

Clatsop Care Center Health District

A New Skilled Nursing Facility for Clatsop County

November 2026 Bond Measure | Community Presentation

Who We Are

Clatsop Care Center Health District (CCCHD) has been providing Clatsop County with exceptional senior care for over 40 years (Founded in 1979). With a graduated care approach, CCCHD offers In-Home Services, Memory Care, Assisted Living, and Skilled Nursing to meet the specific needs of each individual. As a not-for-profit organization, our mission is to serve the needs of our community first.



**Skilled
Nursing**



**Memory
Care**



**Assisted Living /
Retirement Village**



**In-Home
Services**

One purpose: quality care for the people of Clatsop County

More Than Skilled Nursing

CCCHD is a hub for health care in our community



Where Family Comes Together

Patients see family and friends here - it's part of daily life on the North Coast, not a clinical stop.



Where Caregivers Do Amazing Work

Every day, our care staff provide skilled, compassionate care to our neighbors.



Specialty Services, Close to Home

Many specialty services are offered right here in our small town - care residents would otherwise have to travel to a larger metro area to receive.

This is more than a facility - it's part of the fabric of the North Coast community.

A Beautiful Landmark

646 16th Street, Astoria - opened in 1926

“If these walls could talk...”

Because of the efforts of our talented care staff and maintenance team, residents and families don’t notice the hard work that goes into maintaining and staffing a landmark to provide the highest quality of skilled nursing care.

The current facility opened in 1926 and cared for generations of residents. The new facility would be built on land the District already owns.

4 Stories

Residents on upper floors

Original Elevator

Gated, used for laundry only

Limited Temperature Control

No A/C, aging boiler system

Existing-Use Provisions

Building predates current code

The new building will carry this legacy forward - with more room, more comfort, and an easier day-to-day for the staff and residents who call it home.

Why Build New

- The current facility, built in 1926, would require major work to meet today's building and seismic codes
- Replicating the benefits of a new facility, all residents on the ground floor, a modern kitchen and dining, current earthquake standards, may not be possible without largely rebuilding the structure
- A new, purpose-built facility is designed from the ground up for modern skilled nursing care
- A ground-floor design better supports residents' mobility, evacuation routes, and day-to-day care

What's on the Ballot

-  **General Obligation Bond**
November 3, 2026 election
-  **Purpose**
Fund construction of a new, purpose-built skilled nursing facility and related improvements
-  **Repayment**
Repaid through property taxes over time
-  **Standard Tool**
Used across Oregon for schools, fire stations, libraries, and health facilities
-  **Legally Restricted**
Bond funds can only be used for the voter-approved capital project

Key Figures

Bond Amount

\$34 Million

Multiple series, each maturing within 30 years

Estimated Tax Rate

\$0.3746 / \$1,000

of assessed property value (estimated)

The New Facility

Olney Street, Astoria - on land the District already owns, adjacent to the existing assisted living building. Ground-floor resident care, purpose-built for skilled nursing.

44

Beds

1

Story

Owned

Land

\$200–300K

Annual Savings

Practical improvements for residents and caregivers

- ✓ More electrical outlets throughout the building
- ✓ More patient lifts to help residents move safely from wheelchairs to beds
- ✓ A better day-to-day work environment for patients and caregivers alike

A Look at the New Facility

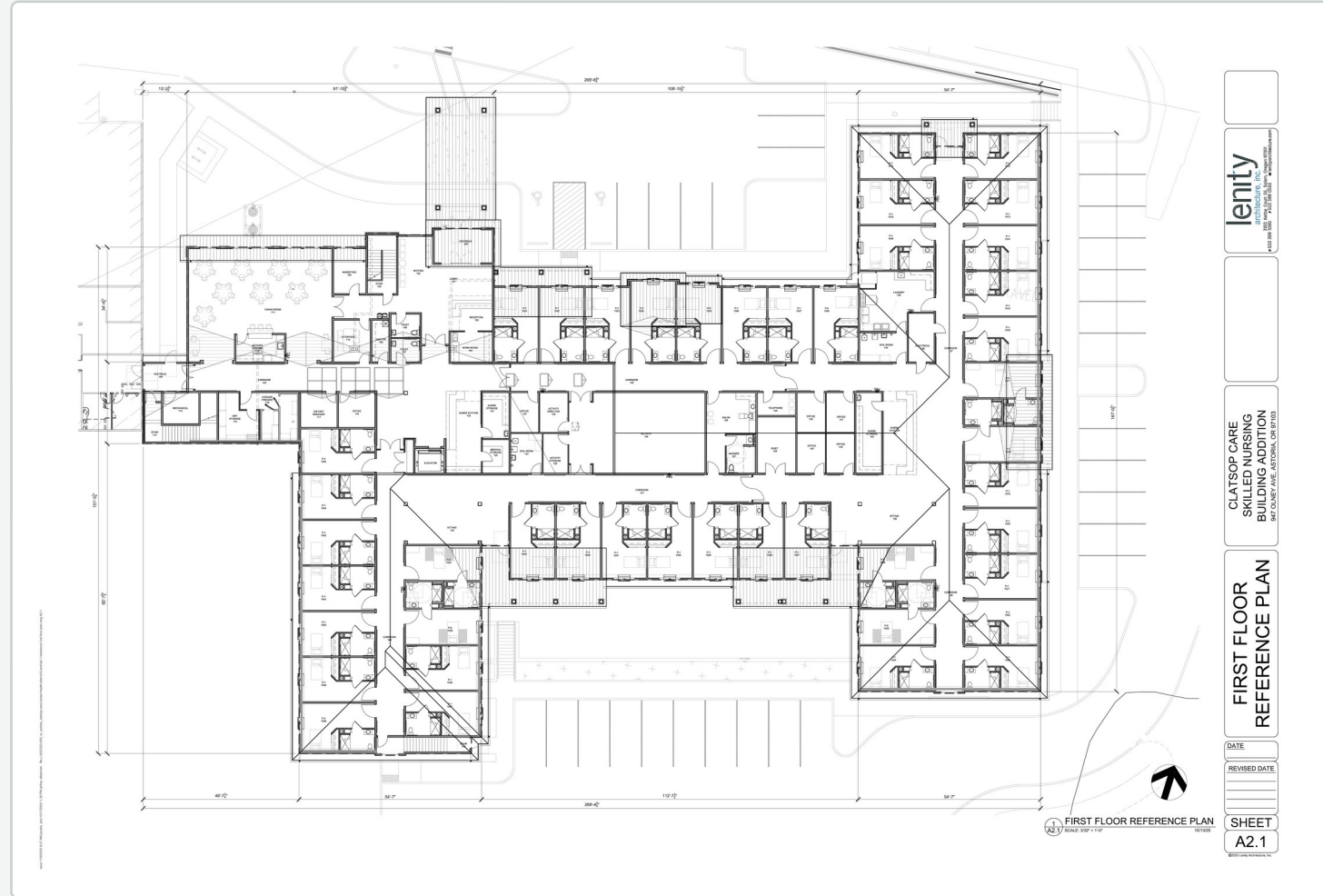
Preliminary exterior rendering, front entrance



Preliminary architectural rendering, not final. Design details are subject to change as planning continues.

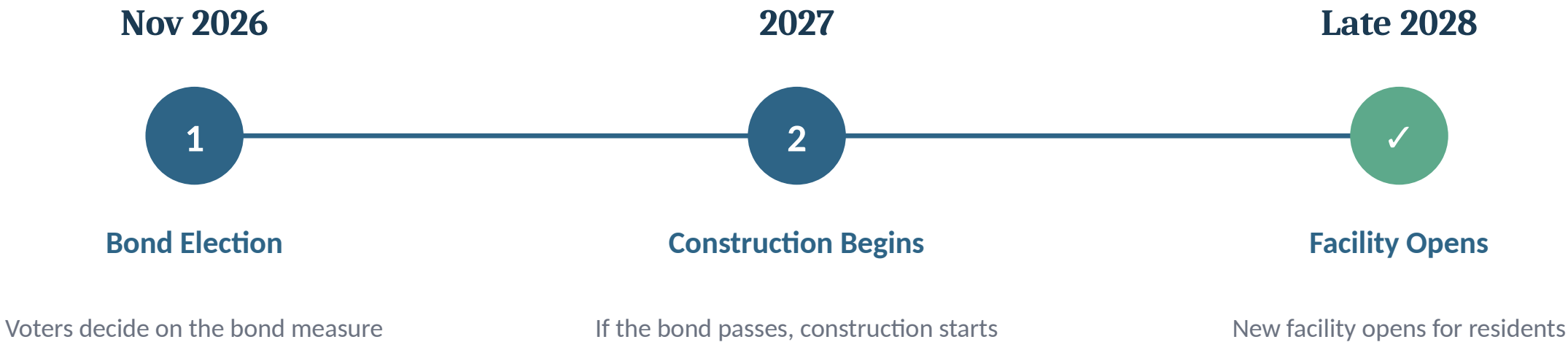
Inside the New Facility

Preliminary first-floor plan from Lenity Architecture



Working architectural drawing, not final for print. Layout, room labels, and dimensions are subject to change as the design is finalized.

Project Timeline



Residents stay in the current building throughout construction - no displacement required.



Protecting Affordable Healthcare on the North Coast, Including Services Covered by Medicare or Medicaid

Cost to Taxpayers

\$34M Bond Amount	\$0.3746 Est. Rate per \$1,000 AV	30 yrs Maximum Bond Term
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Levy vs. Bond

EXISTING OPERATIONAL LEVY • Funds day-to-day care, staffing, and maintenance • Ongoing, separate from this bond	NEW CONSTRUCTION BOND • One-time capital funding for the new facility • Repaid through property taxes over up to 30 years
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If the bond passes, the District's board has voted to sunset the existing operational levy one year early, reducing the net cost impact to taxpayers.

The exact dollar impact of the early sunset is still being finalized and will be shared once confirmed.

Operational Savings

Co-locating skilled nursing with the existing assisted living facility creates significant annual savings through shared maintenance and streamlined operations.

\$200–300K

Annual Savings

From co-location efficiencies

Shared

Maintenance & Resources

Reduced duplication of upkeep

Reduced operating costs mean more resources go toward resident care, year after year.



Improving Health Outcomes by Keeping Care Close to Home

Why Close to Home Matters

A fall, stroke, serious illness, or hospital stay can create an immediate need for skilled nursing care. A new local facility would help North Coast patients stay near their families and the people who know and support them, rather than being placed at another available facility in the Portland Metro area.

43 MILES AWAY

The next closest skilled nursing facility is in Wheeler, Oregon - 43 miles from Astoria.

CCCHD keeps skilled nursing care - including services covered by Medicare and Medicaid - right here on the North Coast, so families don't have to travel to get it.



Establishing a Citizen Oversight Committee to Review Spending

Accountability & Oversight



Citizen Oversight Committee

An independent committee reviews spending and ensures bond proceeds are used only for the purposes approved by voters.



Legally Restricted Funds

Bond funds are restricted by law to voter-approved purposes only - they cannot be redirected to other uses.



Elected Board

The District's board of directors is elected by community voters, ensuring direct accountability to taxpayers.



Competitive Process

Construction uses a competitive bid process with prevailing wage requirements.

How to Learn More

Clatsop Care Center Health District

clatsopcare.org

Interested in having a representative speak to your group? Contact us.

This presentation is provided for informational purposes only.

Questions?

Caring for the North Coast Since 1979

Clatsop Care Center Health District

clatsopcare.org