

CONVERSATIONS WITH COUNCIL

August 25, 2026



Presentation

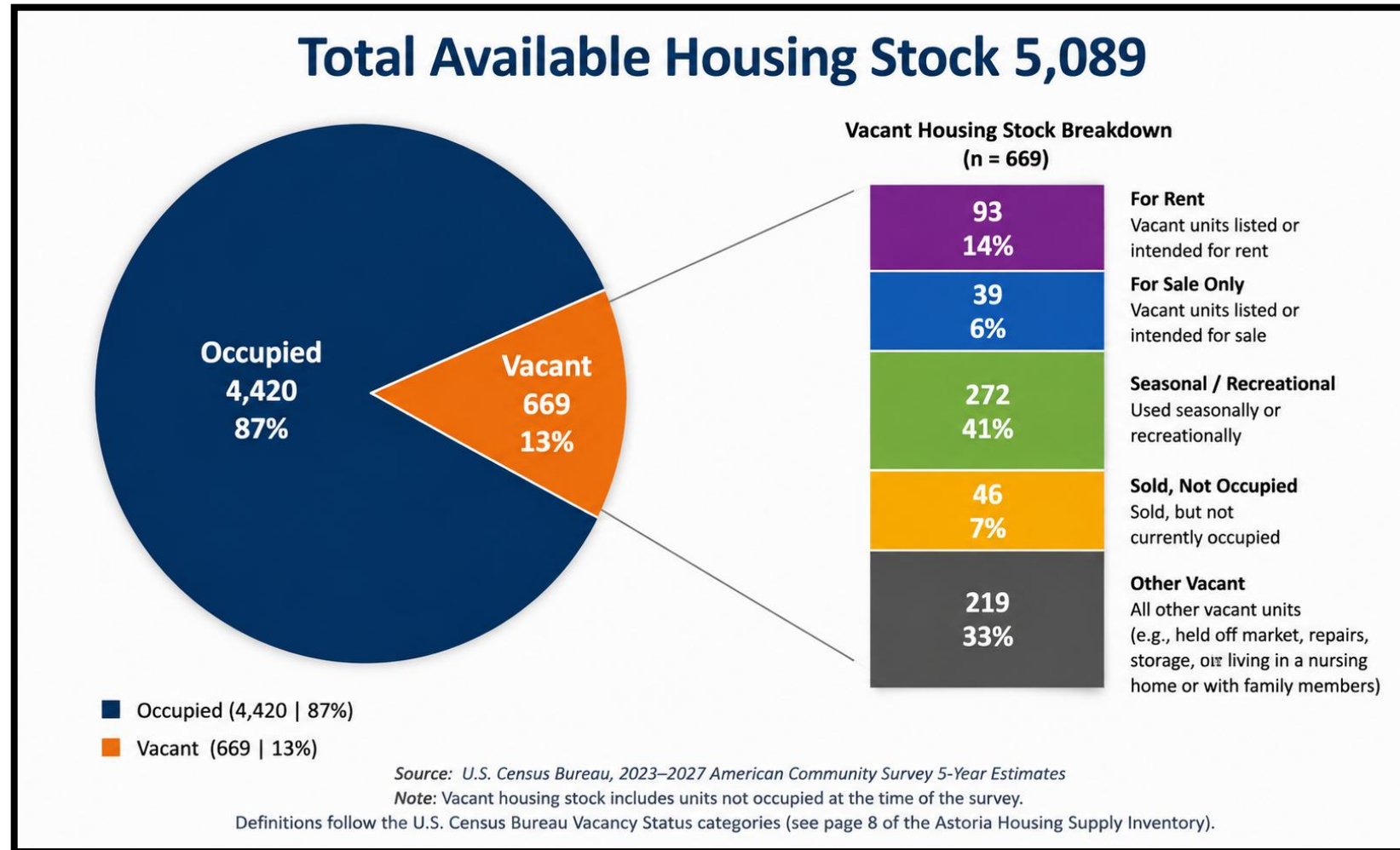
“HOUSING INITIATIVES”

CITY OF ASTORIA – HOUSING INITIATIVES

Snapshot of Housing in Astoria

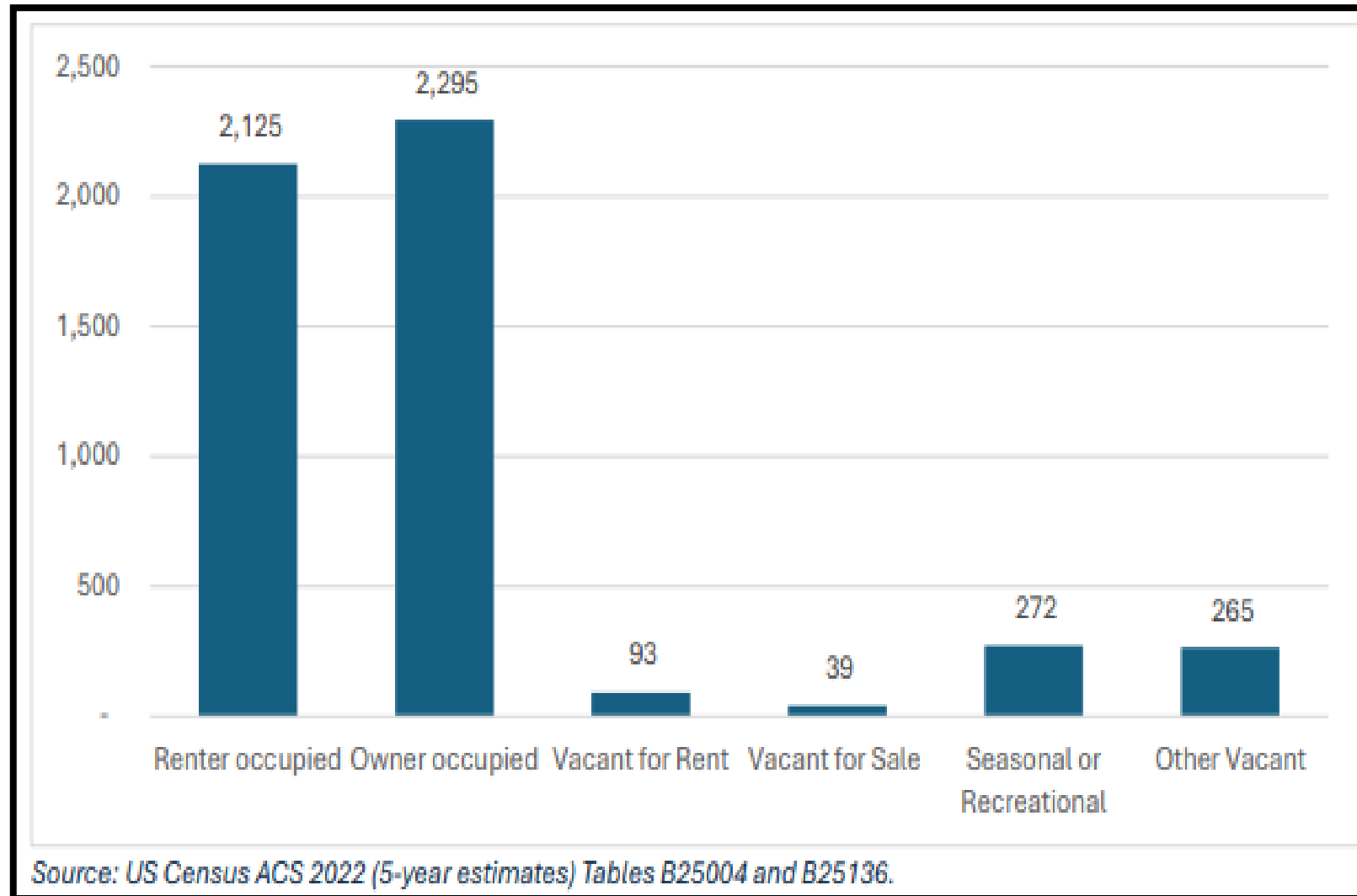


Snapshot of Housing in Astoria



Source: Astoria Housing Supply Assessment

Snapshot of Housing in Astoria



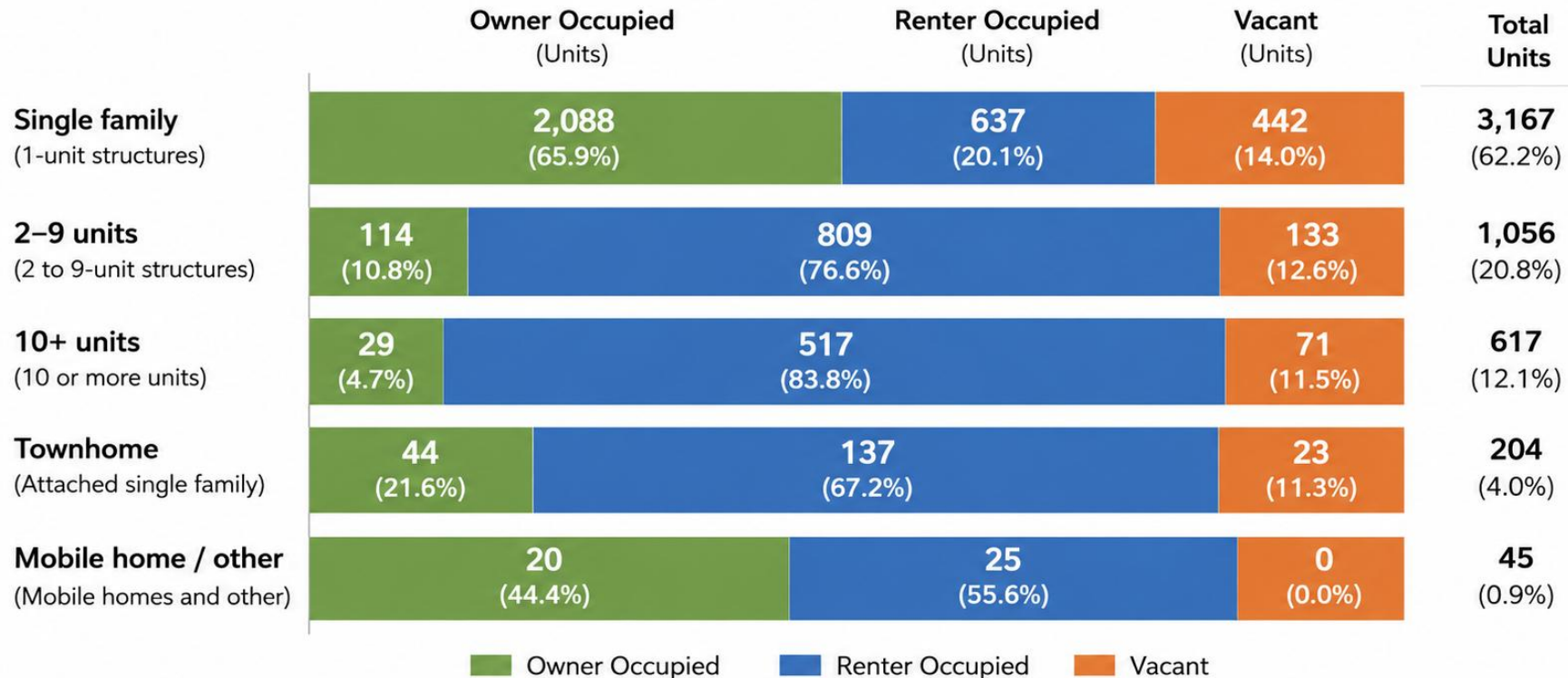
Source: Astoria Housing Supply Assessment

Snapshot of Housing in Astoria

Astoria Housing Stock by Housing Type

Number of housing units by occupancy status

Total Housing Units
5,089



Source: Astoria Housing Supply Assessment, Table 6; US Census Bureau, 2022 American Community Survey 5-Year Estimates

Note: Percentages may not sum to 100% due to rounding.

Source: Astoria Housing Supply Assessment

CITY OF ASTORIA – HOUSING INITIATIVES

Completed Multi-Family Housing Development In Astoria in Last 5 Years



Merwyn Apartments



- 40 rental units
- Affordability: 30% - 60% AMI
- Opened: 2021

Unit Counter:

Affordable Units: 40 units

Market Rate Units:



Astoria Waterfront Apartments



- 66 rental units
- Market Rate
- Opened: September 2024

Unit Counter

Affordable Units: 40 units

Market Rate Units: 66 units



Clatsop Behavioral Health

**Three Story – 23,000 sq. ft.
Building**

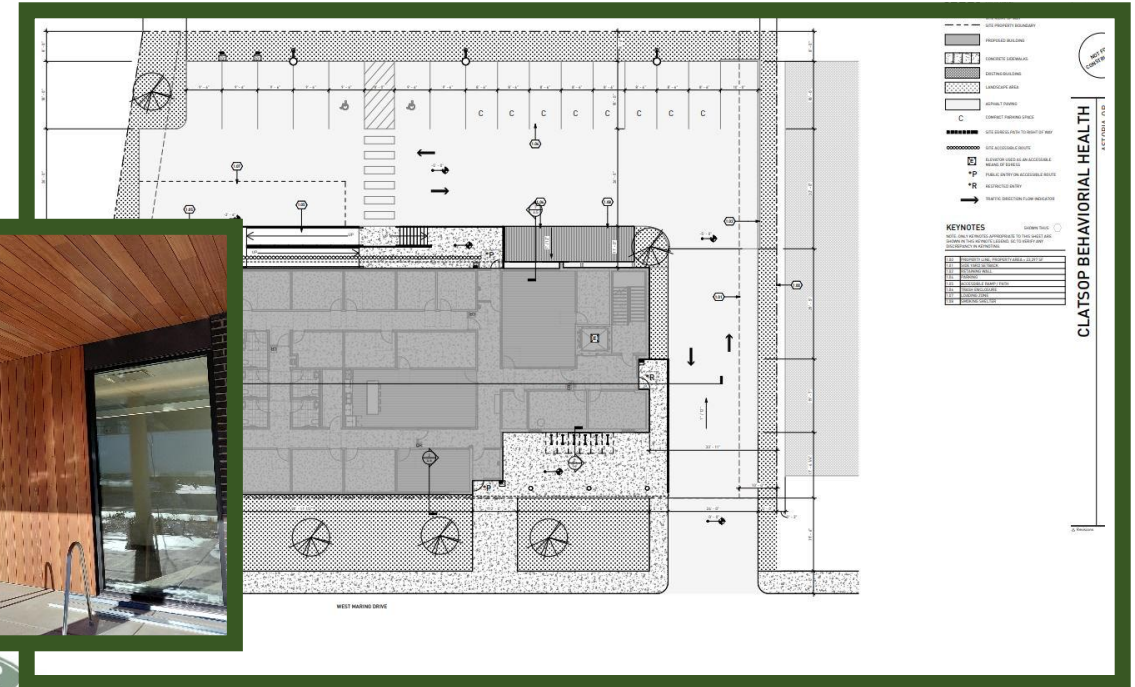
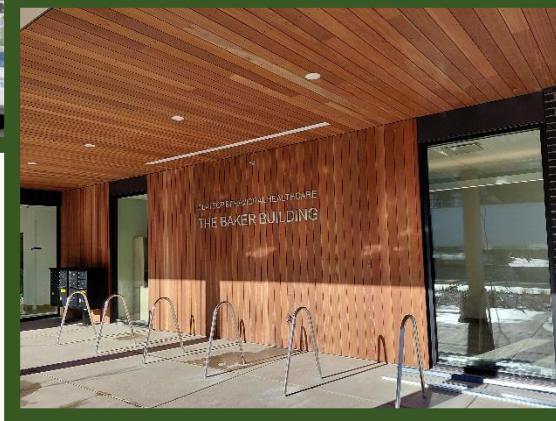
\$20.4 Million Project

**Behavioral Health
Services – Adult Services,
Substance Abuse, and re
Clinical Services**

**32 Units
Reserved for 30%
AMI or less**



Unit Counter
Affordable Units: 72 units
Market Rate Units: 66 units



OWENS ADAIR II

- 50 units Total
- Affordability: Age 55+ serving households at or below 60% AMI
- 13 Units of Permanent Supportive Housing (PSH) included in total
- Grand Opening: August 20, 2026



TOTAL Unit Counter

Affordable Units: **122 units**

Market Rate Units: **66 units**



CITY OF ASTORIA – HOUSING INITIATIVES

Current Housing Initiatives



Astoria City Council Work Plan

GOALS:

1: HOUSING FOR ALL ASTORIANS

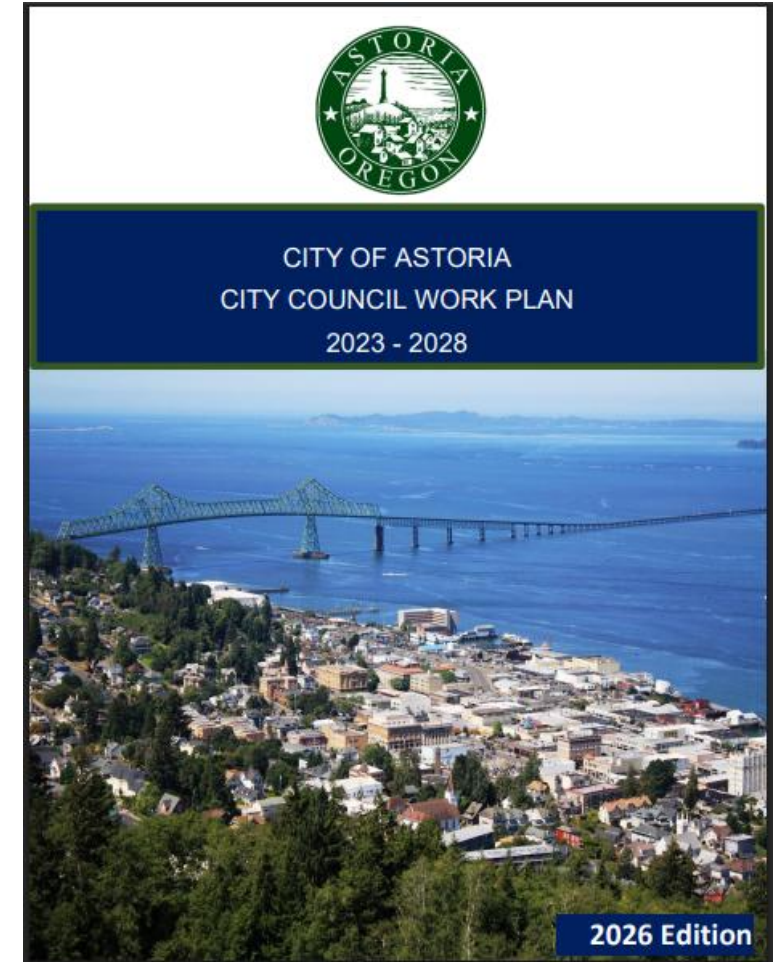
2: A Thriving Local Economy

3: Resilience as a Community

4: Livability and Quality of Life for Residents

Housing for All Astorians Priorities:

- Facilitate the Development of Workforce and market Rate Housing in Astoria
- Review Astoria's Development Code and Comprehensive Plan
- Participate in the Regional Housing Needs Analysis & Finalize HCA & HPS



Housing for All Astorians – Top Priority

FACILITATE THE DEVELOPMENT OF WORK FORCE AND MARKET RATE HOUSING FOR ALL ASTORIANS

Completed Benchmarks

- Established the Housing Initiative Program (HIP)
- Approved Astor East Urban Renewal Expansion to Support Housing Projects
- Apply for grant funds for infrastructure assistance for workforce/affordable housing project
- Meet with Coast Guard Leadership
- Selected Developer for Custom House Project

Upcoming Benchmarks

- Enter into Developer Agreement for Customs House Project

Housing for All Astorians

TOP PRIORITY

Facilitate the Development of Workforce and Market Rate Housing in Astoria

Objective: Undertake steps to Partner, Invest, Support and/or Facilitate Housing production and redevelopment that address Astoria's workforce and middle-income housing needs.

City Role: Lead

Lead Department(s): Community Development

Secondary Department(s): City Manager's Office,

Point of Contact: Community Development Director

Background: Workforce housing (i.e., 60% to 120%) is an identified need by existing local employers operating in the downtown as well from new development activity occurring in Tongue Point. A focus on housing that can be afforded by wages earned in Astoria's local economy is a critical path. It is also vital for the sustainability of businesses operating in Astoria that depend on an available and stable workforce.

ANTICIPATED BENCHMARKS

2025	2026	2027 and beyond
☒ Consideration of City participation in County-wide lease to locals program (Q2)	☐ Select a developer for Custom House Property cottage cluster (Q1 & Q2)	☐ Develop partnerships with housing and economic development organizations that can provide technical or financial assistance to property owners. (Q1)
☒ Establish the Housing Initiative Program (HIP) loan program for fund 140 (Q3)	☐ Seek grant funding opportunities for targeted infrastructure that will help facilitate workforce housing (Q1 & Q2)	☐ Seek grant funding opportunities for targeted infrastructure that will help facilitate workforce housing (on-going)
☒ Consideration of an amendment to the Astor East Urban Renewal Plan to include Copeland Commons and Darigold project. (Q3 & Q4)	☐ Meet with Astoria businesses to gauge demand for future workforce and to understand barriers to Astoria's housing market. (Q2)	☐ Identify workforce housing opportunities emerging from the Tongue Point Area. (2027, Q1)
☐ Partner with Clatsop County to advance housing opportunity on Darigold Site in Downtown Astoria. (Q3 & Q4)	☐ Meet with Coast Guard Leadership to gauge housing needs of service men and women stationed at Base Astoria. (Q2)	☐ Consider initiating market study to demonstrate economic viability of creating housing and/or supporting rents (2027 Q3 & Q4)
☐ Issue a RFEI and then RFP for the development of the Custom House Property for housing. (Q3 & Q4)		☐ Review HIP program based on engagement and desired outcomes. (2028, Q1)

CITY OF ASTORIA

CITY OF ASTORIA STRATEGIC WORK PLAN

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Shelter First Policy



The Goal of the Shelter-First Policy is to:

- **Connect** individuals with shelter and supportive services.
- **Promote** pathways to stability and self-sufficiency.
- **Balance** compassion with accountability through structured, service-focused enforcement.

“The Shelter-First Policy prioritizes connecting people experiencing homelessness **with available shelter, services, and pathways to permanent housing . . .**”



Urban Renewal Districts | Prioritize Funding

Astor West - URD

Created 11/7/2024



Astor East - URD

Created 11/7/2024



ESTABLISHED PRIORITIES

- Housing
- Infrastructure Improvements
- Direct Economic Development
- Activities that Enhance Overall Value of Property

FUNDING PROGRAM

- Gap-Financing Loan
- Revolving Credit
- Matching Grant – Non-Profits
- City Sponsored Projects



Housing Improvement Program (HIP)

Award Amount:

Up to \$100,000 per housing project

Eligible Projects:

- Projects that serve workforce and affordable housing projects
- Fire life safety improvements to promote the conversion of underutilized commercial upper floors to vertical housing units.

Note: \$500,000 Program





Housing Initiative Program (HIP) Application

Program Goal

To incentivize and support the creation of eligible housing projects in Astoria by providing targeted financial assistance.

Desired Project Characteristics:

The Astoria City Council has designed this program to be flexible and responsive to the diverse needs of middle housing and multi-family development projects. While the program includes defined parameters, the Council has also identified a set of 'Desired Project Characteristics'. Projects aligned with these 'Desired Project Characteristics' can be provided greater flexibility to the standard program limits. The "Desired Project Characteristics" are as followed:

- Housing Type: Multi-family housing project
- Number of Units Developed: Projects that develop more than 10 units.
- Award Per Number of Units Developed Ratio: \$10,000 per unit.
- Projects that develop units at a workforce housing level.

Section 1 – Applicant Information

Applicant/Organization Name	Primary Contact Person
Mailing Address	
Phone Number	Email Address:
Entity Type (Developer, Property Owner, Nonprofit, etc.):	

1

Housing Capacity Analysis and Strategy

Goal 10 – Housing Planning (Pre-OHNA)

"To provide for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density."



ASTORIA MANDATED TO CONDUCT:

- **Housing Capacity Analysis** → Est. Completion End of 2026
- **Housing Production Strategy** → Est. Completion End of 2028

DLCD GRANT AWARD TO FUND HOUSING CAPACITY ANALYSIS

Table 8. Astoria UGB OHNA Housing Production Targets

Results	Total	0-30%AMI	31-60% AMI	61-80% AMI	81-120% AMI	>120% AMI
1 year	142	61	35	12	17	17
20 year	1,835	667	434	165	262	307

Source: OHNA Methodology Report 2024, Pg 60



Tongue Point Area Plan



Evaluation of Residential Development



Completed Steps

- Awarded Transportation and Growth Management (TGM) Plan Grant
- Consultant Selected and Scope Finalized With ODOT

Next Steps

- TGM Plan Completed – Mid 2027
- Develop Implementation Strategy based on Plan Recommendations – Late 2027

Copeland Commons Project



66 Units

~\$30 Million
Project



COUNCIL ACTIONS OF SUPPORT

- Pledge **\$200,000** toward Project
- City Awarded for Infrastructure Grant **\$550,599** in support Project
- Included in Astor East Urban Renewal District Expansion

Rents 30% and 60%

Studios: \$422 to \$928

1 Bed: \$453 to \$996

Market Rate 80%

\$1,261



Custom House Project



City Support & Incentives

- City owned land at nominal cost
- Potential or reduction of System Development Charges (SDC's)
- Coordinated entitlement processing.
- Technical coordination with the HLC Commission
- Support with community engagement efforts



Community Land Trust Model



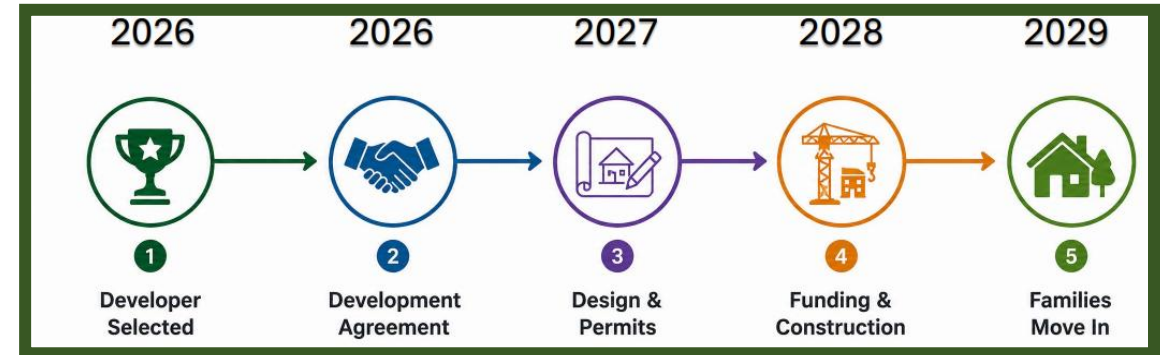
Custom House Project - *Continued*

UNIT MIX	UNIT COUNT	ANTICIPATED UNIT SIZES (SF)	% AMI RESTRICTION	POTENTIAL SALES PRICE.
2 BED	2	800	80%	\$234,800
3BD, NO GARAGE	6	1,000	80%	\$270,200
3BD, WITH GARAGE	6	1,200	80%	\$270,200
4BD, ACCESSIBLE	2	1,400	80%	\$299,100
TOTAL / AVERAGE	16	1,100	80%	\$269,387

PROJECT AFFORDABILITY TARGETS

Housing Product
16 ownership unit

ANTICIPATED TIMELINE



**EDLEN & CO + PROUD GROUND
SELECTED AS DEVELOPER**



CITY OF ASTORIA – HOUSING INITIATIVES

Upcoming Housing Initiatives



Regional Housing Opportunity Sites Analysis



Goal is to move beyond identifying vacant land and identify sites that can realistically be brought to market for housing development.

- Evaluating infrastructure needs, realistic development capacity, and potential development scenarios.
- Regional Housing Market Assessment
- Gauge Market Readiness

MORE INFORMATION TO COME



Darigold Site



- 60 – 120 Units
- Mixed use, rental apartments, studio to 2-bedroom
- AMI Focus: 60% -120%
- 10% - 20% of units deed restricted (avg. 60%)

City Support & Incentives

- City owned land at nominal cost
- Potential or reduction of System Development Charges (SDC's)
- Gap-financing through Astor East Urban Renewal Fund



Currently Paused Due to Market Constraints & Other Housing Priorities

MORE INFORMATION TO COME



CITY OF ASTORIA – HOUSING INITIATIVES

Questions

