



TILLAMOOK COUNTY HOUSING COMMISSION

TO: Manzanita Planning Commission

March 10, 2024

FROM: Tillamook County Housing Commission

About: (Planning File #24007)
Annexation and Rezoning

The Tillamook County Housing Commission urges the Manzanita Planning Commission to approve the application submitted by Pine Grove Properties, Inc. to annex and rezone their property located at 3N-10W-28, Tax Lot 1401.

The Commission has already recommended grant funding from the Multifamily Rental Housing Fund (MFRHF) for two proposed affordable and workforce housing developments to be located on this property in the Manzanita Urban Growth Boundary: “Manzanita Pines” (\$75,000) and “Manzanita Maker” (\$50,000).

We believe these projects will make bold progress towards the mission of “attainable and equitable solutions [to] impact Tillamook County’s greatest housing needs”. Initially providing up to 94 new rental units between them, both in the “missing” middle housing and affordable housing range as well, Manzanita’s housing diversity will expand dramatically. As noted in the applicant’s letter, this added housing fulfills a key component from Manzanita’s Comprehensive Plan, ensuring housing options for all.

“Manzanita Pines” will add 60, 2-3 bed rental units charging rent in the 60-80% range of Tillamook County’s Area Median Income (AMI). This will be a huge boon to Tillamook County residents, and will help local businesses, schools, and hospitals as well with their difficult struggles to attract employees who can afford to live “close by”.

“Manzanita Maker”, in their first building phase will add 34, 1-bedroom rental units charging rent in the 80-120% range of Tillamook County’s AMI helping to fill the “missing middle” housing in North County. With more rental multi-bedroom units proposed in later building phases, this project promises to help fill a housing gap for individuals and small families.

The intention of the developers to include deed restrictions tied to Tillamook County's definitions of residents' income in perpetuity as well as forbidding Short Term Rentals outright assures this type of rental housing will continue to be available.

These projects are sorely needed. Between the Housing Commission awarding initial funding and the City of Manzanita agreeing to annex the property and alter the zoning ordinances, the Developers will be in a very strong position to attract the final tier of capital investment they need.

Manzanita has a unique opportunity to showcase that high-quality and affordable housing is not only possible but desirable by incorporating these diverse housing options into the city. Dynamic action now will move Manzanita towards compliance with [Oregon Senate Bill 406](#), recently signed into law. It specifically requires Tillamook County cities and unincorporated areas to allow new forms of housing to ensure all types of housing are spread equitably throughout all its communities. SB 406 also empowers the state (or its agencies) to assure these requirements are implemented, along with the authority to enforce them.

Thank you for your time.

Tillamook Housing Commission

Ed Gallagher Chair

Kris Lachenmeier Vice Chair

Dave Benneth

Sarah Dentel

Kari Fleisher

Michelle Jenck

Kristin Koptiuch

Mark Kuestner

Dave Mattison

Briar Smith