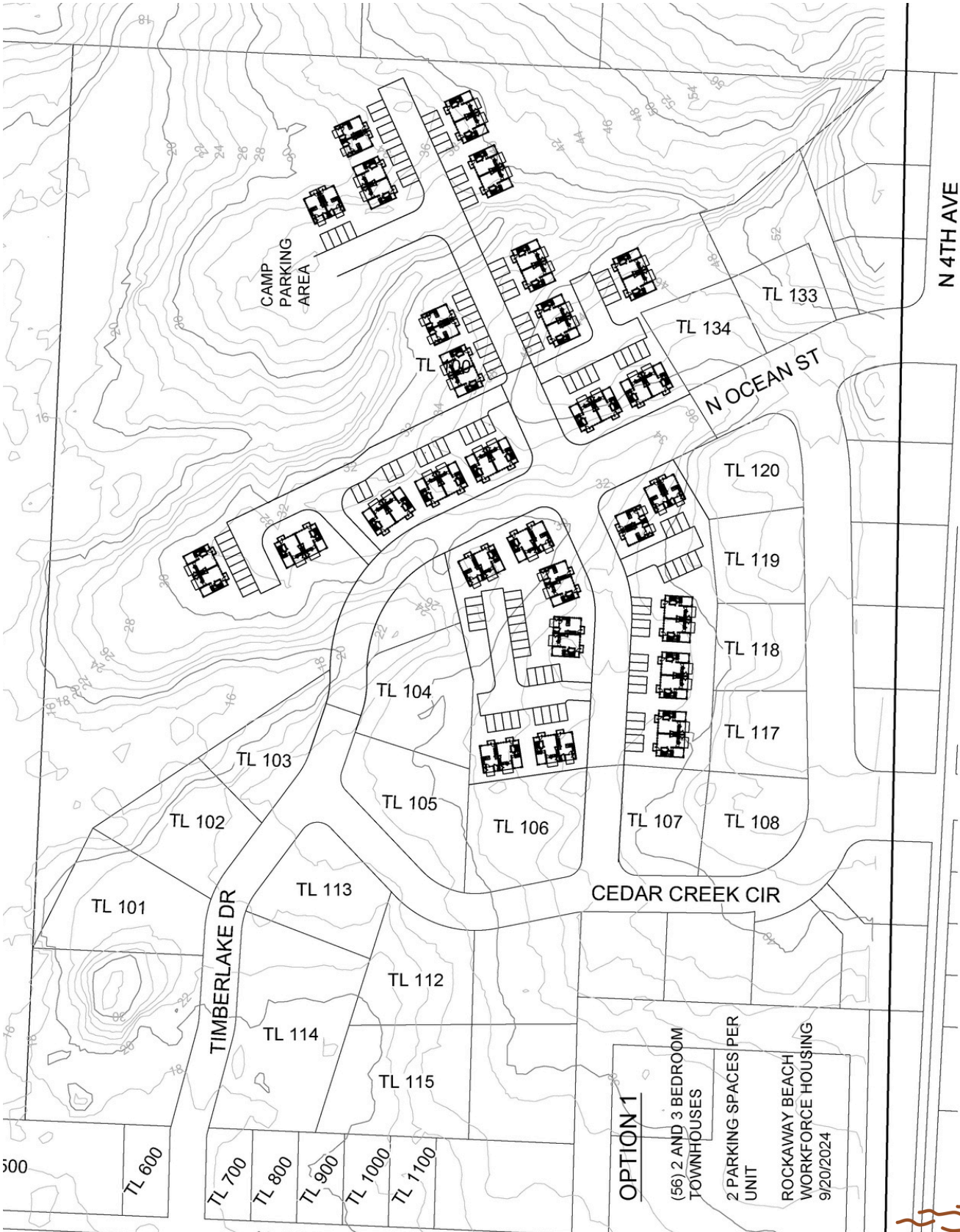
Doug Circosta has provided initial designs for the Timberlake-Rockaway Beach Affordable Housing project and will be the lead architect on the project. Doug has designed multiple affordable housing projects throughout the State of Oregon. Doug is experienced in working with city agencies relating to entitlements, design reviews, permits, variances, and appeals. Doug believes that architecture should meet the needs of the community and in creating architecture that is practical, innovative, efficient, functional, sustainable, livable, and beautiful. Doug is committed to the goal that everyone deserves quality housing they can afford, a place they can call their home, and live with pride and dignity.

PRINCIPAL CONSULTANT:

Rob Justus has over 30 years' experience dealing with the homeless, first as the founder of JOIN, a pioneering homeless services provider and, since 2009, as a founder of Home First, a development company that has already built 1,425 new affordable units with 800 more on the way.

Rockaway Beach Workforce Housing

Possible Site Plan



Rockaway Beach Workforce Housing *Potential Design*



Rockaway Beach Workforce Housing

Feasibility Phase - Planning Costs

TOPOGRAPHIC SURVEY	\$ 5,000.00
SURVEY	\$ 12,000.00
ARCHITECTUAL SITE PLAN	\$ 25,000.00
ARCHITECTUAL - MODEL UNITS	\$ 30,000.00
GEOTECHNICAL SERVICES	\$ 20,000.00
CIVIL ENGINEERING - PRELIMINARY	\$ 22,000.00
STRUCTURAL ENGINEERING - MODEL	\$ 25,000.00
APPLICATION FEES	\$ 4,500.00
LAND USE APPROVAL COSTS	\$ 20,000.00
LANDSCAPE DESIGN	\$ 10,000.00
PHASE 1 ENVIRONMENTAL REPORT	\$ 7,500.00
PLANNING SERVICES	\$ 10,000.00
LEGAL SERVICES	\$ 7,000.00
TOTAL	\$ 198,000.00

Thompson Springs

Project Team

Sammy's Place - Project Sponsor

Owen Gabbert, LLC – Development Consultant + General Contractor

Jones Architecture – Project Architect

Proud Ground – Community Land Trust Partner

Coyote Gardens - Landscape Architect

HHPR – Civil Engineer



Jones Architecture

Project Architect

Jones Architecture is a design studio based in Portland, OR. Founded by Alan Jones in 2014, we produce award-winning, contextually-driven work that is worthy of its people and its place. Honest, straightforward, and well-crafted projects inspire us. We find beauty in simplicity and have an affinity for buildings that are in harmony with their site and context. Small town and neighborhood placemaking is the cornerstone of our practice, with high-quality, human-centered housing at its core. Each member of our team strives to make a positive contribution to the built environment through vibrant and inclusive spaces that celebrate and enhance the unique character of local communities.



KINGFISHER | Pacific City, Oregon

Overlooking the Nestucca River in Pacific City, Oregon, Kingfisher will provide workforce housing to the local community. The building is comprised of three connected modules with simple, gable roofs that step in response to the curve of the river's shoreline. Each module has its own entry to enhance the feeling of this small beach community and provide opportunity for increased interaction between neighbors.



OWENS II | Astoria, Oregon

Owned and operated by the Northwest Oregon Housing Authority (NOHA), Owens II is a multi-family affordable housing project located in Astoria, Oregon's Downtown Historic District. It provides housing, amenities, outdoor community spaces, secure parking, and support services for seniors and individuals with disabilities.



Owen Gabbert, LLC

Development Consultant + General Contractor

Owen Gabbert, LLC is a full-service real estate development and construction company focused on creative projects. We take pride in the quality of our work and our ability to offer our clients expertise in all project phases from entitlement work through construction completion. Our dedicated and consistent service at each step of the process leads to streamlined results and educated feedback throughout the project. Whether we're developing or building, we pursue projects that we believe are interesting and thoughtful, delivering spaces that are beautiful, enduring, and environmentally sound. Owen Gabbert, LLC has a coastal division, with dedicated construction staff at the Oregon Coast to oversee our construction projects there. Our construction team has done extensive work on the coast and it us a unique perspective on how to effectively develop in rural and coastal areas.

Kakuro | Portland, Oregon

Kakuro is a 6 unit, for sale, development focused on providing affordable missing middle housing in a neighborhood that has become prohibitively expensive for many home buyers. The project is located on a 5000 SF lot in North Portland with an existing 3-bedroom single family home. The existing home will remain in place, letting us leverage the value in the home to drive down the sales price of all the units, allowing us to reach our affordability goals.



Fremont and Williams | Portland, Oregon

Fremont and Williams is a 22-unit affordable development in Portland, OR. The project received LIFT rental financing through OHCS, and all of the units are affordable at 60% AMI. Owen Gabbert, LLC is co-developing the project with the Urban League of Portland to be in service to the African American community of North Portland.



Sammy's Place

Project Sponsor

The mission of Sammy's Place is to *create living, working, and respite choices, inspired by nature with people experiencing disabilities and those who share their journey.*

Sammy's Place is a group of individuals, family members, caregivers, and community members who believe everyone should have access to the possibility to dream, including people with intellectual and/or developmental disabilities (IDD). We are invested through our work together in a welcoming Oregon coastal region where everybody has what they need to fully participate and thrive in their community of choice.

Sammy's Place Values

- *Universal accessibility* - Everybody has what they need to thrive in their community of choice
- *Community* - Everybody thriving together in a welcoming environment
- *Growth* - Everybody supported in following their path that leads to life lived to the fullest
- *Nature* - Using the example of nature's reliance on interconnectedness for health as our guide

Our Vision - *A welcoming coastal region where everybody has what they need to fully participate and thrive in their community of choice.*

Sammy's Place is contributing to this solution by...

- *Elevating the voices of people and families experiencing I/DD. We do this by...*
 - Building networks among families and individuals experiencing I/DD, service providers, and state and local agencies
 - Educating professionals who administer within the system of care or create policy affecting those with I/DD
 - Giving a voice to those receiving I/DD services
 - Empowering individuals and families experiencing I/DD to exercise their own voice in their community
 - Excite people with I/DD about living an independent life
 - Recruiting support professionals
 - Representing coastal communities in statewide conversations about I/DD
- *Advancing universal accessibility in our local towns along the Oregon Coast. We do this by...*
 - Creating opportunities for affordable housing built with the principles of Universal Design
 - Modeling universal accessibility in our Thompson Springs housing project
 - Educating community leaders about universal accessibility
 - Removing barriers to accessing places, services, and products
- *Building a Support System alongside formal systems that is person-centered, and Creating a sustainable organization as a long-term resource for the Coast. We do this by...*
 - Following a strategic plan to guide our activities and resource allocation
 - Strengthening our finances through fund development, and controls planning
 - Fostering a professional team of staff, directors and volunteers
 - Adhering to best practices in business administration, Service Equity, and professional development



Oregon COAST Network

Housing for the I/DD Community

The Challenge – *While disability is a natural part of life, the Oregon Coast is not yet universally accessible and welcoming to people with disabilities.*

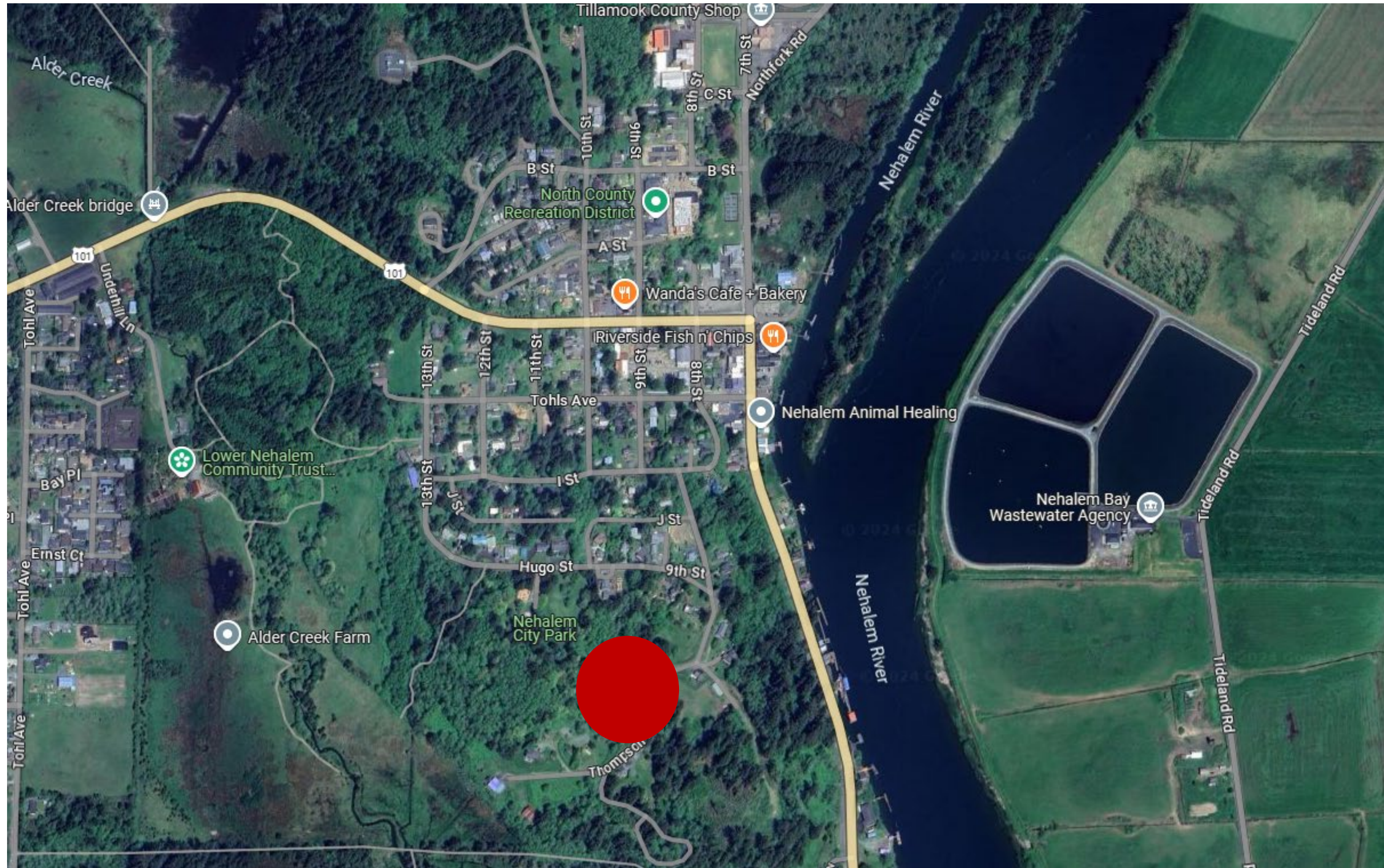
The Solution is to -

- *Celebrate unique strengths of every individual*
- *Include people with disabilities in processes and community*
- *Work to create the conditions for universal access that would allow any individual to participate and enjoy a place, product, service, or role independently*
- *Promote the understanding that universal access is a fundamental right*
- *Change cultural norms, attitudes, and perceptions of disability*

Thompson Springs can be a community where people of all abilities – including people with intellectual and development disabilities – can live together in a community that is built with the principles of universal design. The goal of universal design is to be intentional about envisioning and developing spaces that are universally accessible. Universal access is defined as having the supports or accommodations needed that would allow any individual to participate and enjoy a place, product, service, or role independently.

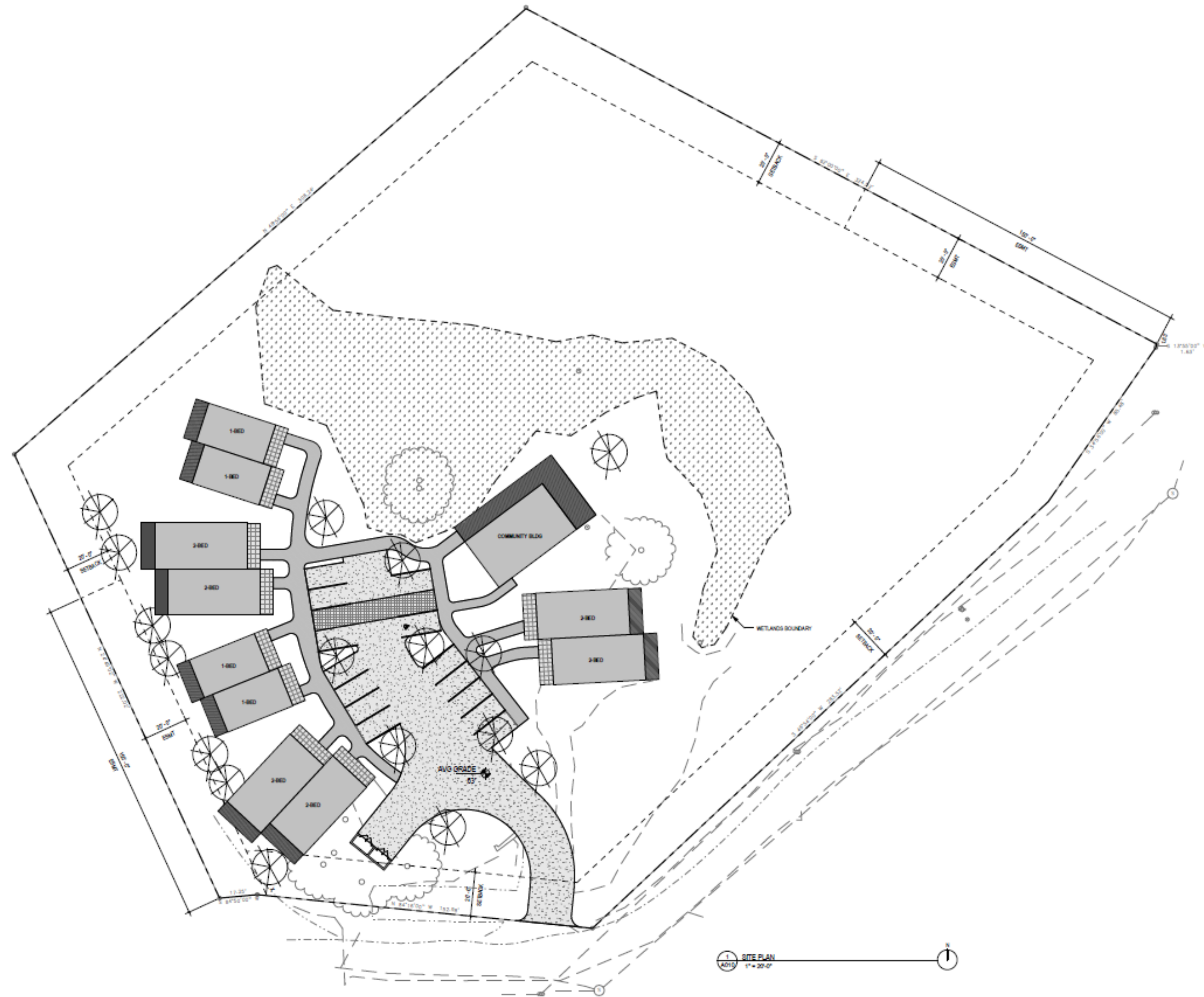


Site Location



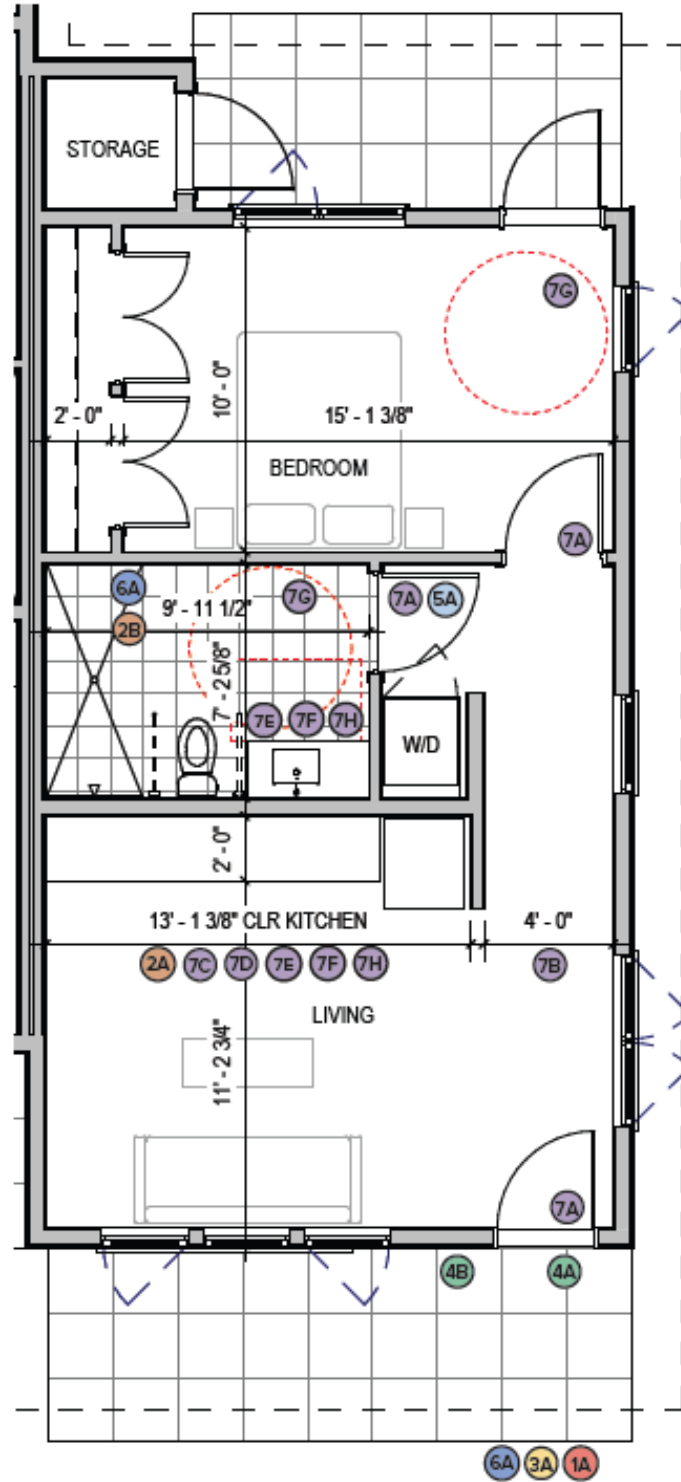
Site Plan

- The Site's design leaves the majority of the site undeveloped to minimize disturbance to sloped areas and to retain natural character of the site
- Preserves and improves the existing wetlands, enhancing natural habitat and successfully controlling water
- Improvements will be made to Thompson Road, allowing for fire access for Thompson Springs and adjacent properties
- Large site remediation effort in partnership with DEQ has been completed to remove soil contamination
- 1 story units are nestled into the natural ravine to blend into the natural landscape and to minimize any



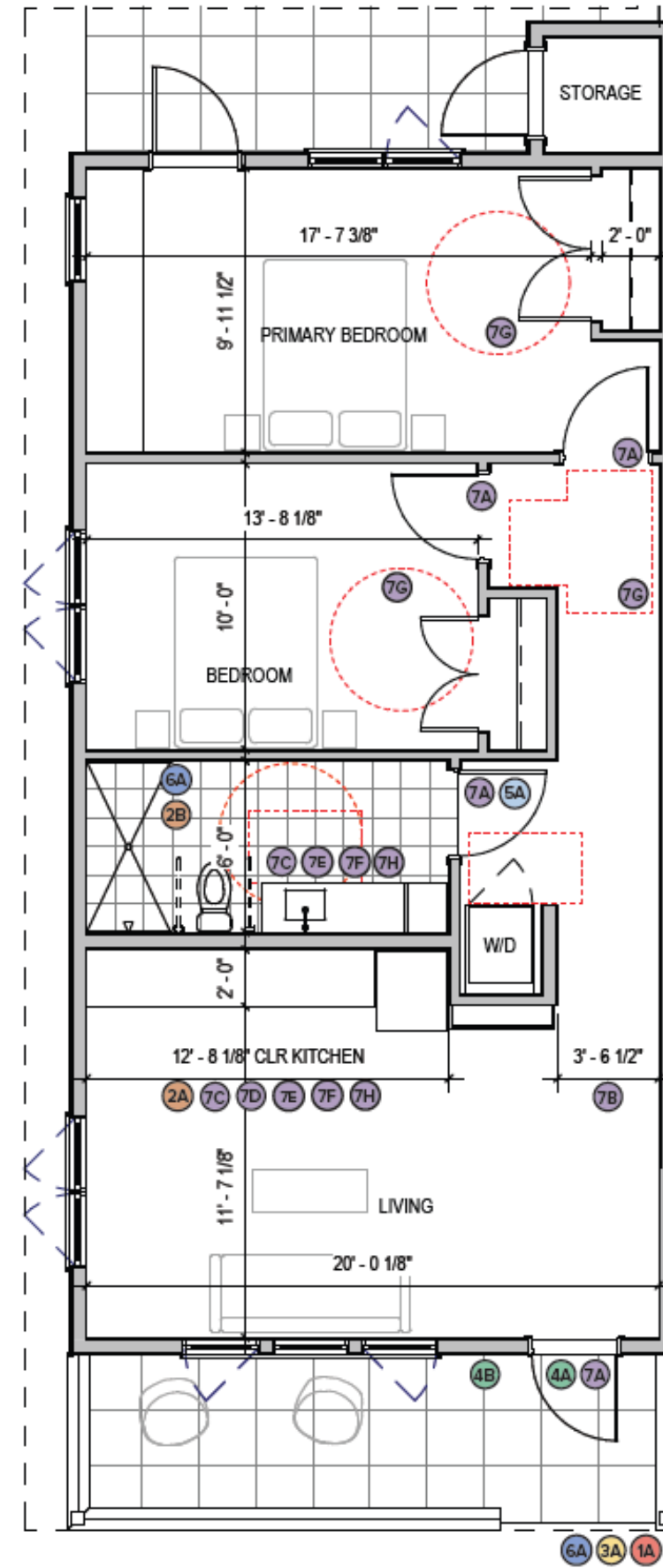
Unit Plans

A Replicable Model for Universal Design



- 7 PRINCIPLES OF UNIVERSAL DESIGN - UNIT FEATURES**
 sources: Center of Excellence in Universal Design, Community Vision Design Guidebook
- 1 - Equitable**
 - 1A Single-story living, accessible & visitable
 - 2 - Flexible**
 - 2A Removable cabinetry for flexible under-counter clearance
 - 2B Blocking provided for grab bars or other wall-mounted modifications
 - 3 - Simple & intuitive**
 - 3A Direct access to unit entry from parking area
 - 4 - Perceptible information**
 - 4A Direct visual access to exterior
 - 4B Clearly marked unit address / identification
 - 5 - Tolerance tolerance for error**
 - 5A Out-swing door at bathroom in case of falls
 - 6 - Low physical effort**
 - 6A Barrier-free (no steps)
 - 7 - Size & space / approach & use**
 - 7A Door with - 36" minimum
 - 7B Clear circulation path - 42" minimum
 - 7C Approach clearance - 48" clear in front of all cabinets / appliances
 - 7D Preparation areas & under-counter appliances
 - 7E Counter height - 34" to 36"
 - 7F Under-sink clearance via removable cabinetry
 - 7G Floor clearance - 60" turning radius or t-turn area provided
 - 7H Storage located within reach - 18" to 48" above floor
- Design items in development
- Water heater size and location
 - Kitchen layout and appliances
 - Electrical panel location

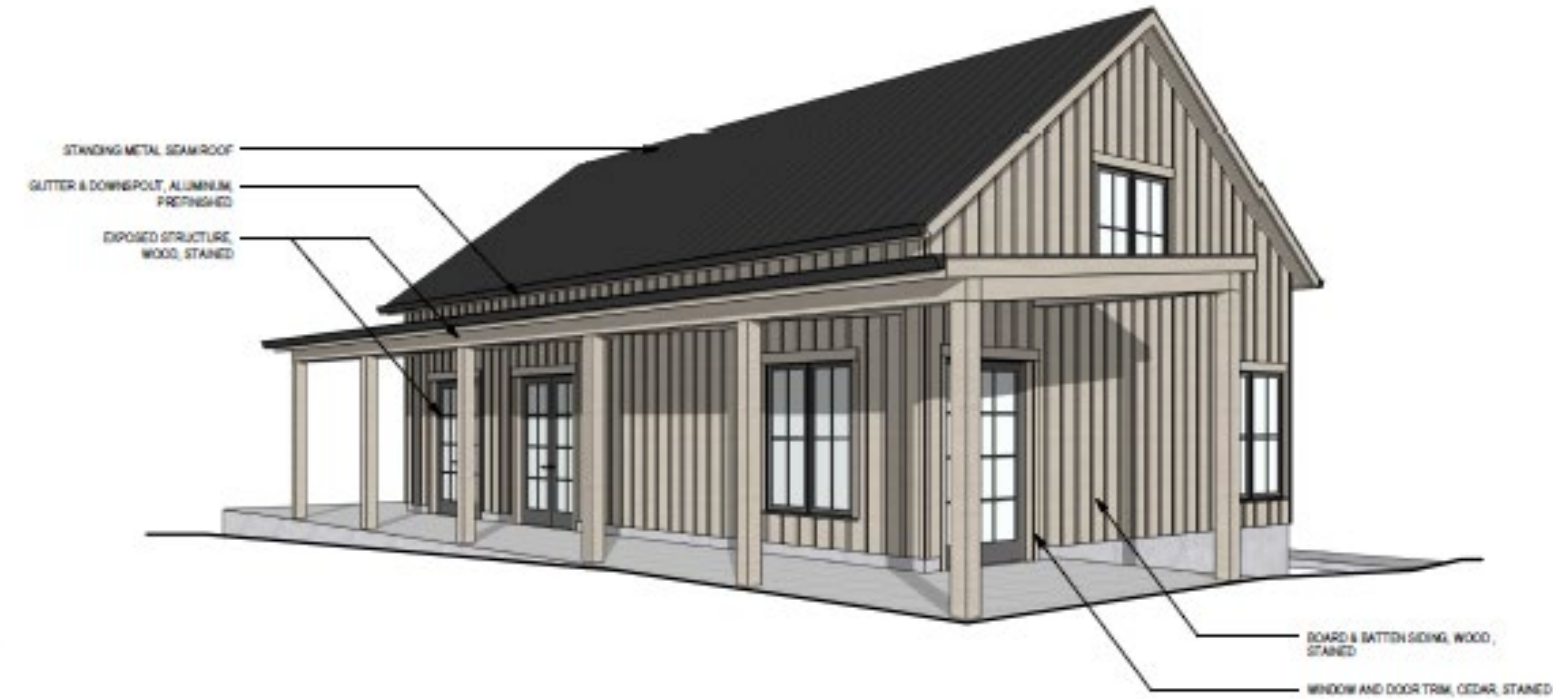
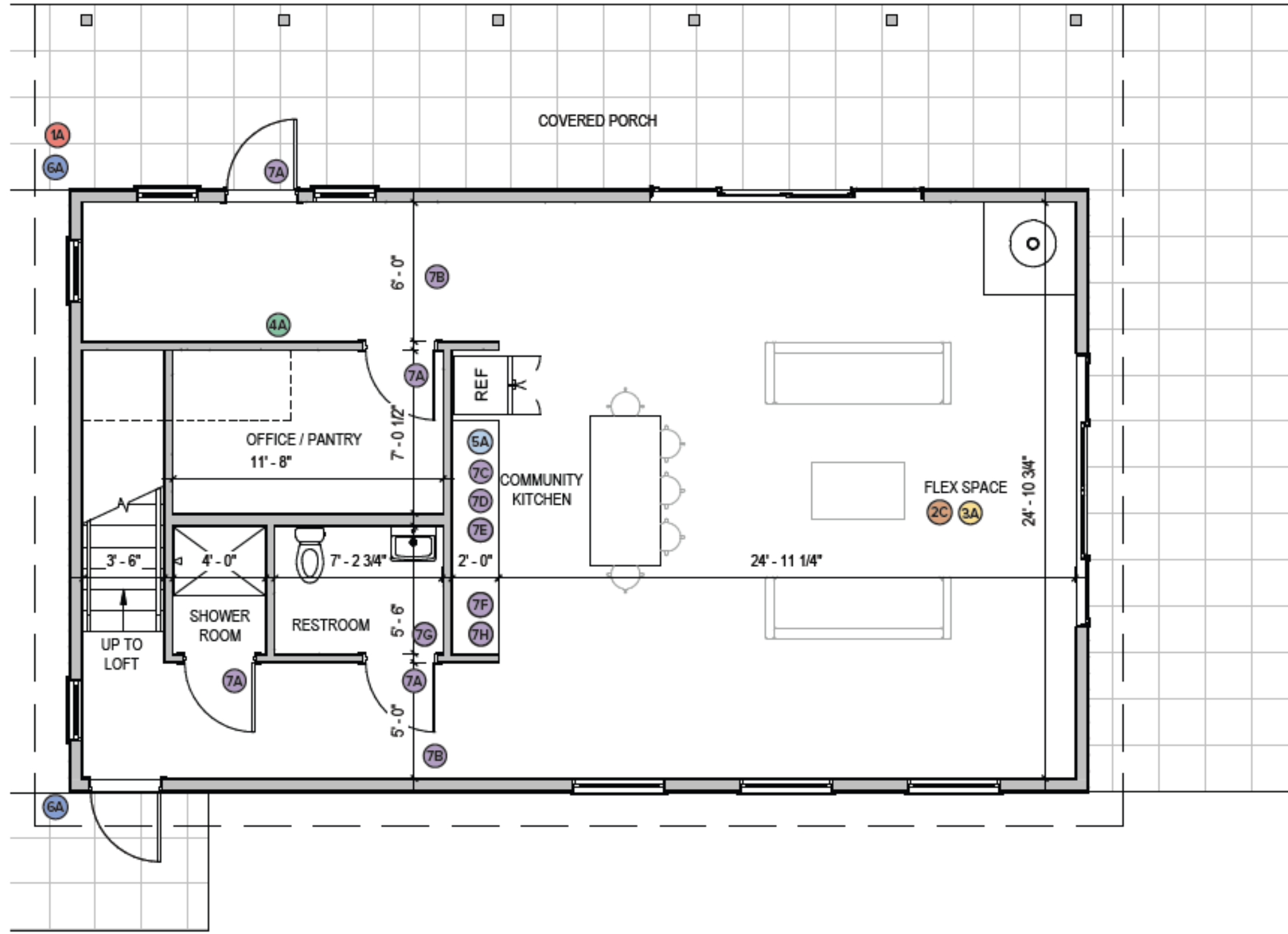
SCALE: 3/16" = 1' - 0"
 OVERALL FOOTPRINT: 18'-6"W X 32'D
 AREA: 592 SQFT
1-BED



- 7 PRINCIPLES OF UNIVERSAL DESIGN - UNIT FEATURES**
 sources: Center of Excellence in Universal Design, Community Vision Design Guidebook
- 1 - Equitable**
 - 1A Single-story living, accessible & visitable
 - 2 - Flexible**
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 - 5A Out-swing door at bathroom in case of falls
 - 6 - Low physical effort**
 - 6A Barrier-free (no steps)
 - 7 - Size & space / approach & use**
 - 7A Door with - 36" minimum
 - 7B Clear circulation path - 42" minimum
 - 7C Approach clearance - 48" clear in front of all cabinets / appliances
 - 7D Preparation areas & under-counter appliances
 - 7E Counter height - 34" to 36"
 - 7F Under-sink clearance via removable cabinetry
 - 7G Floor clearance - 60" turning radius or t-turn area provided
 - 7H Storage located within reach - 18" to 48" above floor
- Design items in development
- Kitchen layout and appliances
 - Electrical panel location
 - Data panel location

SCALE: 3/16" = 1' - 0"
 OVERALL FOOTPRINT: 21'W X 42'D
 AREA: 882 SQFT
2 BED

Community Building



1 RURAL - NORTHWEST 3D VIEW
HTS



2 RURAL - NORTHEAST 3D VIEW
HTS

Renderings

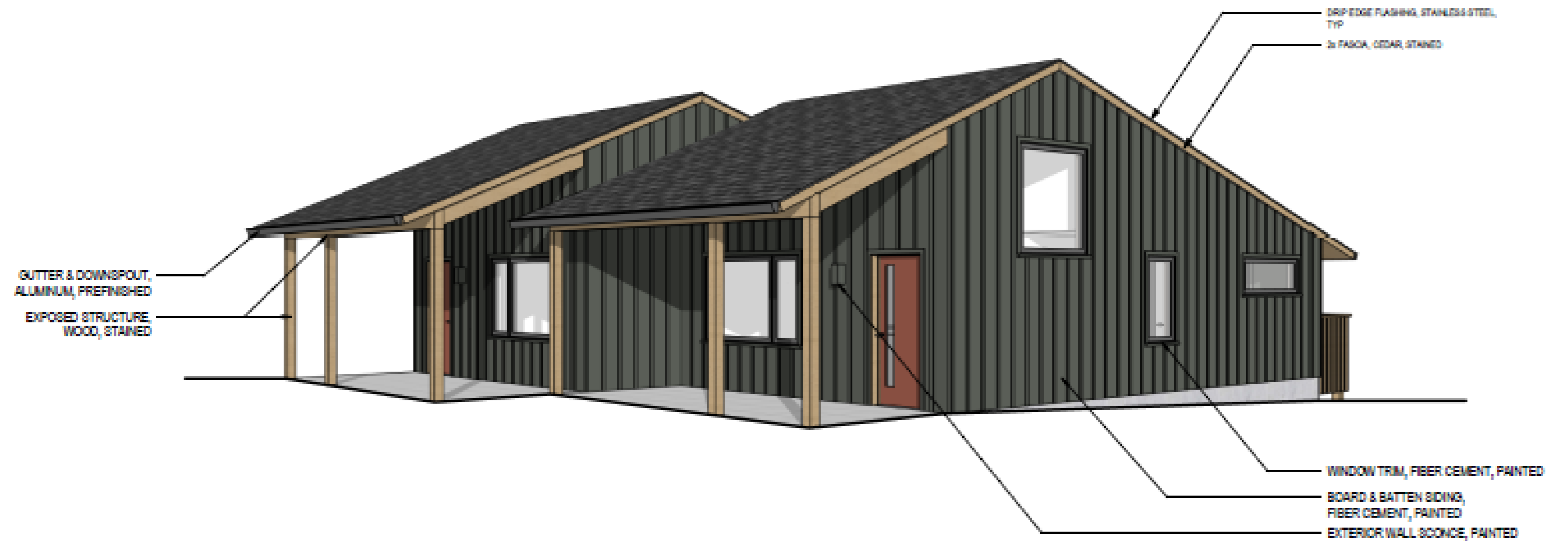


Renderings



Expected Home Sales Prices

Home Type	Sales Price	Quantity
2 Br Home – I/DD Units - 40% AMI	\$72,000	5
1 Br Home - 70% AMI	\$155,250	3
1 Br Home - 120% AMI	\$212,175	1
2 Br Home - 120% AMI	\$284,625	1



1 PNM COTTAGE - 3D VIEW
A200 HTS

Committed Primary Funding Sources

LIFT Homeownership – OHCS - \$1,820,000

KUNI - \$840,000

Fairview Trust - \$620,025

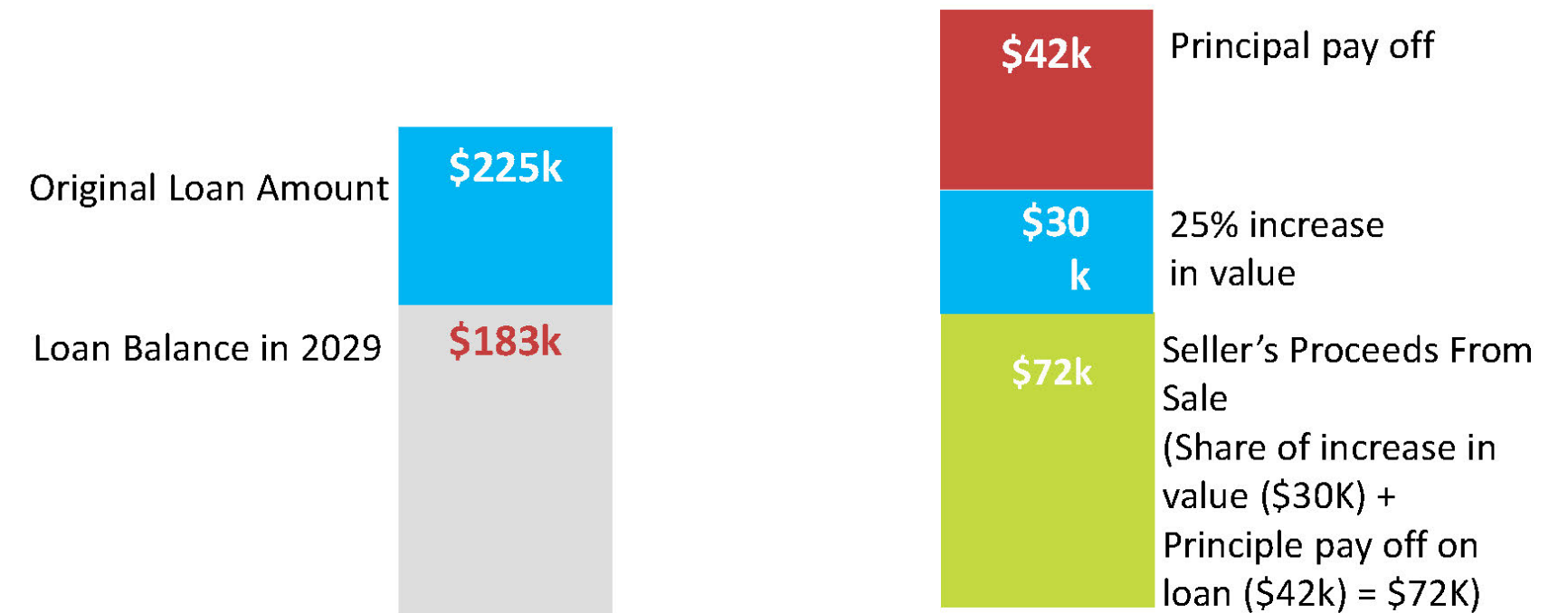
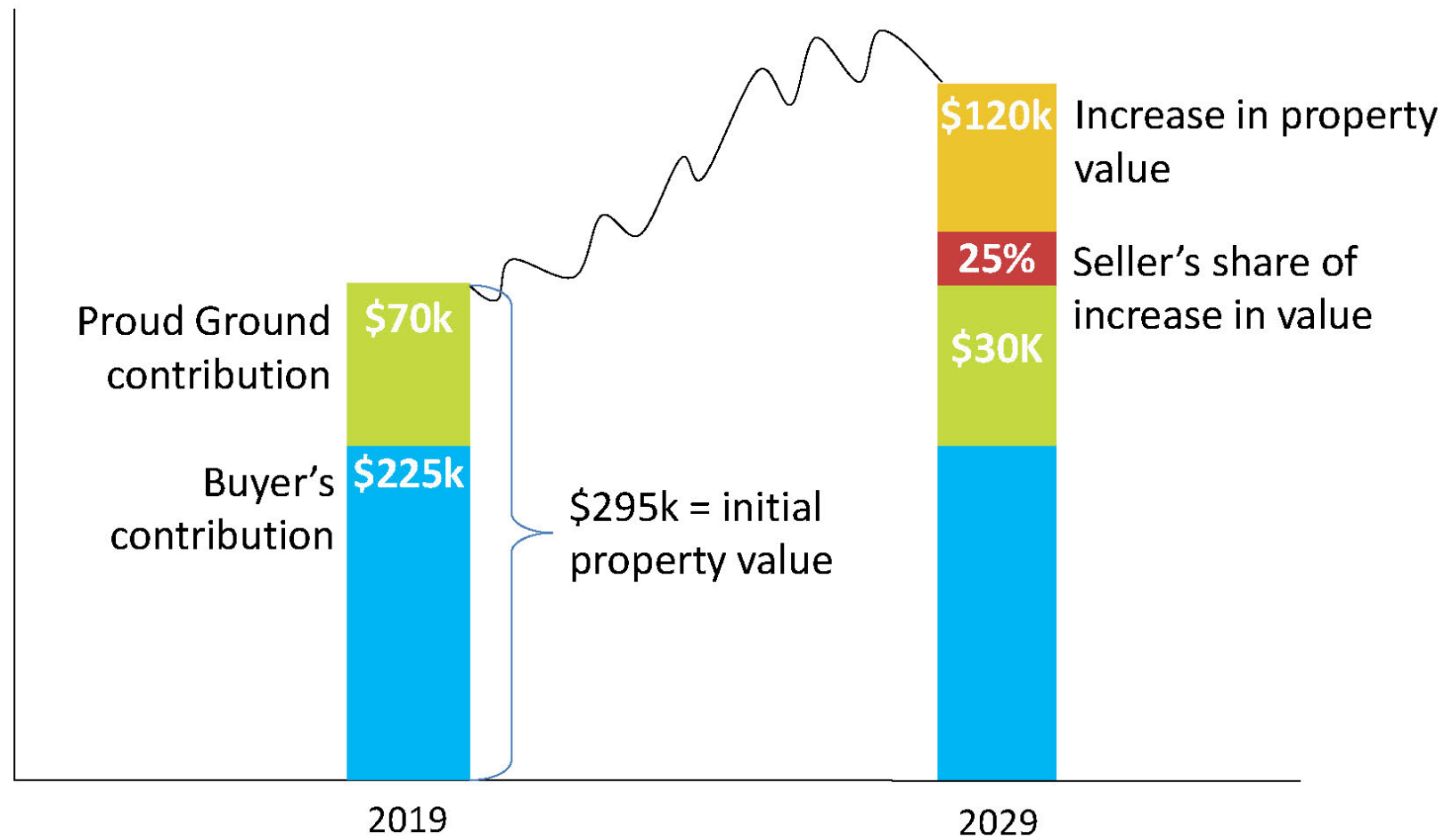


Proud Ground - Community Land Trust Model

Proud Ground stands as one of the nation's foremost Community Land Trusts. Our commitment lies in safeguarding neighborhoods by guaranteeing that working families can not only reside in their community but also maintain the affordability of their homes for generations to come. As a Community Land Trust, Proud Ground homeowners are members, in addition to current supporters within our service area who make a gift of \$25 or more. Members are invited to the annual membership meeting and have voting rights in shaping our organizational decisions. This ensures that the very community members we serve have a direct role in steering our mission-driven initiatives.



Proud Ground – Unit Resale



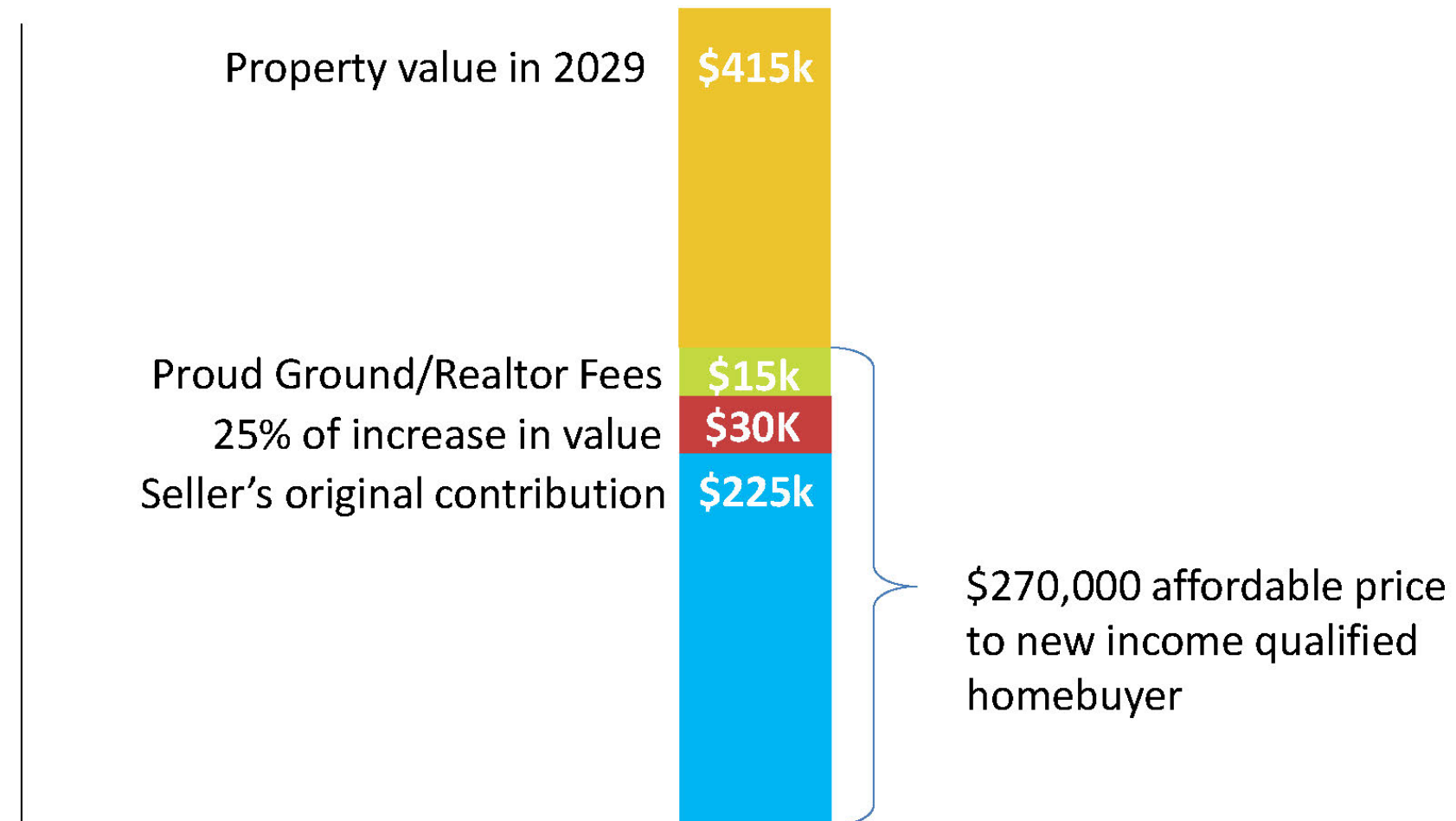
The resale formula



Wealth created by seller



Proud Ground – Unit Resale



Price to next homebuyer



Proud Ground



Impacts of Homeownership

1) **employment gains increase**, with **71%** of Proud Ground homeowners reporting that homeownership contributed to increase in pay and **47%** pursuing additional education or workforce training

2) **children in homeownership do better in school**, with **almost half** of Proud Ground homeowners with children reporting increases in their children's educational outcomes

3) **civic engagement improves** as a result of homeownership, with **40%** of homeowners participating in community service since becoming homeowner

Post Purchase Stewardship Services

Homeowner Support & Education

Land lease compliance (occupancy, improvements, financing, etc.)

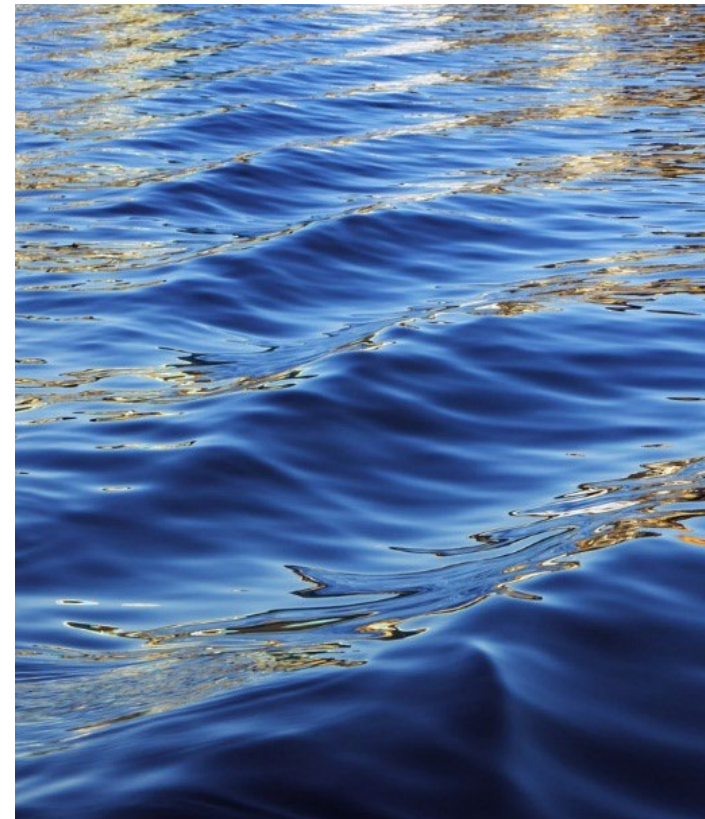
Management of resales

Referral & preference at resale

THANK YOU



Alder Ridge



Alder Ridge Overview and Update

- A Neighborhood within a Community
 - Innovation
 - Sustainable & Enduring
 - Engaging

Housing Production Solutions Funds Impacts

Our housing project is part of a multi-faceted vision.

Our intention is to create an innovative solution that meets multiple needs of the Community

- The support that we have received, thus far, and hope to receive in the future is critical to the success of our project.
- We have invested time, energy, and significant resources to get the project this far. Every minute and every penny counts.
- We continue to identify and develop relationships with potential partners. Current relationships are with an excellent set of contract professionals from our community: Architects, Banker, Planners, Engineers, Lawyer, Surveyor etc. We have also actively been interacting with a diverse set of potential partners such as: the Tallwood Design Institute, Oregon DEQ Built Environment Team, and the Tillamook Education Consortium.
- The support from the Housing Commission has been a crucial bridge to move us from a dream to a viable reality.

Housing Production Solutions Funds Impacts

Our housing project is part of a multi-faceted vision.

Our intention is to create an innovative solution that meets multiple needs of the Community

- The current request is to help solidify the path forward: Site survey, Engineering assessments, development of a master plan, and a geo-hazard report.
- The City of Bay City has been exceptional in their support of our transition from a manufacturing focused site to a multi-use, multi-value community resource.
- Zoning review and development ordinances will provide us with immediate opportunity to develop impactful housing solutions on both our EHI - High Intensity zoning and MI - moderate Intensity properties.

Project Map

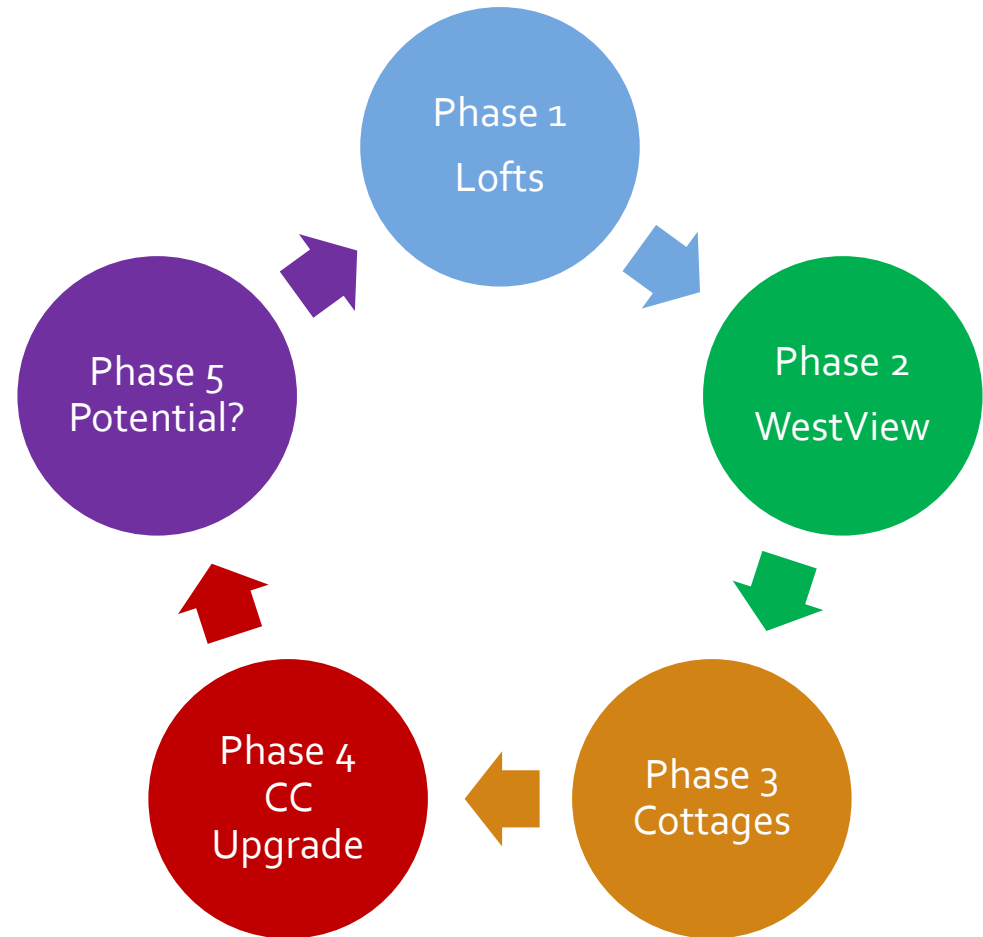


Site Visuals



Current Phase Plan

- Lofts Multi-unit solution
- West View Modern Townhomes
- Senior-focused cottage cluster
- Community Commercial Upgrade
- Flex space for multiple options



Bay City
10.10.010 Zone Development Standards Matrix

ZONE	SL1	SL2	SL3	NHI	SHI	EHI	MI	LI
Maximum Lot Coverage								
Residential	-	-	40%	-	-	1	40%	25% ^G
Mixed Commercial-Residential/Residential Uses	-	None	40%	90%	90%	90%	40%	25% ^G
Commercial, Industrial, and Other Non-Residential Uses	-	None	40%	90%	90%	90%	40%	25% ^G
Minimum Lot Coverage	None	-	-	-	-	1	1	-
Minimum Open Area								
Mixed Commercial-Residential/Residential Uses	None	None	60%	10%	10%	10%	60%	75%
Commercial, Industrial, and other Non-Residential Uses	None	None	60%	10%	10%	10%	60%	75%
Minimum Landscaped Open Area	5%	5%	10% ^A	5% ^A	5% ^A	5% ^A	10% ^A	-
Lot Size								
Minimum Lot Area	None	None	5,000 sf ^F	None	None	None	5,000 sf ^{D,E}	15,000 sf
Minimum Lot Width or Depth	None	None	40 feet	None	None	None	40 feet	100 feet
Minimum Lot Depth	None	None	40 feet	None	None	None	40 feet	100 feet
Minimum Common Open Space	-	-	15% ^B	15% ^B	15% ^B	15% ^B	15% ^B	15% ^B
Maximum Height	24 ft	24 ft	24 ft	24 ft > 24-36 ft CUP ^C	24 ft	24 ft	24 ft	24 ft
Setback Requirements^{I,J}								
Front yard	-	-	20 ft	0 ft	20 ft	20 ft	20 ft	20 ft
Side Yard	-	-	5 ft	0 ft	5 ft	5 ft	5 ft	5 ft
Rear Yard	-	-	10 ft	0 ft	10 ft	10 ft	10 ft	10 ft

Housing Production Solutions Fund

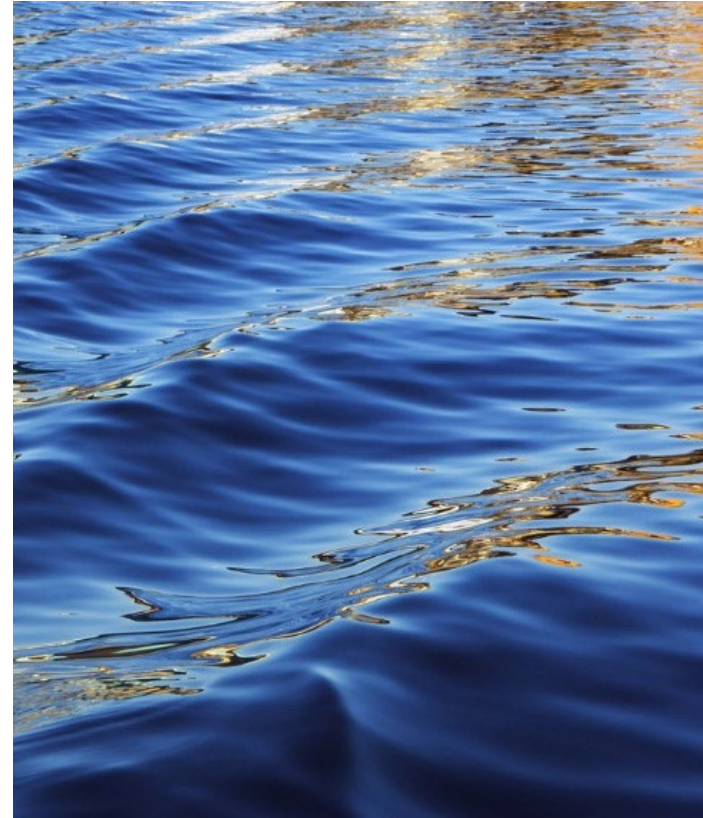
Bay City Development Ordinance

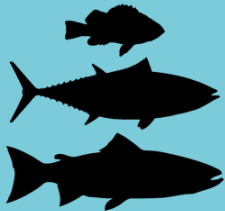
- High Intensity Zone (HI) The purpose of the high intensity area is to provide areas of land in which intensive types of activities can take place. Some of these uses include, but are not limited to, commercial, industrial, higher density residential, intensive commercial recreation, and similar types of activities with heavier impacts.
- Moderate Intensity Zone (MI) The purpose of the moderate intensity area is to provide areas of land in which moderately intensive types of activities can take place. These include, but are not limited to, single family and duplex development permitted as an outright use



Thank You!

Tillamook Housing Commision





CS FISHERY
GARIBALDI, OREGON



282 S. Anchor

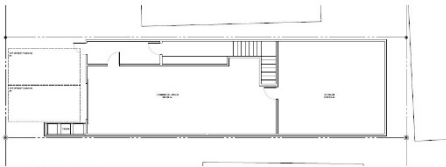






2 UPPER FLOOR

A1/B 1/2-1/2



1 LOWER FLOOR / SITE PLAN

A1/B 1/2-1/2



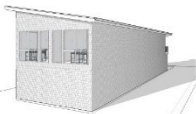
01



02



03



04

- Affordable workforce housing units
- Fish processing for retail
/wholesale/foodbank - Zero Waste
- Commissary kitchen to support area businesses

Tillamook County 2024 AMI

Income								
	1 Person	2 Person	3 Person	4 Person	5 person	6 Person	7 Person	8 Person
80%	\$45,350	\$51,800	\$58,250	\$64,750	\$69,900	\$75,100	\$80,300	\$85,450
90%	\$51,000	\$58,250	\$65,550	\$72,850	\$78,650	\$84,500	\$90,300	\$96,150
100	\$56,650	\$64,750	\$72,850	\$80,900	\$87,400	\$93,850	\$100,350	\$106,80
%	\$62,300	\$71,200	\$80,100	\$89,000	\$96,150	\$103,250	\$110,350	0
110	\$68,000	\$77,700	\$87,400	\$97,100	\$104,850	\$112,650	\$120,400	\$117,50
%								0
120								\$128,15

Rent Limits								
	1 Person	2 Person	3 Person	4 Person	5 person	6 Person	7 Person	8 Person
80%	\$1,134	\$1,295	\$1,456	\$1,619	\$1,748	\$1,878	\$2,008	\$2,138
90%	\$1,275	\$1,456	\$1,639	\$1,821	\$1,966	\$2,113	\$2,258	\$2,404
100	\$1,416	\$1,619	\$1,821	\$2,023	\$2,185	\$2,346	\$2,509	\$2,670
%	\$1,558	\$1,780	\$2,003	\$2,225	\$2,404	\$2,581	\$2,759	\$2,938
110	\$1,700	\$1,943	\$2,185	\$2,428	\$2,621	\$2,816	\$3,010	\$3,204
%								0
120								

Bedroom Rent Limits								
	0 - Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
80%	\$1,132	\$1,294	\$1,456	\$1,618	\$1,747	\$1,87	\$2,00	\$2,13
90%	\$1,274	\$1,456	\$1,638	\$1,820	\$1,965	6	6	5
100%	\$1,415	\$1,618	\$1,820	\$2,022	\$2,184	\$2,11	\$2,25	\$2,40
110%	\$1,557	\$1,779	\$2,002	\$2,224	\$2,402	1	7	2
120%	\$1,698	\$1,941	\$2,184	\$2,427	\$2,621	\$2,34	\$2,50	\$2,66

*Tillamook County AMI is calculated using HUD's methodology which is available for review at: https://www.huduser.gov/portal/datasets/l.html#faqmethodchange_2024

Tillamook County AMI and rent limits will be updated as HUD releases new AMI data.

\$2,58	\$2,75	\$2,93
0	8	6
\$2,81	\$3,00	\$3,20
5	9	3

Prioritized Tenant Mix

- RBFD / CS Fishery
- First Responders / Medical
- Educators / Food Production

CORB Strategic Plan

2.13 Explore partnerships with Tillamook County for affordable housing

2.3 Explore financial options to improve downtown

2.4 Enhance partnerships with Tillamook Coast Visitor's Association (TCVA) for tourism workforce training + education programs

2.8 Actively recruit businesses for Rockaway Beach

Public Transit/
Bus Stop



13

Lease Parking Option

2

2

2

3

4

- On street public parking **43**
- Anchor Park **43**
- Total parking spots within 3 blocks of project on East side of Hwy 101 **86**



2

9

7

43