

Astoria Housing Supply Assessment

March 2025

Introduction

The Clatsop County Housing Inventories project is a collaborative effort aimed at addressing key barriers to housing production across the county's five cities and unincorporated rural communities. Building on prior housing analysis work, this project lays the groundwork for Astoria's upcoming Housing Capacity Analysis in 2025, as required by the Oregon Housing Needs Analysis (OHNA). It focuses on refining buildable lands inventories (BLIs) and assessing infrastructure issues, following recommendations from the 2019 Housing Strategies Report. By providing a comprehensive set of shared data on land, buildings, and infrastructure needs, the project will support coordinated actions and investments to address housing challenges throughout Clatsop County.

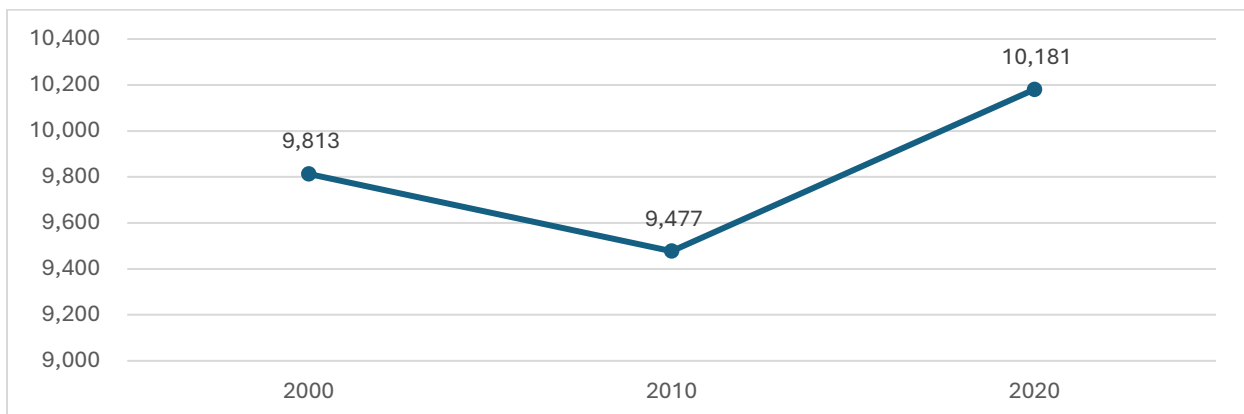
Oregon housing laws emphasize the need for comprehensive strategies to address rising housing costs, expand affordable housing, and support vulnerable populations. This housing assessment examines demographic and housing profiles to understand the living situations in Astoria and the cost and availability of local housing. This assessment provides a data-driven evaluation of current housing supply, focusing on affordability and impacts on underserved populations. The goal is to identify barriers to housing choice, to inform regional planning efforts on housing types and the need to address fair housing concerns.

Contextualized Factors

Population

According to the US Decennial Census, Astoria grew in population by approximately 4% between 2000 and 2020, after a decline of just over 300 residents between the years 2000 and 2010. Figure 1 shows changes in Astoria's population from 2000 to 2020.

Figure 1. Astoria Population 2000, 2010, 2020



Sources: US Decennial Census reports for 2000, 2010, and 2020.

Population grew by 7% from 2010 to 2020, which was an increase from the 3% negative growth during the previous decade. In comparison, the Clatsop County also reported 4% growth overall,

with a 7% decline in 2010. The State of Oregon saw steady growth since 2000 with 24% increase overall.

Portland State University (PSU) population projections for Clatsop County and the State of Oregon are expected to drop from the previously predicted annual growth rate and is expected to even out in coming years due to declining birth rates. Astoria's population is expected to increase over the next 15 years and then begin a slow decline. The PSU population forecast for Astoria note a projected decrease to 9,732 people by 2074.¹ Clatsop County is projected to reach 44,176 in population by 2074, an 8% increase from 2020, with the highest growth predicted to be within Warrenton, Seaside, and Gearhart UGBs.

Demographic Trends Affecting Housing Demand

Table 1 depicts Astoria's age cohorts as percentages of the total population. Nearly 40% of Astoria are between 35 and 64 years of age and considered the most available for full-time employment. Astoria's population distribution has a younger population overall when compared to the county. Most of the county are between 50 and 79 years old, with the highest population being those who are between 50 and 64 years old and considered preparing for retirement age and potentially downsizing or looking for ways to age-in-place on a fixed income. While aging populations should be considered in housing policy recommendations, this indicator does not suggest the need for additional age-specific policies in Astoria, due to similar distributions within the county as a whole.

Table 1. Age Cohorts by Percentage of Total Population, Astoria and Clatsop County

	Astoria	Clatsop County
Under 5 years	6.4%	4.8%
5 to 17	13.7%	13.5%
18 to 24	6.2%	7.5%
25 to 34	14.7%	11.9%
35 to 49	19.3%	18.1%
50 to 64	20.4%	20.6%
65 to 79	15.0%	19.4%
80 and over	4.3%	4.2%

Source: Calculations based on US Census ACS 2022 (5-year estimates) Table B01001: Sex by Age.

Housing Affordability

Affordability rates are shown in the figures below as the percentage of monthly income spent on housing costs. Housing affordability is defined as follows:

1. Affordable: Less than 30% of monthly income on housing costs

¹ Final results published 2024 for Region 3: Northwest via <https://www.pdx.edu/population-research/population-forecasts>, as County and UGB tables and county-wide report, [Coordinated Population Forecast 2024 through 2074, Clatsop County](#).

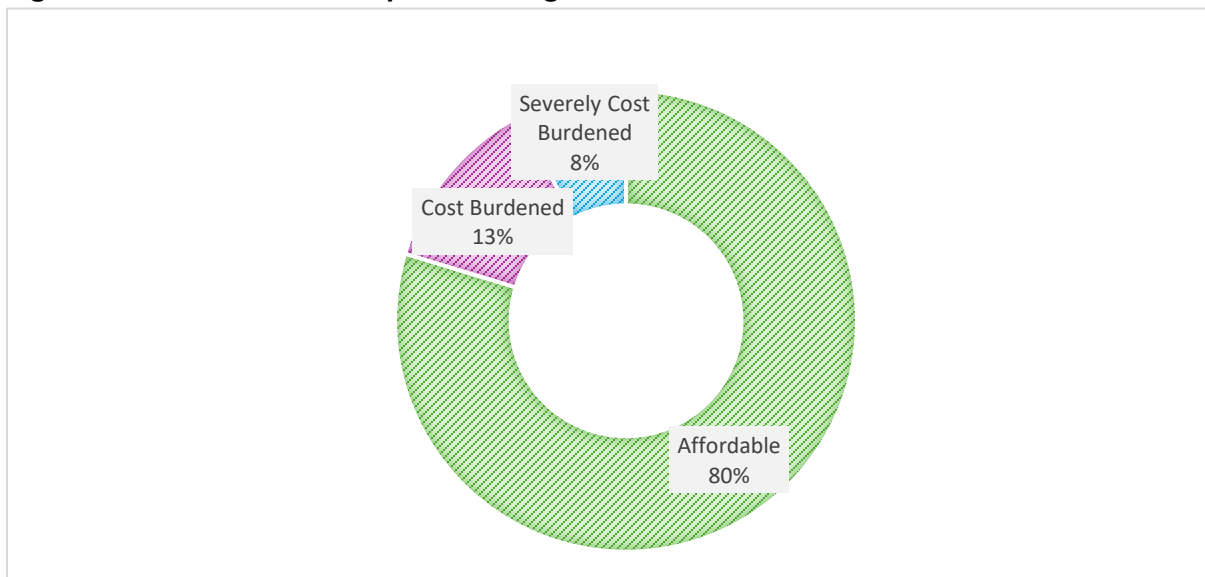
2. Cost Burdened: Spending >30% of monthly income on housing costs²

3. Severely Cost Burdened: Spending >50% of monthly income on housing costs

Astoria is classified as a “severely rent-burdened” city under Oregon’s House Bill 4006 (2018), which applies to cities with populations over 10,000 where at least 25% of renter households spend more than 50% of their income on housing. These cities are required to hold public meetings to discuss the causes of severe rent burdens, identify barriers to affordability, and explore potential solutions.³

Figures 2 and 3 highlight the ratio of housing costs to income for both renters and owners. These figures demonstrate that those in renter-occupied housing often spend more of their monthly income on housing costs and are more cost burdened than owner-occupied units.

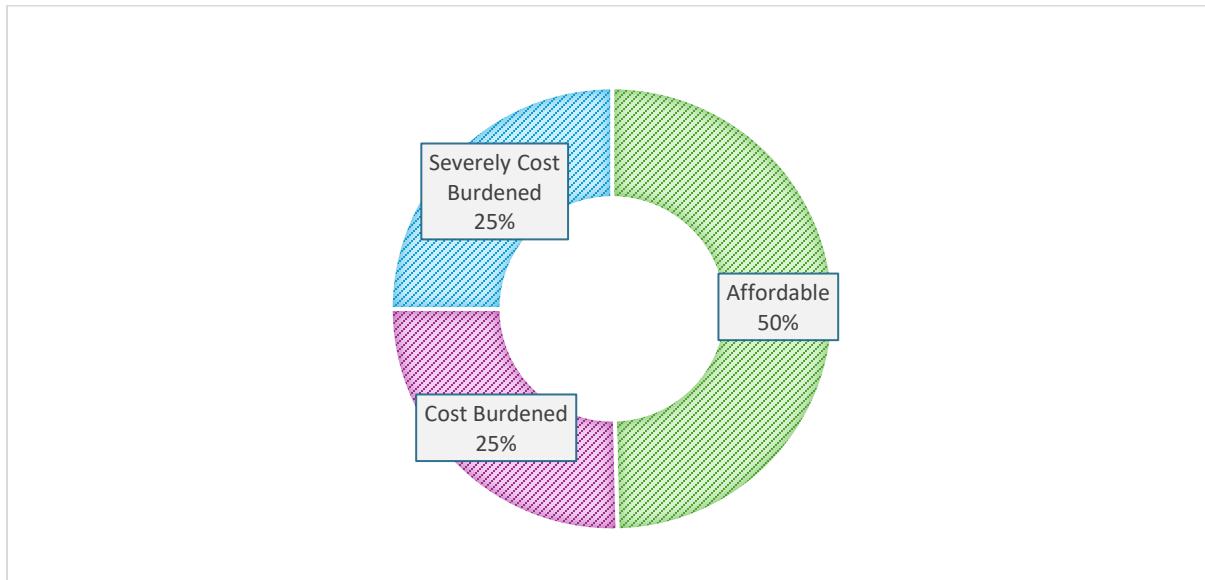
Figure 2: Astoria Owner Occupied Housing: Ratio of Cost to Income



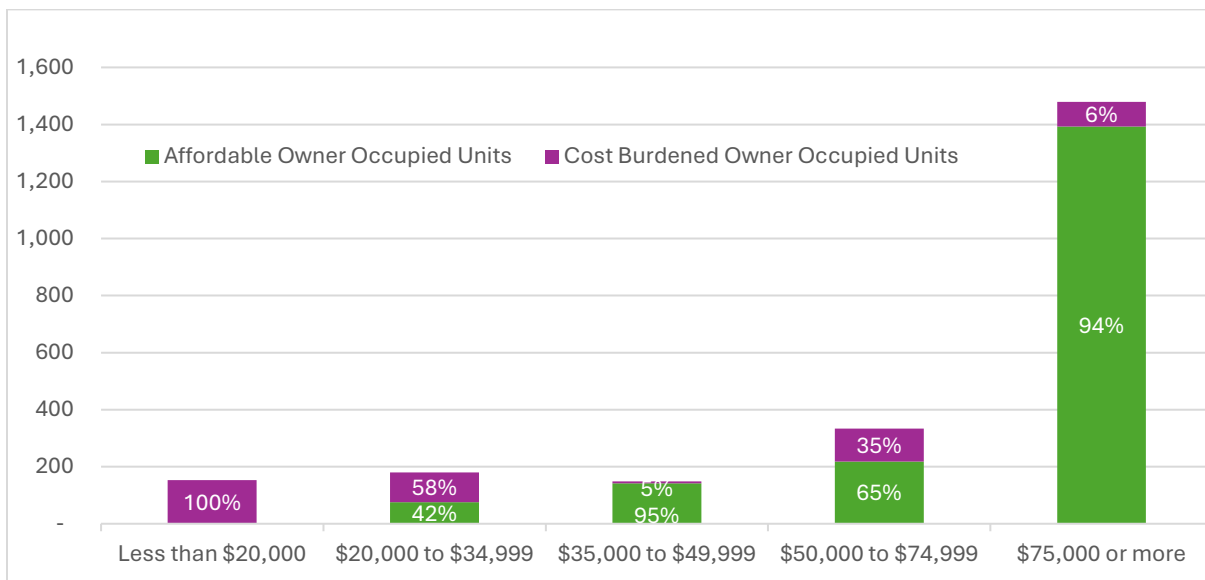
Source: Calculations based on US Census ACS 2022 (5-year estimates) Table B25091 Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income for Owner-Occupied Housing Units.

² U.S. Department of Housing and Urban Development (HUD), [Definitions: Cost Burden](#)

³ Oregon DLCD, [Required Housing Reporting](#)

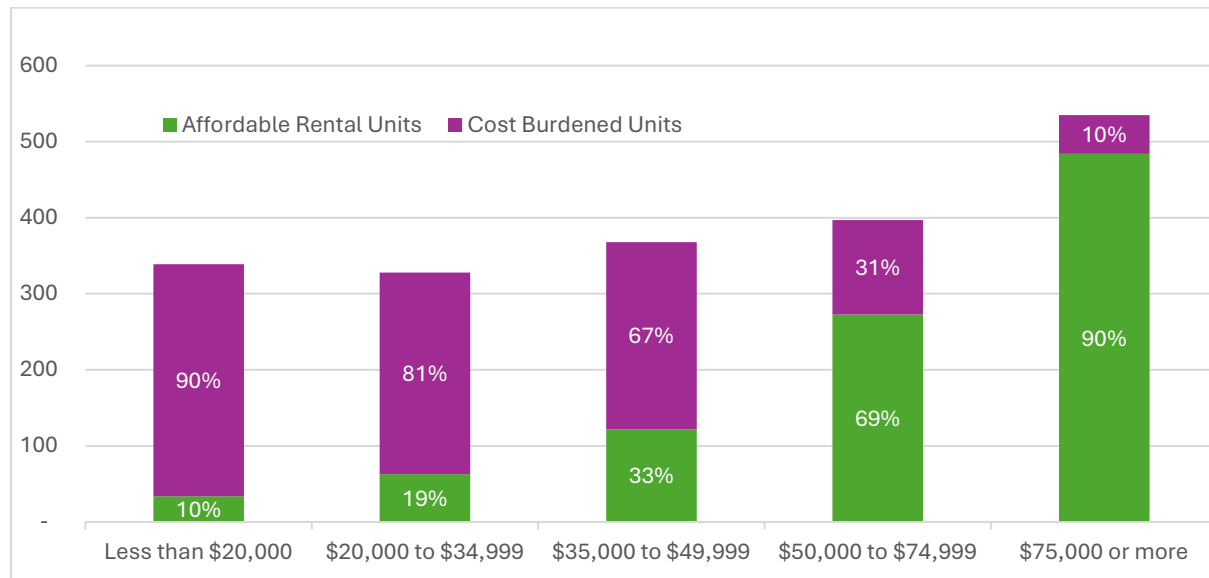
Figure 3. Astoria Renter Occupied Housing: Ratio of Cost to Income

Source: Calculations based on US Census ACS 2022 (5-year estimates) Table B25070 Gross Rent as a Percentage of Household Income for Renter-Occupied Units.

Figure 4. Astoria Owner Occupied Units by Income Bracket and the Percentage of Each Bracket Paying More than 30% in Housing Costs

Source: Calculations based on US Census, ACS 2022 (5-year estimates) Table B25106.

Figure 5. Astoria Rental Units by Income Bracket and the Percentage of Each Bracket Paying More than 30% in Housing Costs



Source: Calculations based on US Census, ACS 2022 (5-year estimates) Table B25106.

Shown in Figure 4, homeowners earning less than \$35,000 spend a greater percentage of income on housing costs. Some households may be stuck in a mortgage they can no longer afford due to a change in circumstances or have paid off their mortgage but are struggling to afford increasing property taxes on a fixed income, such as social security and/or pension. For all owner-occupied households with income levels below \$50,000, 54.8% are spending over 30% of their monthly income on housing costs. Figure 5 shows that most renters earning below \$50,000 annually spend 30% or more of their income on housing costs (89.4%). Census figures for severe cost burdened (paying over 50% in housing costs) are not currently available by income bracket.

An analysis of Astoria's peer cities gives context to the city's metrics and data that would otherwise be difficult to evaluate. The comparison is based on cities resembling Astoria in terms of the scale, character, and housing market trajectory, not geography. Housing markets vary between Astoria's peer cities, which include Ashland, Coos Bay, Newport, and Newberg in this report.⁴

Median home price and percentage change from the previous year are provided by Rocket Homes reports generated citywide and included below in Table 2. These reports categorize areas as:

1. Buyer's Market: homes tend to stay on the market longer and sell for lower prices.

⁴ Peer cities based on list provided by Oregon Housing Needs Analysis Draft Methodology 2024, Pg 25. Coos Bay was added as a similar coastal city with the same peer cities listed in the methodology.

2. Neutral Market: that homes stay on the market for a typical length of time and that overall prices are moderate for the region.
3. Seller's Market: homes typically sell faster and at higher prices.

The housing market in Astoria compares well with its peer cities. Astoria and Ashland are both considered a seller's market. While Astoria's prices have risen by 5.1% in the past year, Ashland's have remained steady.

In contrast, Coos Bay operates as a buyer's market. The Coos Bay market has reflected a modest 3.0% increase over the past year. Newport experienced a 2.5% rise in listing prices, while Newberg saw median home prices decrease slightly by 1.3%. Both Newport and Newberg remain more neutral market dynamics. At 5.1%, Astoria's percent change in listing price is the highest among its peer cities. The City's median home price of \$487,750 falls in the mid-range of all peer cities. Astoria also has the smallest percentage of homeowners who are cost-burdened (20.3%) when compared with peer cities, which could indicate that housing demand will continue to climb in Astoria.

Table 2. Owner Housing Prices for Astoria & Peer Cities

	Median Home Price	% Change from Previous Year	% Owners Paying 30% or More on Monthly Housing Costs
Astoria	\$487,750	5.1%	20.3%
Ashland	\$575,000	0.0%	23.1%
Newport	\$470,990	2.5%	28.5%
Newberg	\$493,950	-1.3%	27.1%
Coos Bay	\$341,000	3.0%	26.7%

Source: Rocket Homes October 2024 Housing Market Reports; Calculations based on US Census ACS 2022 (5-year estimates) Table B25106: Tenure by Housing Cost as Percentage of Household Income in the Past 12 Months.

Renters across all peer cities face higher rates of cost burden compared to homeowners, as shown in Table 3. In Newberg, 56.9% of renter households are cost burdened, compared to 27.1% of homeowners. Astoria falls in the mid-range of renter cost burden when compared to its peer cities. This trend appears to be similar among coastal cities, with Astoria's renter cost burden matching best to Coos Bay and Newport with lower rents and fewer renters paying more than 30% of their income in rent each month.

Table 3. Renter Housing Prices for Astoria & Peer Cities

	Median Rent	% Renters Paying 30% or More on Monthly Rent
Astoria	\$1,074	47.6%
Ashland	\$1,220	49.0%
Newport	\$1,086	45.9%
Newberg	\$1,570	56.9%
Coos Bay	\$916	47.7%

Source: Calculations based on US Census ACS 2022 (5-year estimates) Table B25106: Tenure by Housing Cost as Percentage of Household Income in the Past 12 Months; Table DP04 Selected Housing Characteristics.

Table 4 depicts the median household income found in Astoria and its peer cities and what 30% of median income is for each community. The table also provides annual median rents for each city. Of the peer cities, Astoria has the second highest median income (\$69,463). While median income is high, Astoria has the second lowest annual median rent (\$12,888), along with the third lowest median home price (\$487,750) when compared to its peer cities.

Table 4. Income and Housing Cost in Astoria & Peer Cities

	Median Income	30% of Median Income	Annual Median Rent
Astoria	\$69,463	\$20,839	\$12,888
Ashland	\$64,767	\$19,430	\$14,640
Newport	\$57,511	\$17,253	\$13,032
Newberg	\$87,873	\$26,362	\$18,840
Coos Bay	\$53,331	\$15,999	\$10,992

Source: Rocket Homes October 2024 Housing Market Reports; Calculations based on US Census ACS 2022 (5-year estimates) Table DP04 Selected Housing Characteristics; Table S1903 Median Incomes in the Past 12 Months

Housing Needs for Cost Burdened Households

Income Levels

The Census defines the Federal Poverty Level (FPL) as a set of income thresholds that vary by family size. The 2022 federal poverty level for a single person was \$13,590.⁵ According to the most recent US Census data on poverty, 12.1% of Astoria's population lives in poverty, which equates to 1,212 individuals. This percentage is higher than the county average (10.2%).⁶ Astoria's percentage of those at poverty level is lower than its peer cities, with the exception of Newberg at 8.0% living at poverty level. Ashland (17.9%) has the highest rate of those living at poverty level among the peer cities, while Coos Bay (14.6%) and Newport (15.5%) share similar rates.

Astoria has a lower percentage (18.4%) of those living just above the identified poverty level, between the FPL and twice the FPL, when compared to Clatsop County (19.3%). 70% of households are living at twice the Federal Poverty Level. This is the same rate as in Clatsop County.

Available Housing Stock

Astoria has a total of 5,089 housing units, of which 4,420 units are occupied, while 669 (13.2%) of those units are reported as vacant. Table 5 below reflects the US Census organization of 'vacancy status' into different subcategories, with the largest group of vacant housing in Astoria consisting of 272 housing units that are used for seasonal, recreational, or occasional use (40.7%). About 219 (32.7%) of the total vacant units are considered 'other vacant' meaning that

⁵ [FPL Calculator](#) (Federal Poverty Level) 2022

⁶ Calculations based upon US Census, ACS 2022 (5-year estimates) Table C17002 (Ratio of Income to Poverty Level in the Past 12 Months)

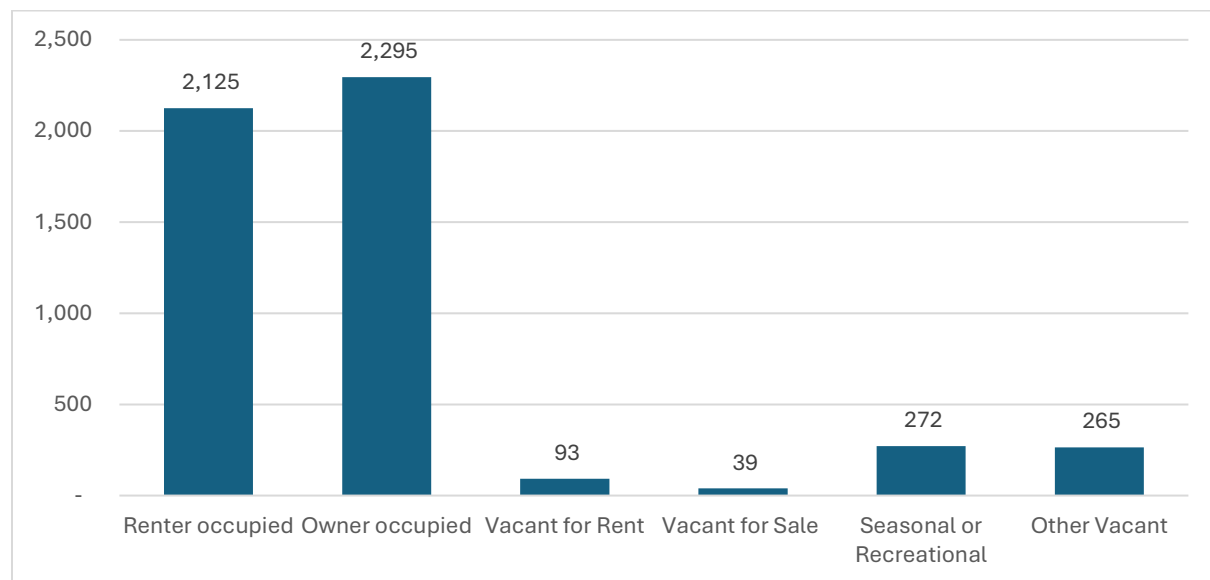
the owner is currently making repairs or renovations, does not want to rent or sell, is using the unit for storage, or is elderly and living in a nursing home or with family members.⁷

Table 5. Astoria Vacancy by Subcategory

	Vacant Units	Percentage
For rent	93	13.9%
Rented, not occupied	0	0.0%
For sale only	39	5.8%
Sold, not occupied	46	6.9%
For seasonal, recreational, or occasional use	272	40.7%
For migrant workers	0	0.0%
Other vacant	219	32.7%
Total	669	100.0%

Source: US Census, ACS 2022 (5-year estimates), Table B25136 (Vacancy Status by Units in Structure).

Figure 6. Housing Units by Tenure and Occupancy Status



Source: US Census ACS 2022 (5-year estimates) Tables B25004 and B25136.

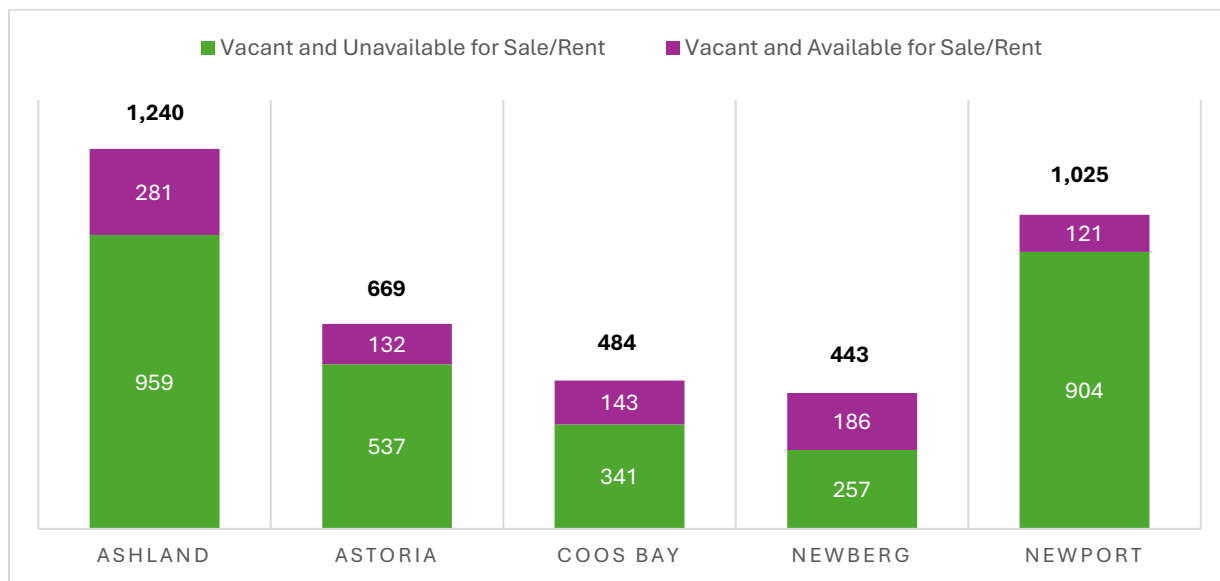
Figure 6 above illustrates the total number of housing units (5,089) in Astoria by tenure and occupancy status. Figure 7 below depicts the total amount of housing units in each peer city in the bolded number above each column, along with the total units that are categorized as available for rent and for sale but vacant (purple), and units that are vacant but unavailable (green). This illustrates the true amount of vacant housing stock available.

Vacancy rates and housing availability reveal important differences among Astoria's peer cities, highlighting varying pressures on housing markets. Of all the peer cities included in this analysis, Newberg contains the highest percentage of housing that is vacant, but available to rent or buy (42.0%). Newport has the lowest percentage of housing that is available and vacant (11.8%).

⁷ US Census, Housing Characteristics, 2020 Census Briefs.

Following Newport, Astoria falls as the second peer city with the least amount of vacant housing to rent or buy (19.7%). These trends could be attributed to the tourism industries found in each coastal city and the demand for short-term rental housing. Seasonal-use housing growth in cities like Newport and Astoria impacts affordability as it removes units from the market. Table 6 below lists occupied and vacant units by housing type.

Figure 7. Astoria & Peer Cities Vacant Units



Source: Calculations based on US Census, ACS 2022 (5-year estimates) Table B25004 Vacancy Status.

Owner-Occupied Housing

Astoria has a total of 2,295 owner-occupied housing units. Shown in Table 6, most owner-occupied housing consists of detached single-family units (2,088). A large section of owner-occupied housing also includes housing in 2-9 units (114). Of these 114 units, all are characterized as middle housing (2-4 units).

Renter-Occupied Housing

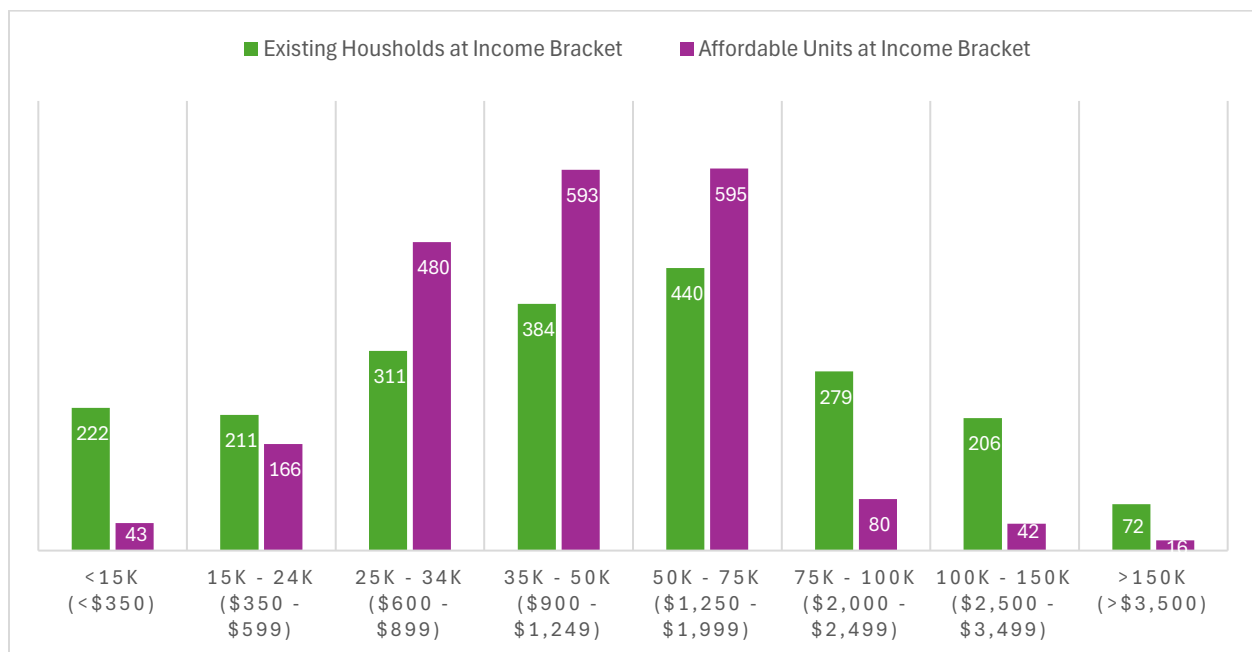
There are 2,125 renter-occupied housing units in Astoria. Renter-occupied housing is more evenly spread across different housing types when compared to owner-occupied housing, with renters mostly living in housing made up of 2-9 units (809). Of these 809 units, 692 are classified as 'middle housing'. Renters also occupy detached single family (637) and housing with 10 or more units (517). Figure 3 above demonstrates that more than half of renters across all income brackets are financially strained by their housing expenses, which can limit their ability to afford other necessities such as food, healthcare, childcare, and transportation.

Table 6. Astoria Housing Type by Tenure

	Occupied Housing Units			Vacant Housing Units	Total Units
	Owner	Renter	Total Occupied	Total Vacant	Total Units
Single Family	2,088	637	2,725	442	3,167
Townhome	44	137	181	23	204
2 to 9 Units	114	809	923	133	1,056
10 or More Units	29	517	546	71	617
Mobile Home/Other	20	25	45	0	45
Total	2,295	2,125	4,420	669	5,089

Source: Calculations based on US Census, ACS 2022 (5-year estimates) Table B25032 Tenure by Units in Structure and B25136

Figure 8 shows the rental units that are available in Astoria at each household income level. It also shows the range of monthly rent that would be affordable at those income brackets in the parentheses below. There is a surplus of rental units for households that earn between \$25,000 and \$75,000 annually. However, there is a need for more rental units for households earning less than \$25,000 per year. The lack of appropriately priced housing options creates greater competition for housing affordable to other income brackets and results households paying more of their income than is sustainable on housing costs each month or choosing housing based on a lack of preferable options.

Figure 8. Astoria Comparison of Rental Household Incomes with Occupied Units Affordable at Each Income Level

Source: Calculations based on US Census, ACS 2022 (5-year estimates) Tables B25118 Tenure by Household Income in the Past 12 Months (In 2022 Inflation Adjusted Dollars) and B25063 Gross Rent for Renter-Occupied Housing Units.

Implications

Market rate housing is essentially unaffordable for households in the lowest income segments of the population, demonstrated in Figure 8. While earning income, these households are particularly vulnerable to financial instability and may require assistance through social programs or affordable housing initiatives. Some initiatives to consider could include the development of income restricted housing and increased access to housing accepting voucher programs.

Half of renters spending 30% or more of their income on housing highlights a major affordability issue. Renters are at a higher risk of housing insecurity and may be more susceptible to eviction and/or experiencing houselessness if their financial situation changes. The city may consider pursuing methods to support this segment of the community, such as collaborating with county programs aimed at eviction prevention or enacting strategies to mitigate impacts on naturally occurring affordable rent housing in the face of new development.

While the situation is somewhat better for homeowners, it still points to affordability challenges. Homeowners who are at lower income levels might be at risk of foreclosure. Seniors may be priced out of aging in place or may have limited disposable income for other important needs. High property taxes on a fixed income, such as a pension or social security may also contribute to financial pressure among other factors.

The data underscore the importance of addressing housing affordability. The number of both renters and homeowners experiencing housing cost burdens suggests that there is a need for comprehensive strategies to improve housing affordability. Ensuring that more residents can afford their housing costs is crucial for the overall economic health and stability of the community. Strategies the city could consider involve increasing the supply of affordable housing across all income brackets, given the current disconnect between the number of households at each income bracket and the supply of housing units that would be deemed affordable at that income bracket. Providing rental assistance and implementing policies to support low-income households are strategies the city could also investigate.

Housing Needs of People of Color

Table 7 shows Astoria's population by race. Most of Astoria's population identifies as White (79.7%), while the second largest population identifies as Hispanic or Latino (10.6%).⁸ Table 8 shows that 90.0% of homeowners identify as White.

⁸ Tenure by Race of Householder is not easily accessible within annual ACS estimates and Decennial Census data is utilized in the tables below.

Table 7. Astoria Population by Race

	Population Count	Percentage
White alone	8,116	79.7%
Black/ African American alone	48	0.5%
American Indian/Alaska Native alone	95	0.9%
Asian alone	154	1.5%
Native Hawaiian/ Pacific Islander alone	27	0.3%
Some Other Race alone	72	0.7%
Two or More Races	593	5.8%
Hispanic or Latino	1,076	10.6%
Total	10,181	100.0%

Source: US Decennial Census 2020 Table P9 (Hispanic or Latino and Non-Hispanic or Latino by Race).

Table 8. Astoria Homeownership Rates by Race

Householder s	Owner Occupied Units	Renter Occupied Units	Total by Race	% Owner Occupie d	% Renter Occupied	% Owner Occupied Housing by Race	% Occupied Housing by Race
White alone	2,033	2072	4,105	49.5%	50.5%	90.0%	86.8%
Black/ African American alone	9	13	22	40.9%	59.1%	0.4%	0.5%
American Indian/Alaska Native alone	9	31	40	22.5%	77.5%	0.4%	0.8%
Asian alone	40	20	60	66.7%	33.3%	1.8%	1.3%
Native Hawaiian/ Pacific Islander alone	2	7	9	22.2%	77.8%	0.1%	0.2%
Some Other Race alone	29	112	141	20.6%	79.4%	1.3%	3.0%
Two or More Races	137	214	351	39.0%	61.0%	6.1%	7.4%
Total Households	2,259	2,469	4,728				

Source: US Decennial Census 2020 Table H10 (Tenure by Race of Householder).

Additional Homeownership Rates: The total households listed above includes 310 households that identify as Hispanic or Latino (6.6% of all occupied housing units) and 23.9% are homeowners, while 76.1% rent, which is reported separately in the US Decennial Census tables and not reported by the ACS.⁹

⁹ US Decennial Census 2020, Table H11 (Tenure by Hispanic or Latino).

Findings: Table 8 demonstrates varying homeownership rates among different racial groups. Most White households own their homes. White families make up 79.7% of the Astoria population. They make up 86.8% of all occupied housing units in Astoria but make up 90.0% of all owner-occupied units. The only other group with a share of owner-occupied housing higher than their share of total occupied housing is those who identify as Asian, with 1.3% of all occupied housing and 1.8% of all owner-occupied housing.

Historical Context and Correlation between Race and Housing

Historically, discriminatory practices like redlining and biased mortgage lending have systematically excluded minority groups from homeownership. Redlining involved denying loans or insurance to entire neighborhoods based on racial composition, while discriminatory lending practices have often led to minorities being offered less favorable loan terms.

These practices have long-term impacts, preventing minority families from building equity and wealth through homeownership, which in turn affects their economic stability and ability to afford housing in the future.

The historical exclusion from homeownership has a direct correlation with current housing affordability issues faced by minority populations. Those without generational wealth or with lower incomes are more likely to be renters and to spend a higher proportion of their income on housing, as evidenced by the high-cost burden among renters. Lower homeownership rates suggest that ongoing disparities in access to housing opportunities still exist.

Implications

Astoria's local housing market reflects broader national trends where economic hardship and racial disparities intersect. Comprehensive strategies to address these issues can include but are not limited to policy reforms to promote affordable housing, initiatives to combat discrimination in lending practices and increased awareness of Fair Housing Rules, and programs aimed at supporting minority homeownership. Many of these strategies are not within the purview of the city, requiring a community-wide effort. Astoria may act as a convener for such an effort to affirmatively further fair housing and seek to facilitate community partnerships. This could involve activities that connect property managers, members of protected classes likely to experience housing inequities, faith leaders, social service agencies, owners of culturally relevant businesses, and employers who have a large share of BIPOC employees or people with disabilities.¹⁰

Housing Need of People with Disabilities

Disability types relevant to housing need include:

- Ambulatory Difficulties: Challenges related to walking or moving around.

¹⁰ Standing At The Intersection of Fair Housing and Oregon Goal 10 Housing, March 2024.

- **Cognitive Difficulties:** Issues with mental processes such as memory, problem-solving, or concentrating.
- **Hearing Difficulties:** Problems with hearing, which may range from partial to total hearing loss.

Approximately 16% of Astoria’s population reported experiencing a disability, compared to the county rate of 20%.¹¹ While less than the county, this rate represents a substantial segment of the population. This prevalence underscores the importance of ensuring that community services, infrastructure, and policies promote inclusivity and accessibility to all individuals, regardless of their physical or cognitive functions.

Implications

Given the high percentage of people with ambulatory and other disabilities, there is a critical need for accessible housing. This includes features like ramps, wider doorways, modified bathrooms, and ground-floor units to accommodate mobility issues.

Promoting universal design principles in new housing developments can help ensure that homes are accessible to people of all abilities, enhancing independence and quality of life for residents with disabilities. People living with disabilities might have a greater need to be near doctors and services, making the choice of neighborhood especially important.

The data on disability prevalence in Astoria highlights the need for comprehensive strategies to support individuals with disabilities. By addressing housing accessibility, enhancing support services, and promoting inclusive and fair policies, Astoria can work towards becoming a more inclusive and equitable community for all residents. This requires coordinated efforts from local jurisdictions, community organizations, and residents to ensure that the needs of people with disabilities are met and that they can fully participate in all aspects of community life.

Housing Need of People Experiencing Houselessness

According to point-in-time (PIT) reports for 2023, there were approximately 926 people experiencing houselessness in Clatsop County.¹² Clatsop County has one of the highest rates of homelessness per 1,000 residents reported in the state. To fully understand the implications of the data, it’s essential to explain what a PIT count is, its limitations, and what these findings mean for the community.

Understanding Point-in-Time (PIT) Counts

A Point-in-Time (PIT) count is a survey conducted to measure the number of people experiencing houselessness on a single night in January. This count is mandated by the US Department of Housing and Urban Development (HUD) and is typically carried out by local

¹¹ Calculations based on US Census ACS 2022 (5-year estimates) Table B18101 (Sex by Age by Disability Status).

¹² Portland State University Estimates: 2023 available for download at [Oregon Statewide Homelessness Report 2023 \(pdx.edu.\)](https://oregonstatewidehomelessnessreport2023.pdx.edu/)

Continuums of Care (CoCs), which are regional planning bodies that coordinate housing and services funding for homeless families and individuals.

The PIT count aims to provide a snapshot of houselessness in the county, capturing both sheltered (those in emergency shelters or transitional housing) and unsheltered (those sleeping in places not meant for human habitation, such as streets, cars, or abandoned buildings) populations.

Since the PIT count is conducted on a single night, it may not capture the true scale of houselessness over time, missing those who are temporarily housed or not visible during the count. Certain populations, such as youth, families, and individuals who are couch-surfing or living in hidden locations, are often underrepresented. People may also avoid being counted due to stigma or fear of authorities. Weather conditions on the night of the count can significantly impact the results. For instance, extreme cold might drive more people to shelters, while milder weather might see more people staying outdoors.

Implications

While the PIT count has limitations and may underrepresent the true extent of houselessness, it provides a valuable snapshot that can inform policy, resource allocation, and community action. These figures indicate a significant houselessness issue within Clatsop County, necessitating attention, intervention, and collaboration between local authorities, social service agencies, and the community, including larger cities in the county, like Astoria. The actual number of people experiencing houselessness throughout the year is likely higher due to the limitations of the PIT count. To effectively address houselessness, a multifaceted approach is needed, focusing on expanding housing options, enhancing support services, and fostering collaboration through coordination with the county, and among housing partners such as the Clatsop County Regional Housing Task Force, Clatsop Community Action, Northwest Oregon Housing Authority, Clatsop Behavioral Health, Helping Hands Navigation Center, and Iron Tribe Network.

The data underscores the need for more emergency shelters, transitional housing, and permanent supportive housing to accommodate and support those experiencing houselessness. Beyond housing, there is a need for comprehensive services, including mental health care, substance abuse treatment, job training, and case management, to address the root causes of houselessness and support individuals in transitioning to stable housing.

Next Steps

The Oregon Housing Needs Analysis Methodology determines the housing need in each city that meets population threshold requirements. Table 9 displays Astoria's 1-year annual housing production target and 20-year total housing production target. These totals are distributed

across area median income (AMI) levels under both the 1-year and 20-year targets.¹³ These projections will be used as a basis for Astoria’s Housing Capacity Analysis and Housing Production Strategy.

Table 9. 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.

The data from this summary will be included in a final report along with information from the City’s Buildable Lands Inventory and Housing Readiness Infrastructure Summary. The report will be shared with the Regional Housing Task Force, Astoria’s Planning Commission, and the public to review and discuss the compiled findings. Ultimately, the report will serve as a foundation for Astoria’s future housing plans. By offering contextualized insights, this strategy will help shape actionable measures to ensure Astoria can meet housing demands for its projected population.

¹³ HUD sets annual AMI/MFI by region and family size for federal housing program eligibility. Clatsop County AMI for a family of four was \$92,300 in 2024, making 80% AMI \$73,850, via HUD portal. [FY 2024 Income Limits Documentation System -- Summary for Clatsop County, Oregon](#)