

CITY OF ASTORIA

PROGRAM OUTLINES

HOUSING INITIATIVE PROGRAM

**COMMUNITY RESILIENCY
PROGRAM**

Adopted: October 20, 2025



HOUSING INITIATIVE PROGRAM (HIP) OUTLINE

Program Goal

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

Budget & Funding Limit:

- \$500,000
- Funding Limit: \$100,000 per housing project.

Eligible Projects

- **Projects that serve workforce and affordable housing projects**
 - Middle Housing Projects
 - Multi-family Housing Projects
- **Fire life safety improvements to promote the conversion of underutilized commercial upper floors to vertical housing units. Examples of eligible improvements include:**
 - Sprinkler systems
 - Egress upgrades
 - ADA upgrades
- **Feasibility stage uses for City owned/initiated projects.**

Eligible Applicant:

- Any workforce/affordable housing developers

Eligible Uses of Funds:

- System Development Charges (SDC's) Support
- Permit and Planning Fee Waivers
- Required off-site improvements
- Predevelopment work for City owned/initiated projects.

Ineligible Projects

- Single Family Homes
- Projects located in Astor East or Astor West Urban Renewal Areas
- Market Rate Housing Projects with no workforce or affordable housing elements.

Funding Mechanisms

- Low-interest loan:
 - A loan intended to fill the “last dollar in” after other funding for the project has been secured. Interest rate ranges from 0% – 4%, depending on project type, risk profile, and alignment with City priorities. Repayment term up to 10 years, 0% - 100% of the loan can become forgivable (converted into a grant) based on the willingness of developers and property owners to meet the City of Astoria’s housing goals and enter an affordability covenant with the City placing a deed restriction on the property.

Desired Project Characteristics:

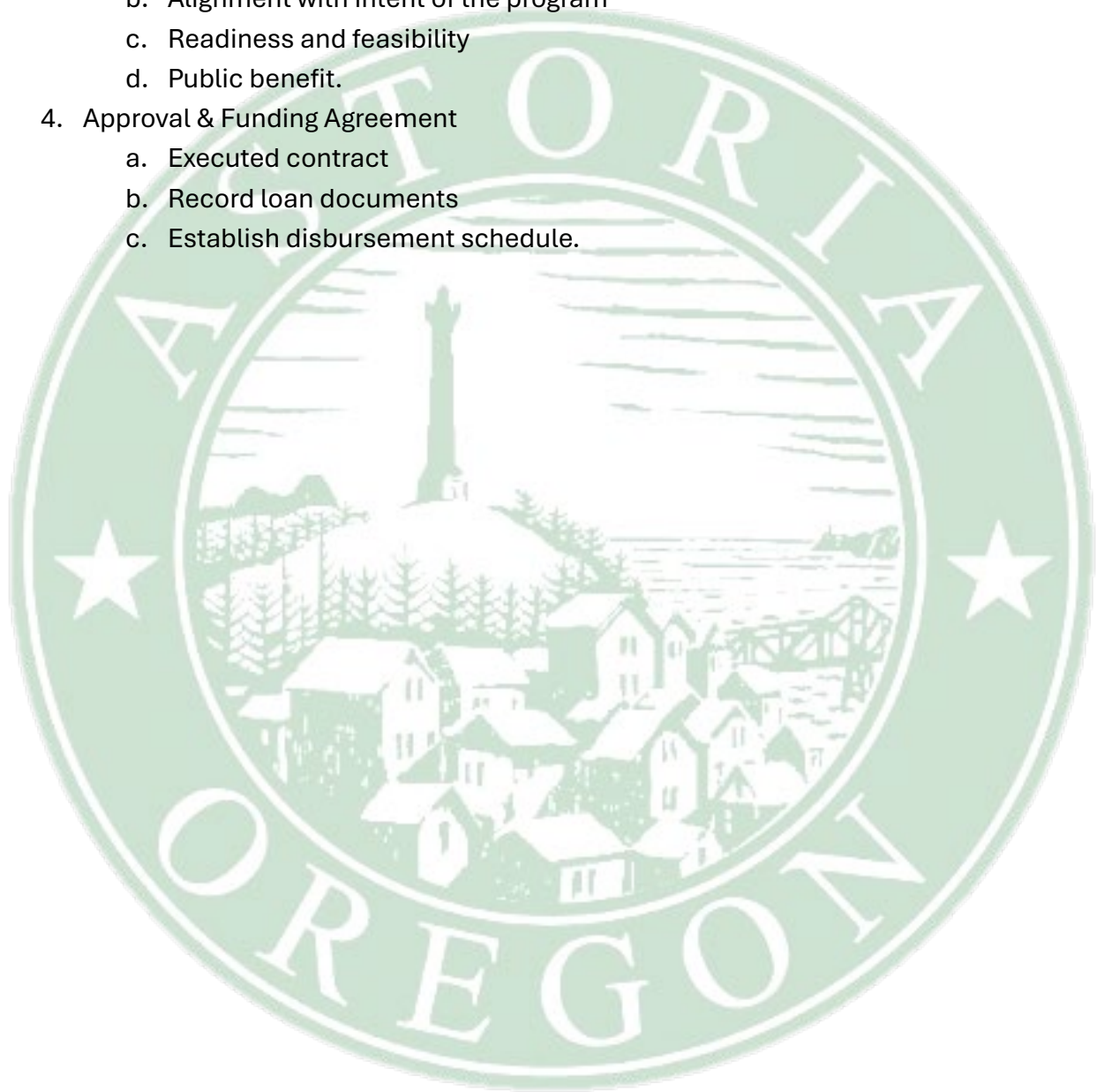
The Astoria City Council has designed this program to be flexible and responsive to the diverse needs of middle housing and multi-family development projects. While the program includes defined parameters, the Council has also identified a set of 'Desired Project Characteristics'. Projects aligned with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

Application & Review Process

1. Pre-Application Consultation with City Staff
2. Full Application submittal to staff:
 - a. City staff will review application to ensure it is complete and includes:
 - i. Project description, timeline and pro forma

- ii. Commitment or intent letter for funding from a funding agency.
 - iii. Matching funding sources.
- b. Is in alignment with the intent of the program
- 3. Reviewed by City Council based on:
 - a. Alignment with Council priorities
 - b. Alignment with intent of the program
 - c. Readiness and feasibility
 - d. Public benefit.
- 4. Approval & Funding Agreement
 - a. Executed contract
 - b. Record loan documents
 - c. Establish disbursement schedule.





COMMUNITY RESILIENCY OUTLINE

Program Goal:

The matching grant program is designed to support local nonprofit led initiatives that promote economic development and foster resiliency and strengthen Astoria's capacity to respond to future challenges.

Budget & Award Amount

- \$100,000
- Award amounts not to exceed \$20,000

Eligible Applicants:

- Non-profit organizations. (501(c)3 organizations in good standing).

Eligible Uses:

- **System Development Charges (SDC's) support for Non- Profit Organizations**
- **Economic Development Projects**
 - Program development for economic initiatives in Astoria to include, the planning, launching, or enhancing of economic development initiatives.
 - Examples:
 - Development of business incubators, co-working spaces or maker spaces
 - Research and development partnerships between nonprofits, businesses and education institutions.
 - Nonprofit led microenterprise development programs.
 - Nonprofit led apprenticeship or internship pipelines that connect residents to careers (Clatsopworks or TonguePoint partnerships)
 - Nonprofit led circular economy initiatives
 - Community repair programs
 - Reuse/recycling centers
 - Revitalization of vacant storefronts through a nonprofit-led pop up or shared retail program for emerging businesses.

- **Community Resiliency Projects**

- Emergency Preparedness & Response projects
 - Examples
 - Community-owned emergency supply hubs
 - Hardening community shelters to withstand extreme weather events.
- Climate & Environmental Resiliency projects
 - Examples:
 - Trash/recycling facilities

Funding Mechanisms

- Match Requirements 1:1 (applicants must provide at least 50% of total project costs)
- The awarded organization will enter into a grant agreement contract with the City of Astoria.

Application & Review Process

5. Pre-Application Consultation with City Staff
6. Full Application submittal to staff
 - a. City staff will review application to ensure it is complete and includes:
 - i. Project description, and timeline
 - ii. Matching funding sources.
 - iii. It is aligned with intent of the program
7. Reviewed by City Council based on:
 - a. Alignment with Council priorities or adopted plans.
 - b. Readiness and feasibility
 - c. Public benefit
8. Approval & Funding Agreement
 - a. Executed grant agreement
 - b. Establish a disbursement schedule.