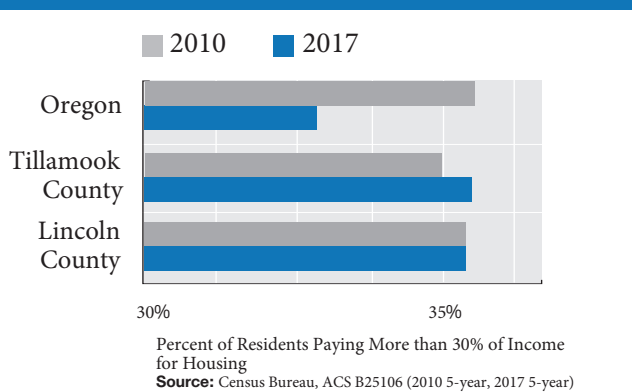


Oregon Coast Housing:

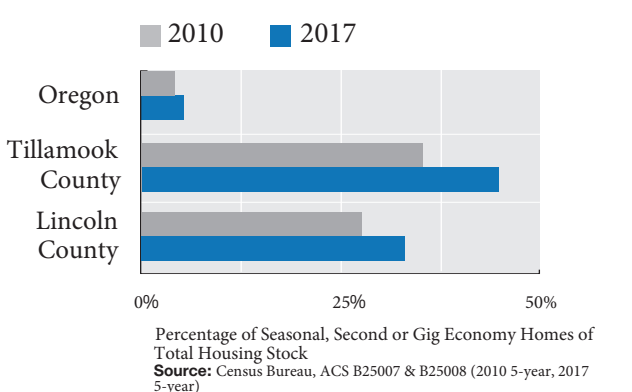
Local Governments Need Flexibility and Tools, Not Loss of Control

- ▶ **Affordability:** Housing insecurity of permanent residents in Tillamook and Lincoln Counties has INCREASED since the Great Recession even while Oregon overall has decreased.
- ▶ **Access:** The number of units available to full time permanent residents has decreased or remained flat over the last two decades as new housing is built for seasonal and recreational homes.
- ▶ **Community:** The fabric of the community is being significantly harmed by the inability of current or future generations to compete with outside capital and income while at the same time only be presented low-income tourism jobs as a future.

HOUSING INSECURITY Change from 2010 to 2017



SECOND, SEASONAL & GIG HOMES Change from 2010 to 2017



The Ghost Counties

Tillamook County is on track to have half of its housing be seasonal, recreational or gig-economy units. This is not mixing in hotel, RV or other tourism-based numbers. This is pure housing stock. In 2010, almost 37% of the housing was seasonal or gig-economy, increasing to almost 42% in 2017.

Shortly after 2020, you will be able to step out of your car in Tillamook County and one half of all the houses you see will be empty. Lincoln County will not be far behind.

There are counties and cities that consider themselves struggling with a tiny fraction of these numbers. With a mere 2% of Oregon's population, Tillamook and Lincoln

Counties contain 25% of the state's seasonal homes. This has driven up housing prices while at the same time decreased permanent rental and owned units.

Tillamook County has had a decrease in the number of permanent housing units - even with an increasing population. Lincoln County has not lost units but is unable to keep pace. There is nowhere for the current or next generation to live.

Tonight, driving home, imagine every other house vacant and dark. And every fifth or sixth house inundated with cars, noise, garbage and weekend revelers. Every 15th house an abandoned "investment" property, filled with occasional or permanent drug addicts and the police an hour away. Imagine that not just tonight - but every night.

Every single night.

SB621 is the solution?

What is the Oregon plan to help these communities? Is it to eliminate self-determination? To remove local voice from their social fabric? To let the smaller, rural counties be completely beholden to outside money, influence, and regulations from faraway forces?

I hope not.

Senate Bill 621 is a deeply concerning notion that takes away any local mechanisms which could mitigate the effects of seasonal and gig-economy homes - and provides nothing in return. The Oregon coast should not only be a playground for visitors. It is a place to *live*.

No to SB621

I am simply someone who has had the privilege to have life experiences and years of living on the Oregon Coast. When I lived in Tillamook County, of the nearest 50 homes, all but five were vacant. Now, in Lincoln County, about half.

The path forward should not be having Lincoln County catch up. Senate Bill 621 is not a solution to any problem.

Thank you for your time.

Mark St. John
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