

Tillamook County



Land of Cheese, Trees and Ocean Breeze

Board of Commissioners
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March 22, 2019

House Committee on Human Services and Housing

Chair Keny-Guyer and members of the Committee:

I want to offer my testimony in support of House Bill 3359. Tillamook County has been discovered and in the last 4 years our transient lodging tax receipts have increased by 60% and more people see an opportunity to own a second home on the beach and have the tourists pay for it. We have approximately 18,000 housing units available and 7,000 of these are 2nd home or short-term vacation rentals. That equates to 39% of our homes owned by people who do not live in our communities. In certain areas, such as Pacific City, Rockaway beach and Manzanita this number is approaching 65%.

In Tillamook County we are facing a severe housing shortage. Part of this shortage is due to the increase in second homes and short-term vacation rentals. Our 2017 Housing Study pointed out that in the previous ten years we had built 2,400 new homes, more than an adequate amount for our permanent population. The downside was that there were 2,700 homes converted to 2nd homes or short-term vacation rentals during this same time frame, a net loss of 300 homes. This trend is continuing with over 130 new vacation rentals in the past year. We cannot build homes fast enough to keep up with the demand for 2nd homes and vacation rentals let alone the needs of our permanent residents.

This increase in second homes and short-term vacation rentals has driven the market price of a house up to a point where our workforce cannot afford housing. We have already lost the sense of community in areas along our coast. It is possible that at some future time the entire Tillamook Coast from Manzanita south to Neskowin will be one vast short-term rental vacation village.

Short-term vacation rentals do have their place in such areas as Black Butte, Sun River, Eagle Crest and other areas that were specifically designed for this kind of occupancy. Our coastal cities were not designed to be short term rental resorts and there is constant strife between the permanent residents and the short-term rental visitors over parking and noise.

It is time for the Vacation Occupancy Task Force to be established to review the impacts of this industry on our community livability. It seems terribly unfair to our motels to meet state regulations only to have to compete with the unregulated short-term rental community.

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Tillamook County Commissioner