# Clatsop Regional Housing Taskforce

**Meeting Three**

September 28, 2022

# Clatsop Regional Housing Taskforce

**September 28, 2022**

**1-3 PM**

Bob Chisholm Community Center
1225 Avenue A.
Seaside, OR 97138

## Agenda

| | |
|---|---|
| I | Welcome & Introductions |
| II | Meeting Two Review |
| III | NWOHA Status Update, Elissa Gertler, NWOHA Director |
| IV | Affordable & Workforce Housing in Model Communities |
| V | Mission, Vision, Plan Summary |
| VI | Capacity Building |
| VII | Taskforce Timeline |
| VIII | Next Steps |

# Welcome & Introductions

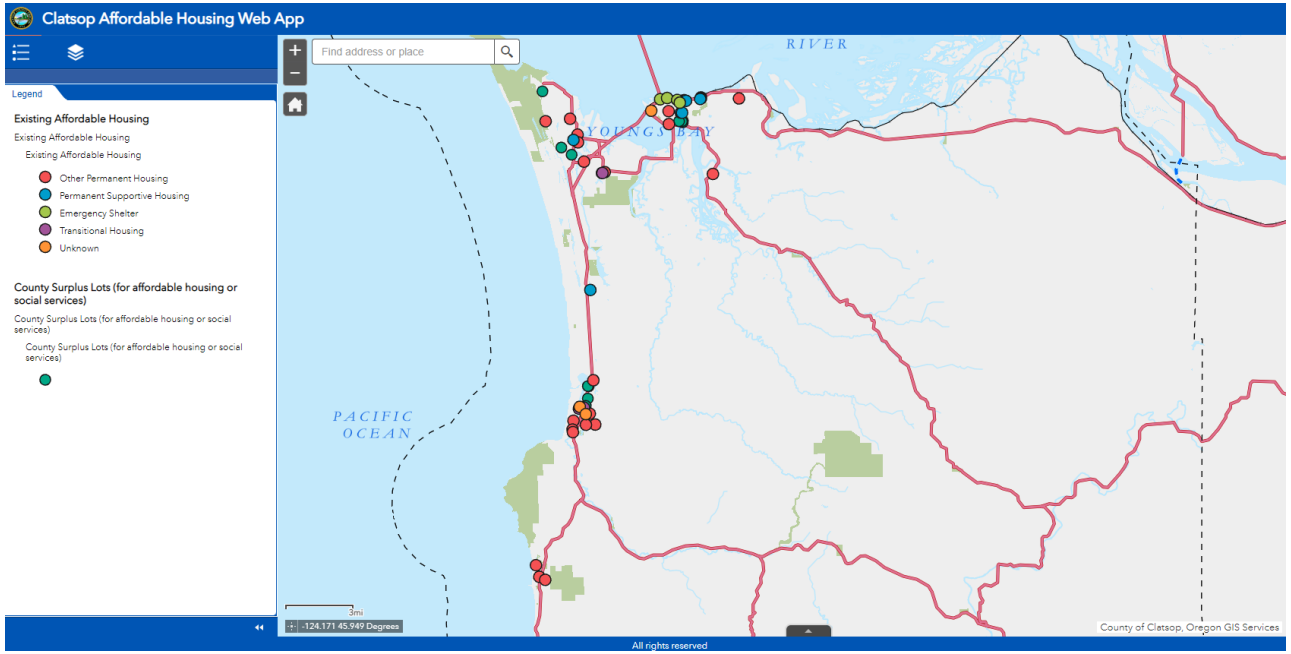
# Review of Meeting Two

# Clatsop County Housing Dashboard & Surplus Lands,


## Amanda Rapinchuk, Zachary Hunt & Monica Steele

## Clatsop County Management/Policy Analyst

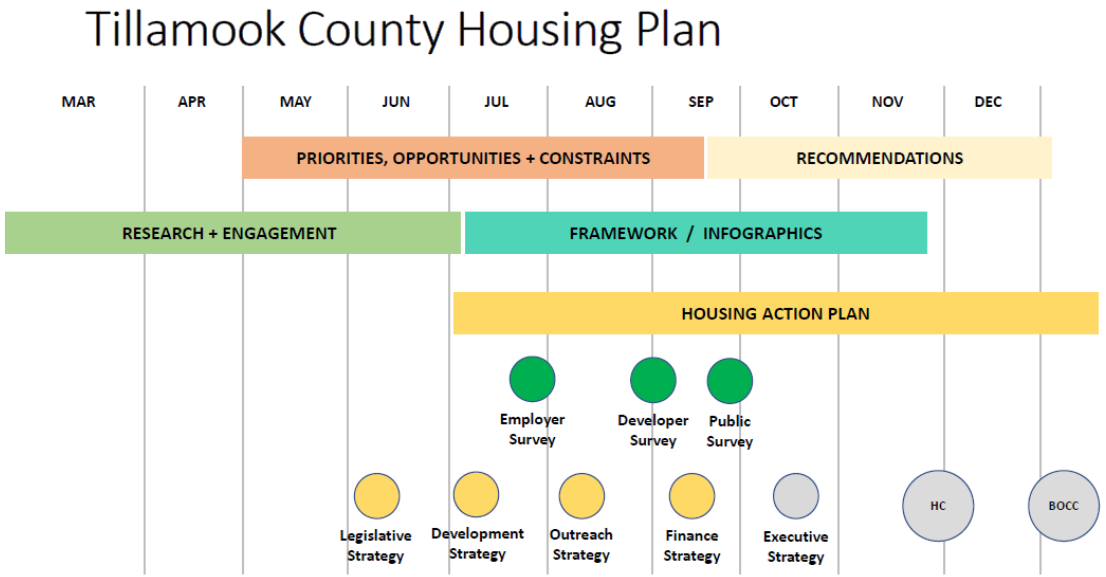
# Take-aways


Clatsop Affordable Housing Web App
Find address or place
Legend
Existing Affordable Housing
Existing Affordable Housing
Existing Affordable Housing
Other Permanent Housing
Permanent Supportive Housing
Emergency Shelter
Transitional Housing
Unknown
County Surplus Lots (for affordable housing or social services)
County Surplus Lots (for affordable housing or social services)
County Surplus Lots (for affordable housing or social services)
RIVER
YOUNGS BAY
PACIFIC OCEAN
3mi
-124.171 45.949 Degrees
County of Clatsop, Oregon GIS Services
All rights reserved

# Tillamook County Housing Commission,

## Thomas ‘T.J.’ Fiorelli, Housing Coordinator

# Take-aways


Tillamook County Housing Plan
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
PRIORITIES, OPPORTUNITIES + CONSTRAINTS
RECOMMENDATIONS
RESEARCH + ENGAGEMENT
FRAMEWORK / INFOGRAPHICS
HOUSING ACTION PLAN
Employer Survey
Developer Survey
Public Survey
Legislative Strategy
Development Strategy
Outreach Strategy
Finance Strategy
Executive Strategy
HC
BOCC

# Mission, Vision & Plans

## Mission Statement vs. Vision Statement

A mission statement clarifies what the company wants to achieve, who they want to support, and why they want to support them. On the other hand, a vision statement describes where the company wants a community, or the world, to be as a result of the company's services. Thus, a mission statement is a roadmap for the company's vision statement.

What is a mission statement?

Provide a regional platform for resolving workforce housing needs by partnering across jurisdictions to build effective policies and programs, which lead to projects that build an inventory of wonderful places to call home and sustain community.

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What is a vision statement?

Where do we want our community or communities to be in 2032, due to the work of this taskforce?

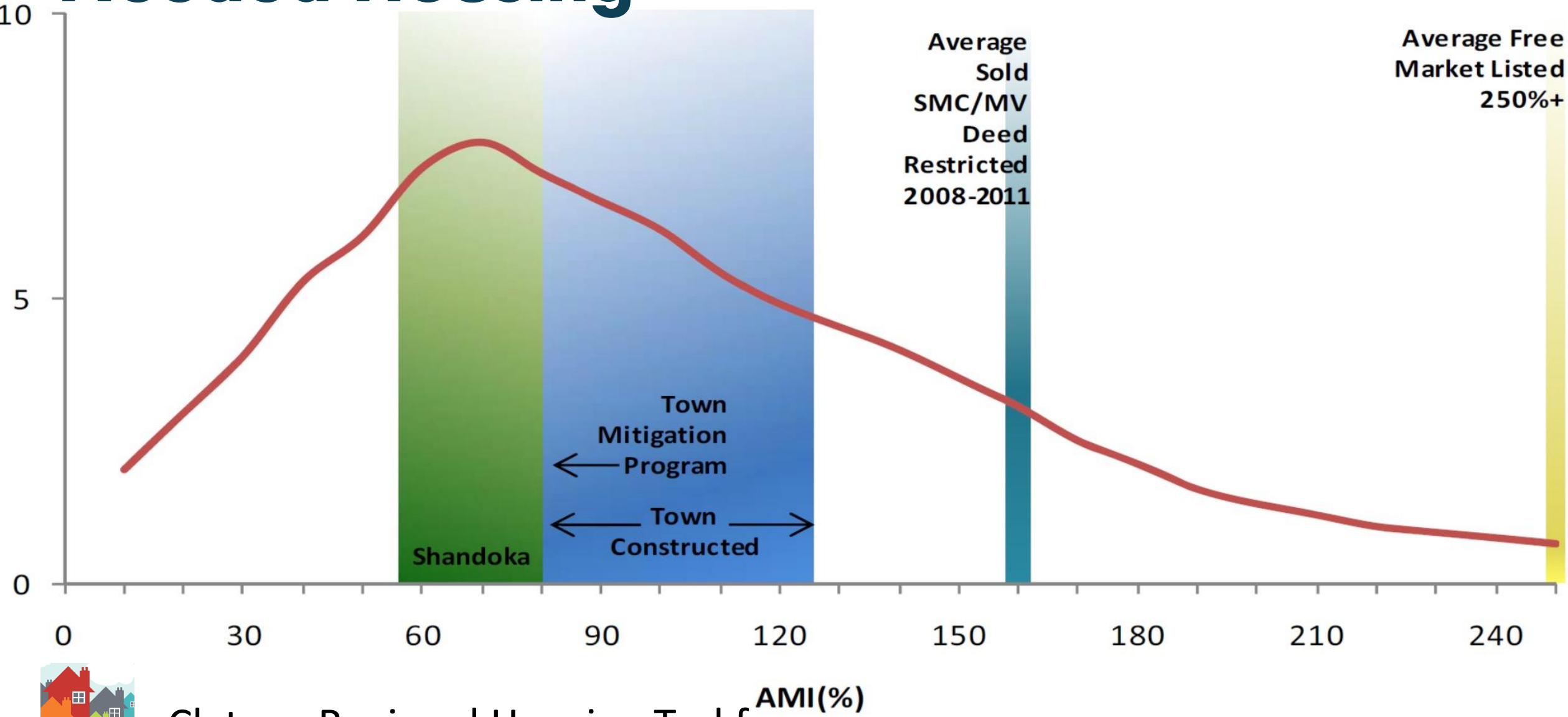
Vison:

Where do we want our community or communities to be in 2032, due to the work of this taskforce?

They won’t need us.

# Take-aways

# Needed Housing

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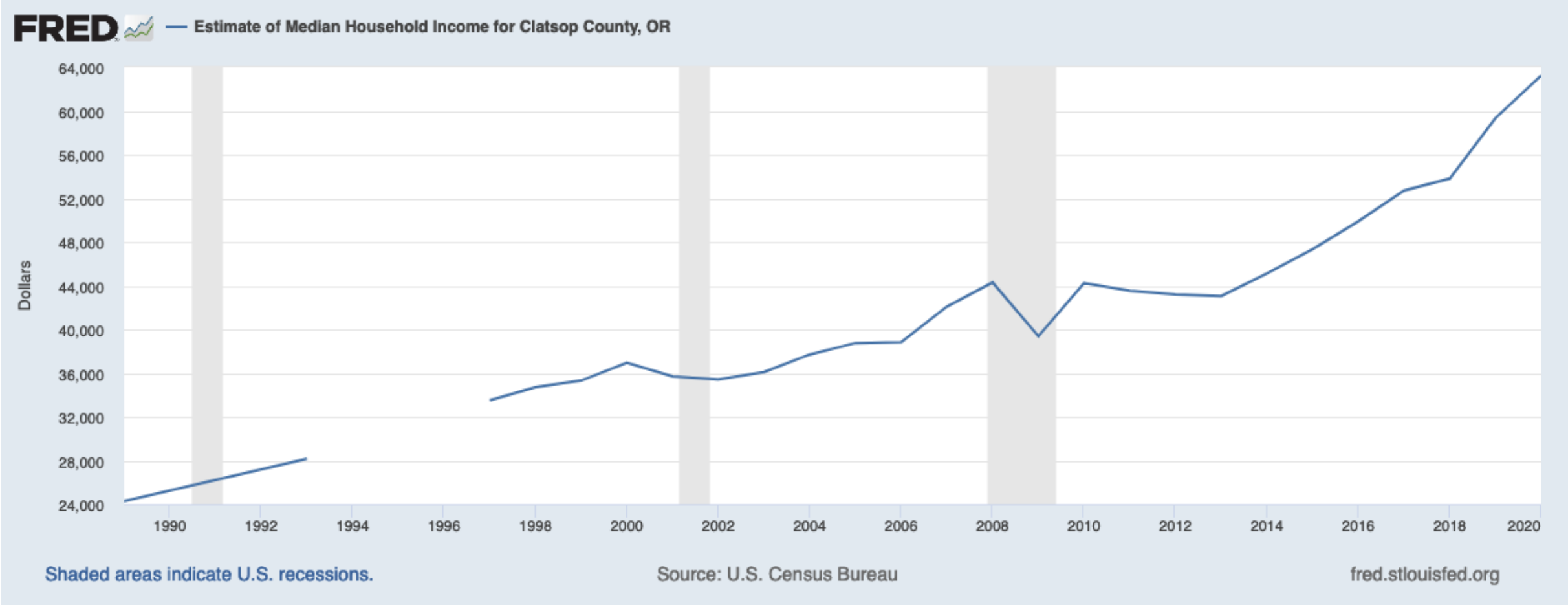
# How do we measure success?

# Income

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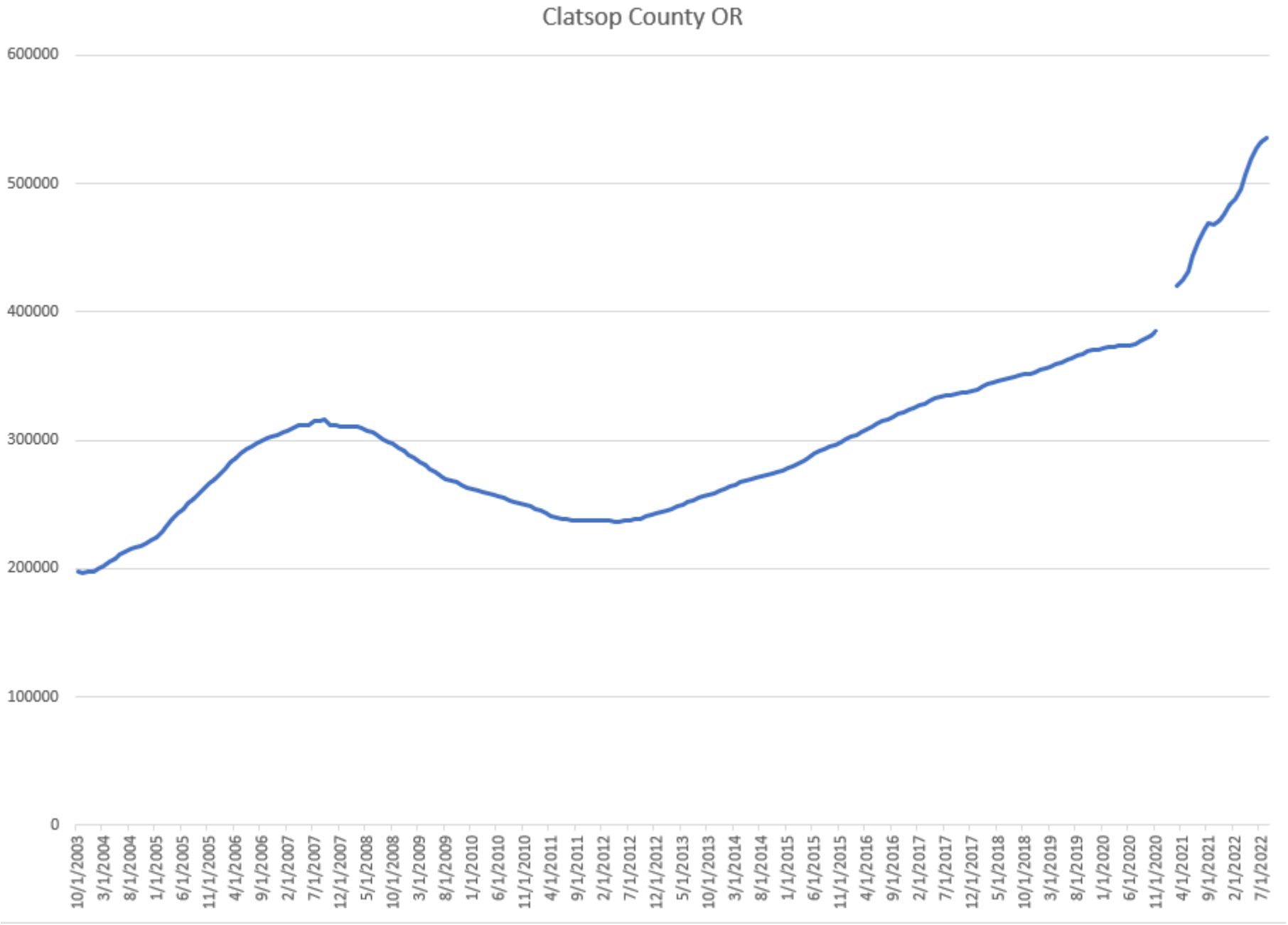
# Housing


Clatsop County OR
600000
500000
400000
300000
200000
100000
0
10/1/2003
3/1/2004
8/1/2004
1/1/2005
6/1/2005
11/1/2005
4/1/2006
9/1/2006
2/1/2007
7/1/2007
12/1/2007
5/1/2008
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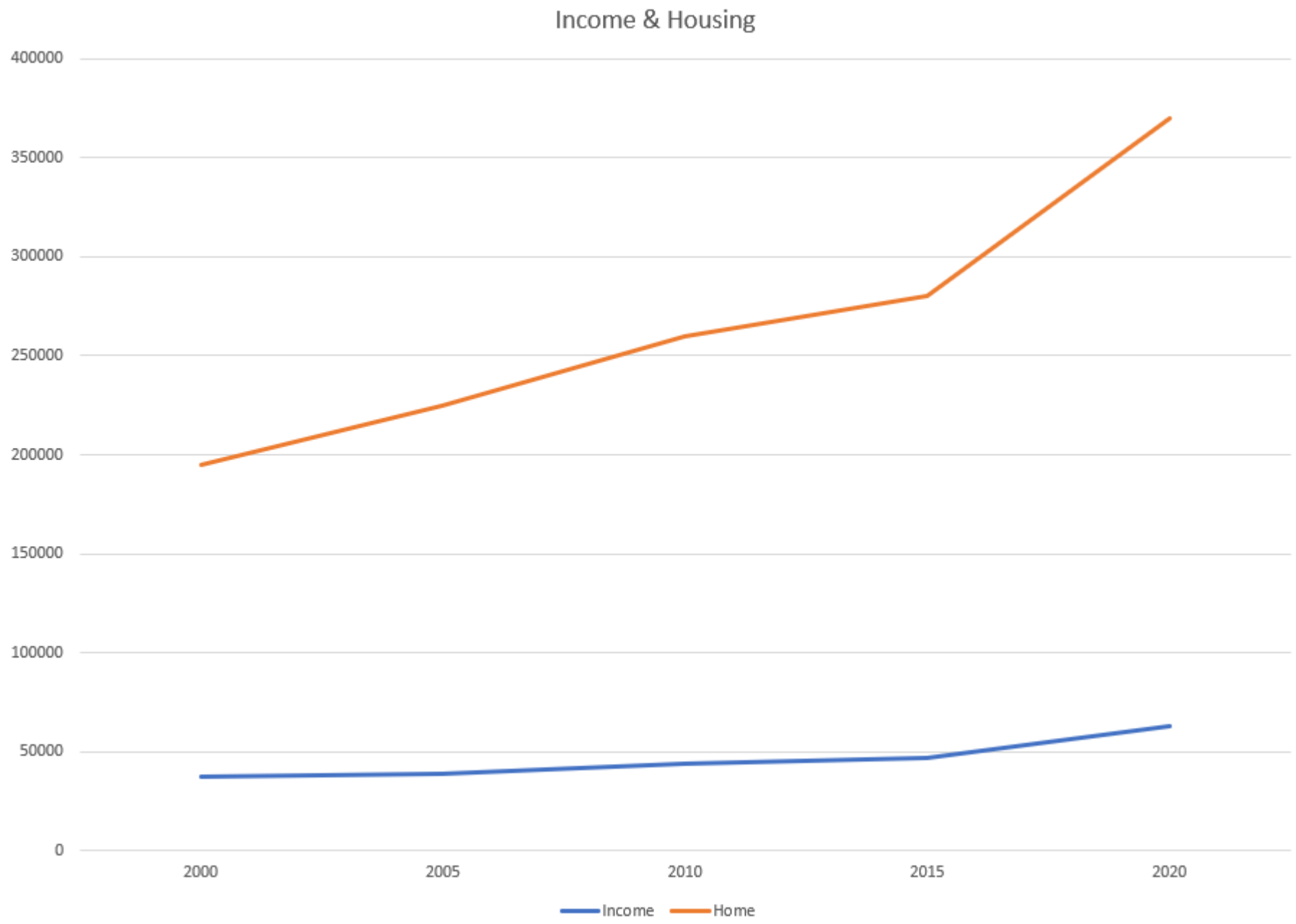
7/1/2022

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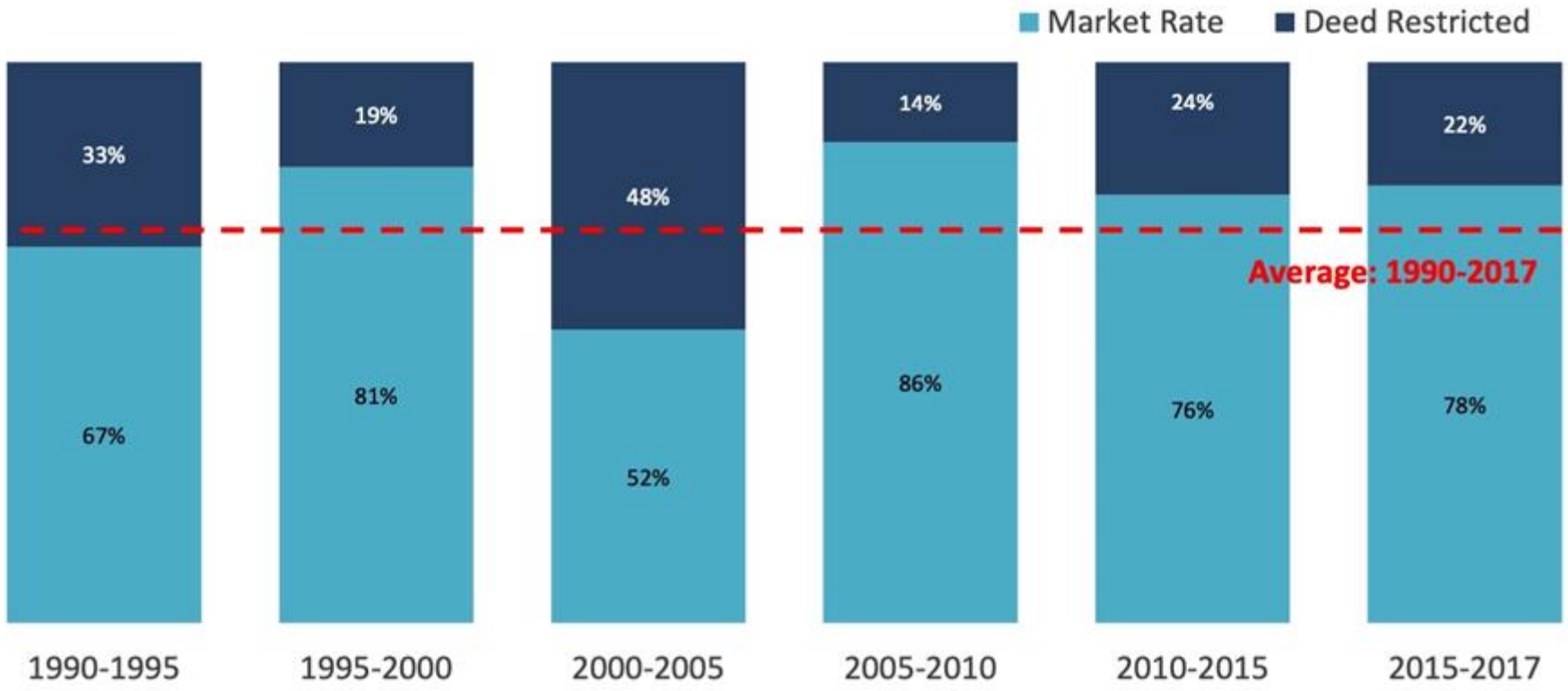
# Needed Housing

**Figure 20**
**Number of Units as percent of Total, San Miguel County, 1990-2017**




Source: U.S

They've been needed for over thirty years…

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*Information from San Miguel Regional Housing Authority website*

# Needed Housing

Summit County
Housing Plan

Updated July 2022

SUMMIT COUNTY
COLORADO

…and the need remains.

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*Information from Summit County CO Housing website*

# Capacity Building

# NWOHA Status Update

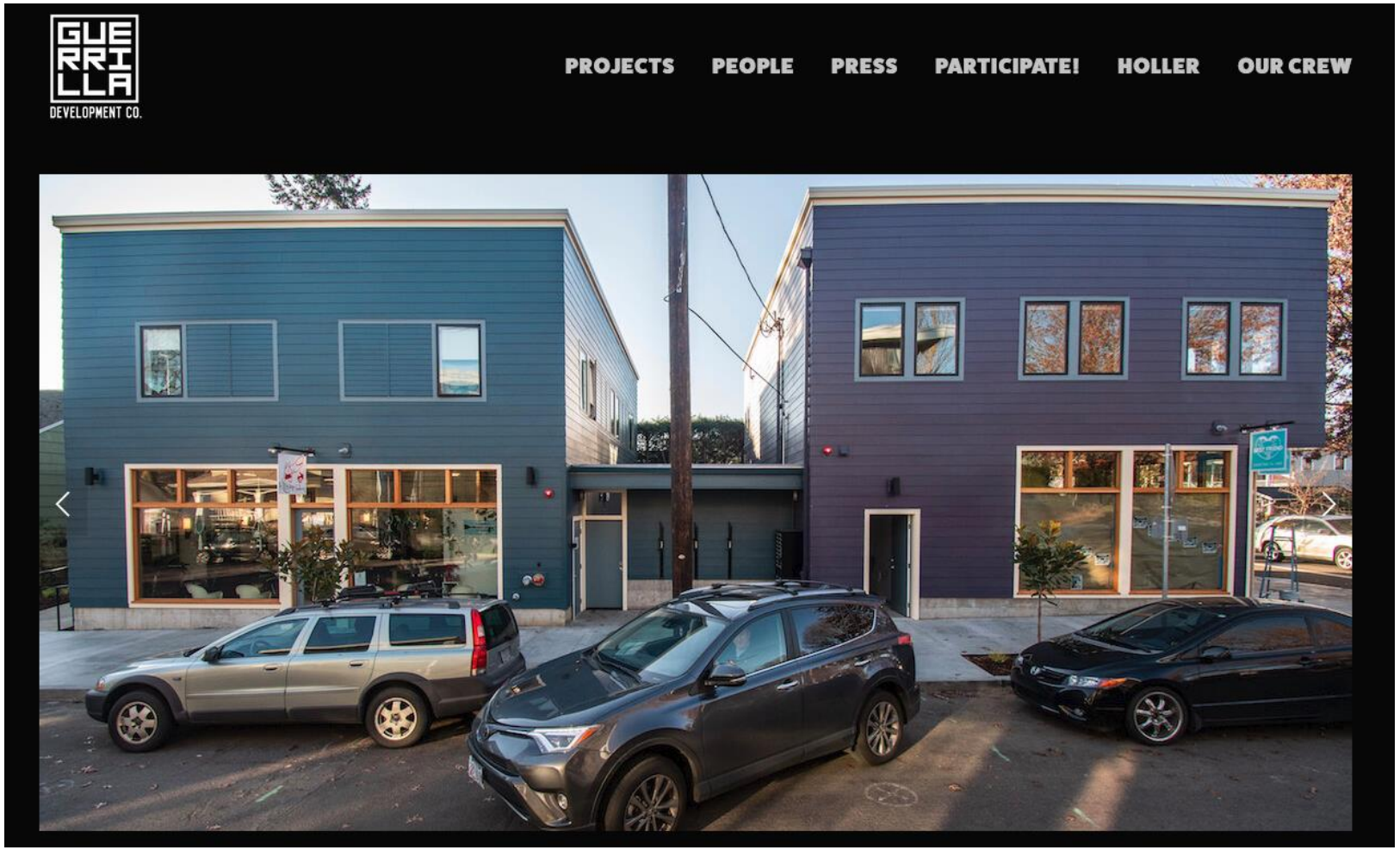
**Elissa Gertler, NWOHA Director**

# Affordable & Workforce Housing In Model Communities

**Rob Murphy, Executive Director, Summit Combined Housing Authority**

# HomeWork: Scenario One

## Guerrilla Development's Jolene's First Cousin SRO

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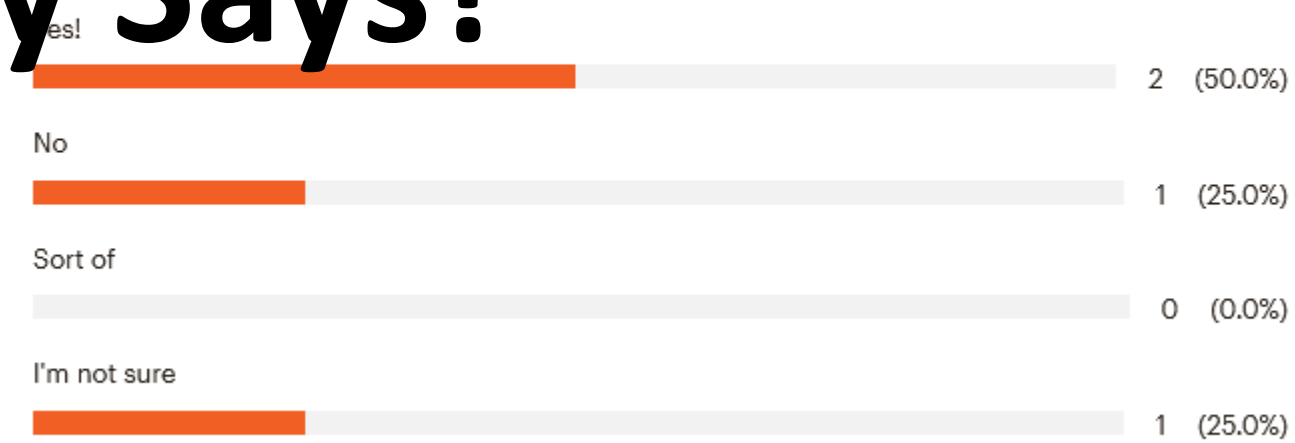
# HomeWork: Scenario One

1. Could the conversion of these two existing structures into a multi-use Single Residency Occupancy (SRO) development happen in your community?

**Survey Says?**

"Could this conversion, of two existing structures, into a mixed-use Single Residency Occupancy (SRO) development, happen in your community?"



# HomeWork: Scenario One

1. Could the conversion of these two existing structures into a multi-use Single Residency Occupancy (SRO) development happen in your community?
2. Do your current zoning regulations support such types of development?
3. Would you require additional parking or would they be required to seek a variance?
4. What, or shall I say who, would keep them affordable?
5. What if instead they demolished the structures and rebuilt, would the ordinances allow?
6. Would the neighbors?
7. Or, in other words, where in your community would this be allowed?
8. And, again, how would you keep them affordable?

# Terms of use

## Affordable Housing

- Housing in considered “affordable” by HUD when a household spends no more than 30% of its annual income on housing costs.
- Mortgage lenders typically require that households spend no more than a set percentage of income on mortgage payments, taxes, and insurance.
- HUD guidelines are directed to serve households at or below the 60% Area Median Income level.

## Workforce Housing

- Homeownership and rental housing that is reasonably affordable to middle income employees including retail salespeople, office and service workers, and public employees such as police officers, firefighters, and teachers who are integral to a community but too often cannot afford to live in the communities they serve.
- Urban Land Institute defines workforce housing as being affordable to households earning between 60 and 120 percent of the area median income.

# Terms of use

**Affordable Housing**

(1) As used in this section, “affordable housing” means residential property:

(a) In which:

(A) Each unit on the property is made available to own or rent to families with incomes of 80 percent or less of the area median income as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development; or

(B) The average of all units on the property is made available to families with incomes of 60 percent or less of the area median income; and

(b) Whose affordability is enforceable, including as described in ORS 456.270 to 456.295, for a duration of no less than 30 years.

# Terms of use

**Affordable Housing**

(2) A local government shall allow affordable housing, and may not require a zone change or conditional use permit for affordable housing on property if:

(a) The housing is owned by:

(A) A public body, as defined in ORS 174.109; or

(B) A nonprofit corporation that is organized as a religious corporation; or

(b) The property is zoned:

(A) For commercial uses;

(B) To allow religious assembly; or

(C) As public lands.

# Terms of use

**Affordable Housing**

(3) Subsection (2) of this section:

(a) Does not apply to the development of housing not within an urban growth boundary.

(b) Does not trigger any requirement that a local government consider or update an analysis as required by a statewide planning goal relating to economic development.

(c) Applies on property zoned to allow for industrial uses only if the property is:

(A) Publicly owned;

(B) Adjacent to lands zoned for residential uses or schools; and

(C) Not specifically designated for heavy industrial uses.

(d) Does not apply on lands where the local government determines that:

(A) The development on the property cannot be adequately served by water, sewer, storm water drainage or streets, or will not be adequately served at the time that development on the lot is complete;

(B) The property contains a slope of 25 percent or greater;

(C) The property is within a 100-year floodplain; or

(D) The development of the property is constrained by land use regulations based on statewide land use planning goals relating to:

(i) Natural disasters and hazards; or

(ii) Natural resources, including air, water, land or natural areas, but not including open spaces or historic resources.

# Terms of use

## Needed Housing

(1) The availability of affordable, decent, safe and sanitary housing opportunities for persons of lower, middle and fixed income, including housing for farmworkers, is a matter of statewide concern.

(2) Many persons of lower, middle and fixed income depend on government assisted housing as a source of affordable, decent, safe and sanitary housing.

(3) When a need has been shown for housing within an urban growth boundary at particular price ranges and rent levels, needed housing shall be permitted in one or more zoning districts or in zones described by some comprehensive plans as overlay zones with sufficient buildable land to satisfy that need.

(4) Except as provided in subsection (6) of this section, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing. The standards, conditions and procedures:

   (a) May include, but are not limited to, one or more provisions regulating the density or height of a development.

   (b) May not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.

# Terms of use

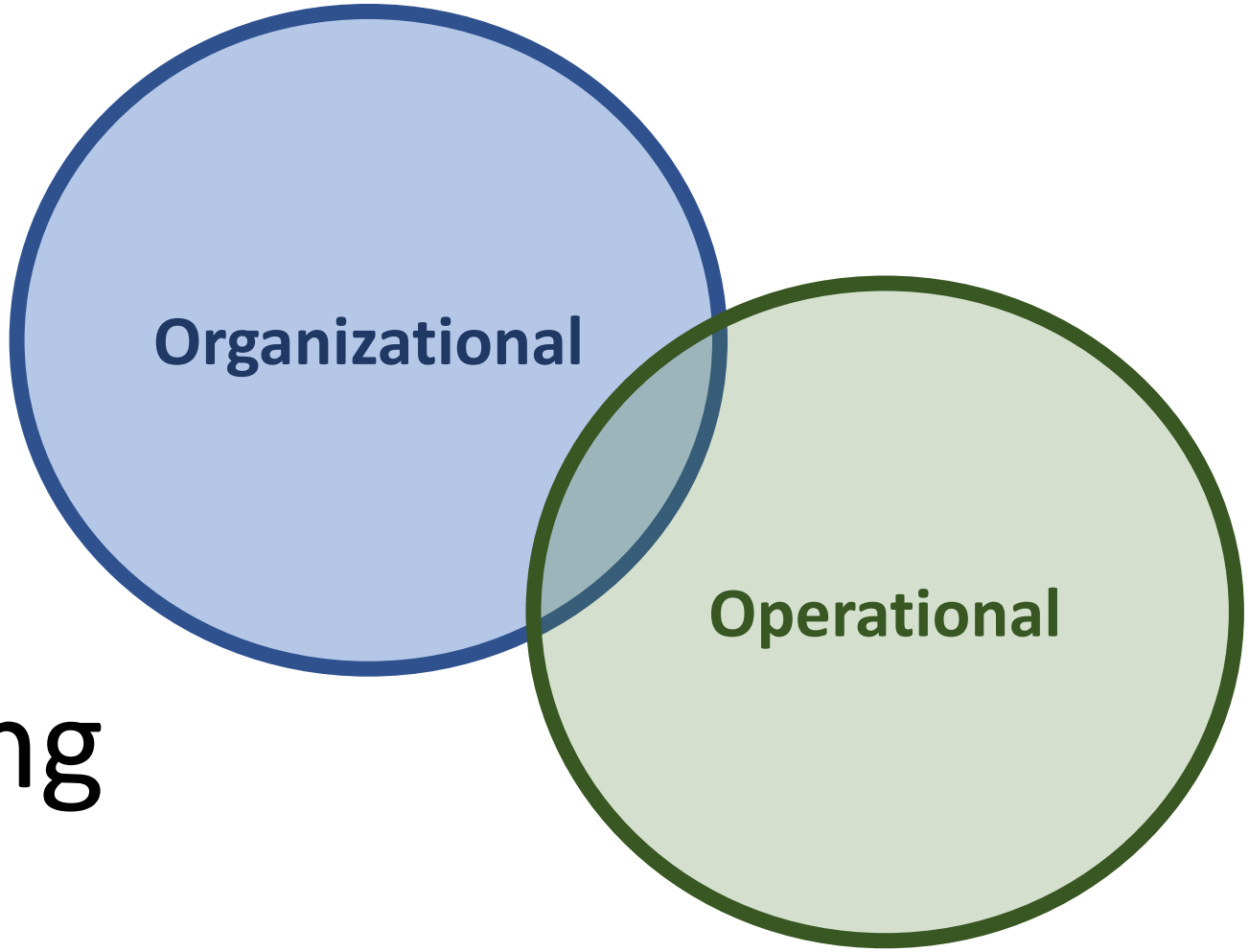
## Needed Housing

(6) In addition to an approval process for needed housing based on clear and objective standards, conditions and procedures as provided in subsection (4) of this section, a local government may adopt and apply an alternative approval process for applications and permits for residential development based on approval criteria regulating, in whole or in part, appearance or aesthetics that are not clear and objective if:

**(a)** The applicant retains the option of proceeding under the approval process that meets the requirements of subsection (4) of this section;

**(b)** The approval criteria for the alternative approval process comply with applicable statewide land use planning goals and rules; and

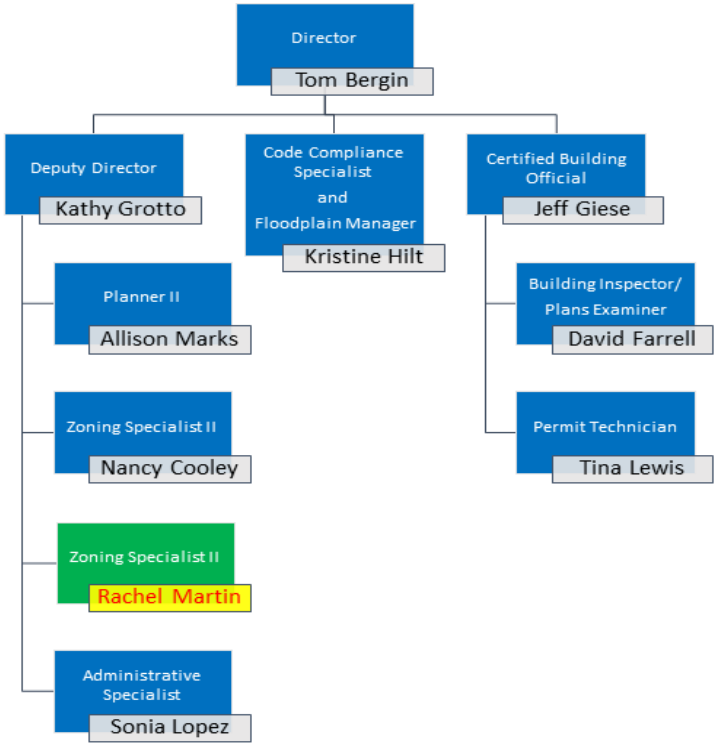
**(c)** The approval criteria for the alternative approval process authorize a density at or above the density level authorized in the zone under the approval process provided in subsection (4) of this section.




# Capacity Building

# Organizational

## Housing & Planning




# Operational

## Programs & Policies

SERVICES COMMUNITY BUSINESS GOVERNMENT VISITOR CITY PROJECTS

### *Affordable Housing Fee:*

The City of Bend was the first city in Oregon to implement an Affordable Housing Fee. Proceeds from this fund have been employed to develop a wide variety of housing throughout Bend. To date, the fund has generated approximately $7 million. In turn we have loaned out over $14 million dollars leveraging over $77.6 million in State and Federal funding and $28.4 million in private equity. 770 units have been funded.

### *Affordable Housing FAQ:*

**What is Affordable Housing?/How is Affordable Housing Defined?**

Housing is considered affordable if a household is paying no more than 30% of their gross income on rent or a mortgage. Thus, what is affordable varies by each family's income. Some calculations include basic utility costs, though many do not account for transportation and other needs.

**How many houseless people are in Bend?**

A regional houseless count is conducted annually, led by the Homeless Leadership Coalition. This is a single point in time count, performed every January and counting those who meet a federal homeless definition, "people living in shelters, transitional housing programs, or in a place not meant for human habitation." The count for 2019 identified over 400 people as meeting that definition on January 23rd, depending on how homelessness is defined that number could be higher.

You can find an exhaustive rundown of houseless count data since 2009 by clicking here. The next count will occur January 29th - 31st of 2020.

**How is the Bend Affordable Housing Program Funded?**

- Federal funds via Community Development Block Grants (CDBG) can go toward housing acquisition, rehab, or down payments. Since 2004 the city has received $6,111,257 in CDBG funds, which has been leveraged against private and public funding to secure another $21,056,064.
- The City's Affordable Housing Fee has been in place since 2006, collecting one-third of one percent of the total valuation on all building permits submitted to the City of Bend. In that time the program has collected $6.4 million, which has leveraged an additional 106 million in public and private funding to construct 770 affordable units.

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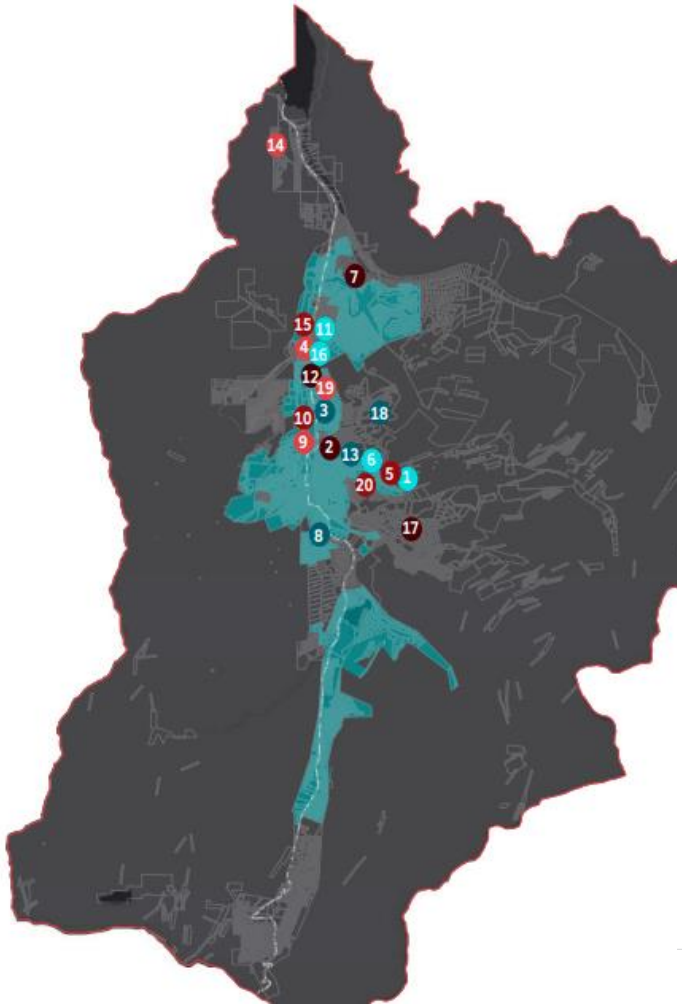
# Organizational

- Housing
  - Federal
  - State
  - Regional
  - Local
    - County
    - City
- Planning
- Policy
- Administrative
  - Funding
    - Taxing
    - Bonding
    - Grant
    - PPP

# HOUSING PROJECTS UPPER BLUE BASIN 04

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## PROJECTS

1. WELLINGTON NEIGHBORHOOD $ LINCOLN PARK
2. HURON LANDING
3. VALLEY BROOK
4. BLUE 52
5. VISTA POINT
6. GIBSON HEIGHTS
7. VIC'S LANDING
8. MAGGIE POINT
9. PINEWOOD VILLAGE 1
10. PINEWOOD VILLAGE 2

## 2 HURON LANDING

14

# of Units: 26

Density: 17 UPA

Type: 2bd Apartments

Occupancy: Renter Occupied

Initial Pricing: $1,550-$1,700 (90% AMI)

AMI Target: 100% AMI

Neighborhood Amenities: Proximity to Trails, On-Site Storage, Public Transit

Construction Complete: 2017

Huron Landing was developed in partnership between Summit County and the Town of Breckenridge. The County provided the land that was being used as a storage yard and the Town financed the project through Certificate of Participation (COP) financing. The total cost of the project was $8.5 million with approximately $210,000 PIFs and planning fees waived.

Tenant qualifications are managed through a property manager. The initial leasing process was completed by lottery that prioritized the applicants who lived in the Upper Blue Basin and who met all of the occupancy requirements.

Employment: 30+ hours per week in Summit County

Income Limits: 150% AMI

Master Lease: No Short Term Rental Allowed. Master leasing to businesses is not allowed, but the County and Town both retained two units to house employees

15

# BUILDING HOUS

## Community Preservatio & Sustainability in Sum

# INTRODUCTION 01

***Summit County*** is located among the high peaks of the Colorado Rockies, immediately west of the Continental Divide. Located in central Colorado, Summit County is only an hour's drive from the Denver metropolitan area. Our dry, high-alpine climate brings snowy winters that have attracted world-class ski resorts. When it isn't snowing, we have beautiful summers that are ideal for outdoor summer activities.

As a result of the desirable location, activities, and amenities that are ab Summit County, providing housing for the local community is a challen throughout all of Colorado, especially in resort communities where emp and retention is critical to sustain the local economy. Summit County in jurisdictions (Blue River, Breckenridge, Dillon, Frisco, Montezuma, and which joined with the County in 2006 to create the Summit Combined (SCHA), a Multi-Jurisdictional Housing Authority operating under an Int Agreement. The mission of SCHA is to enhance the County by helping our community attain a safe, long-term housing solution and build a co to thrive. Together, the community is taking a proactive approach to m local employees, and is addressing the issue through a variety of tools

Deed restricted inventory in the County dates back to the 1970s limitin rentals and requiring local employment. Since then, covenants, policie have greatly evolved. Some of these progressions include the approva impact fee and local affordable housing sales tax, zoning incentives, an land banking, and strategic partnerships that have helped us preserve where people live work and play.

# TOOLS & STRATEGIES 03

## Partnerships

Strategic partnerships are essential in making affordable housing a reality. Many of the projects that have been constructed throughout the County are a result of a public-private partnership with private developers or employers. Another partnership structure that is very effective are public-public partnerships that can be between government entities or with non-profits. Summit County and the municipalities have leveraged this type of partnership to build more housing. As a community, all entities are working together to find new opportunities to create new housing options.

## Funding

Summit County has two local designated funding sources for employee housing. There is a voter approved local 5A sales tax of .125% that is effective in perpetuity. On November 8, 2016, voters approved a .6% increase for 10 years that will go to the construction of affordable housing. With a new rate of .725%, the County-wide collection in 2017 was $9.4 million to be distributed proportionally to each municipality based on revenue generation.



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# Operational

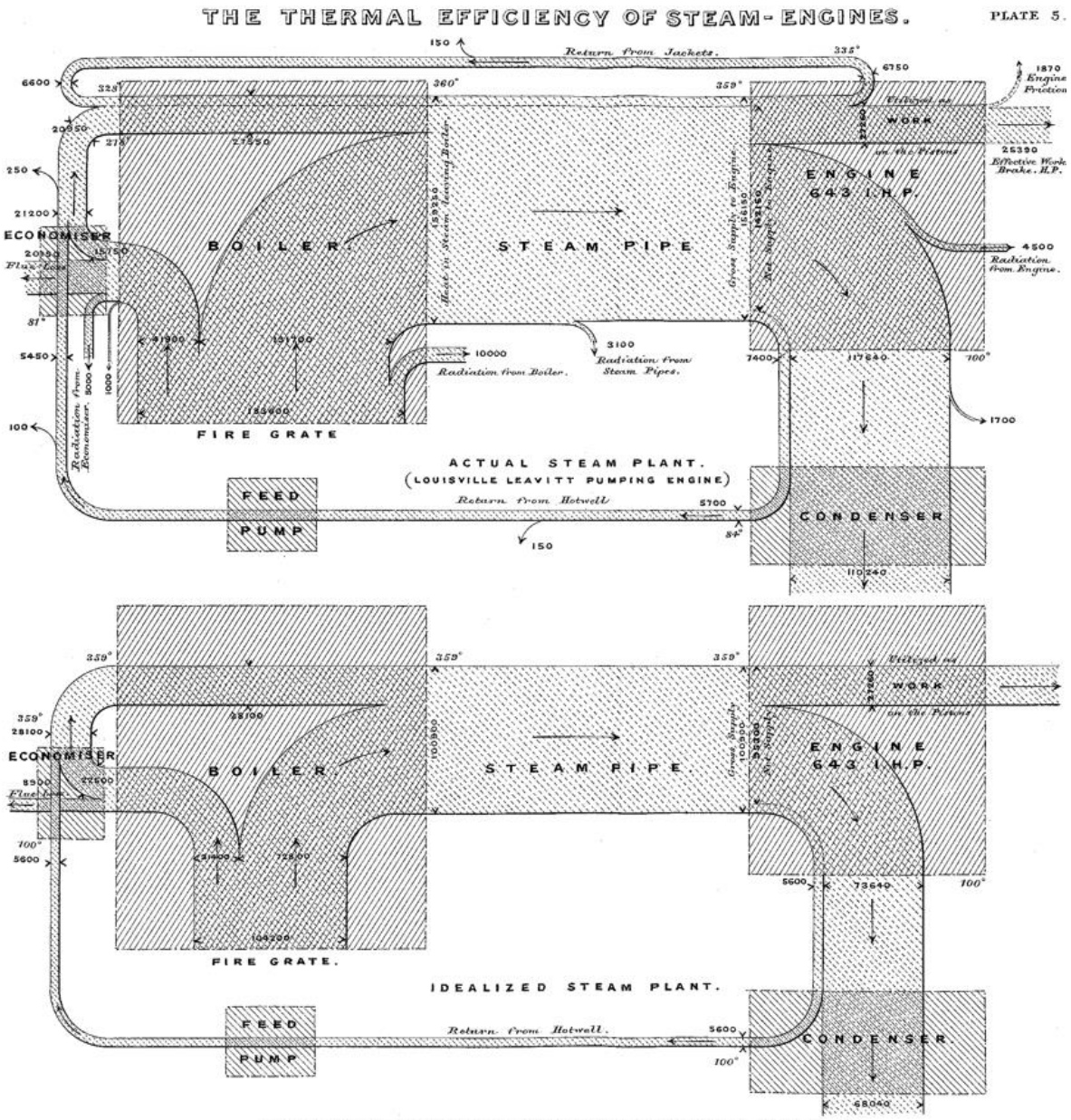
Programs:

- Section 8
- LIHTC
- Down Payment Assistance
- Affordable Housing Fee
- Affordable Housing Fund
- Land Trust
- Housing Helps
- Lease to Locals
- Workforce Accessory Units

Policies:

- Inter-Governmental Agreements
- Development Code Amendments
- Inclusionary Housing Ordinances
- Housing Overlays
- Deed Restrictions
  - Rental & Ownership
- Land Swaps & Capacity
- Urban Reserves
- Small Scale UGB Expansions

# Housing Supply

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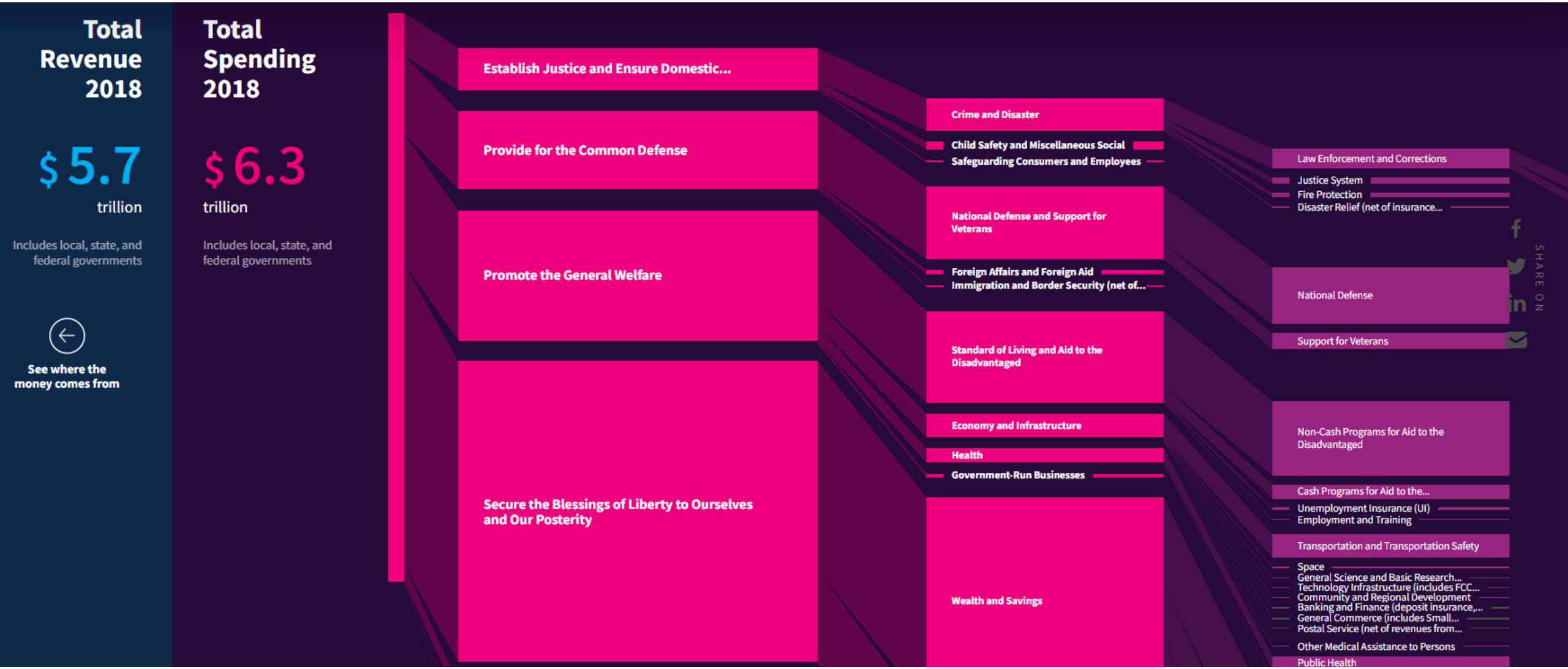
Clatsop Regional Housing Taskforce

# Clatsop Regional Housing Taskforce

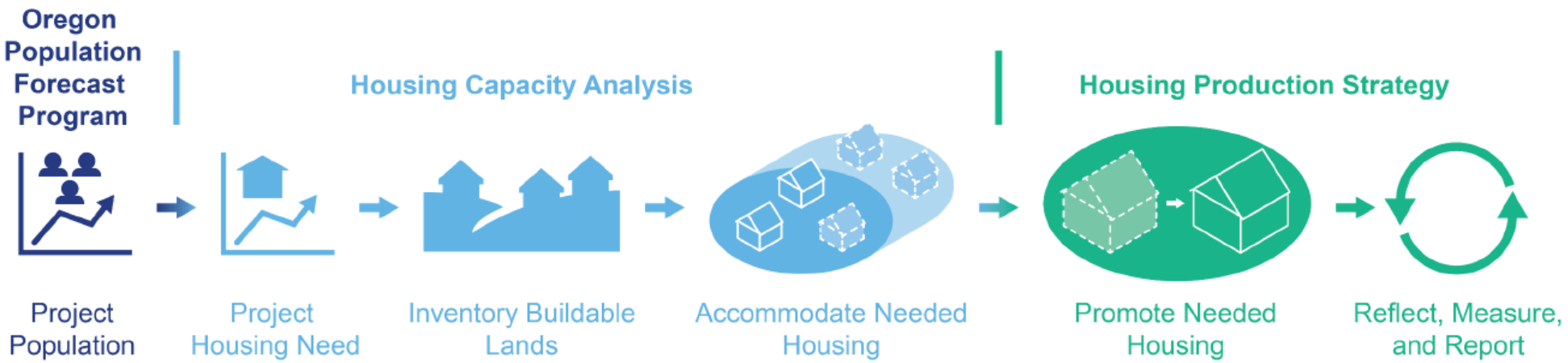



# Clatsop Regional Housing Taskforce

# Needed Housing

## Capacity & Need: Statewide Planning

### Goal 10 – Housing Planning

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# Needed Housing

## Capacity & Need: Housing Needs Report

**Final Report**

San Miguel County Housing Needs Assessment

*The Economics of Land Use*

EPS

Prepared for:

San Miguel Regional Housing Authority

Prepared by:

Economic & Planning Systems, Inc.

in association with

RRC ASSOCIATES

August 30, 2018

*Economic & Planning Systems, Inc.*

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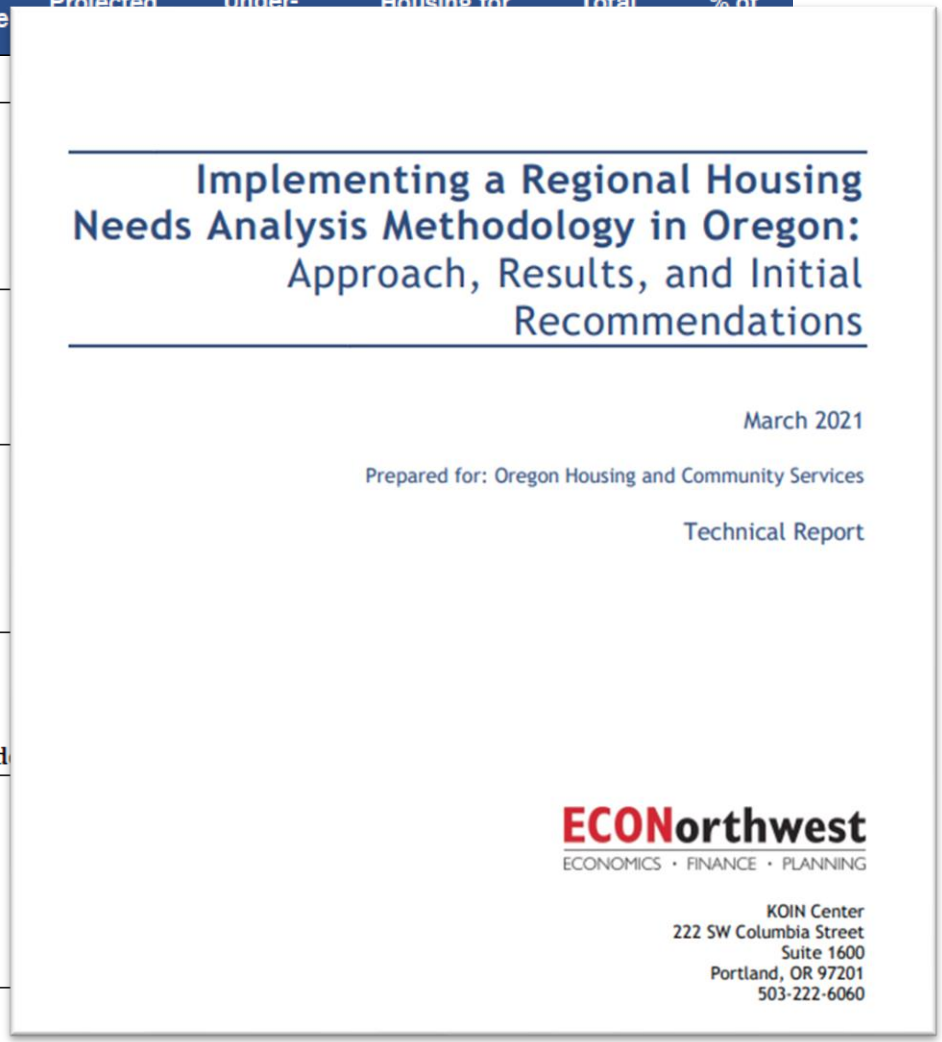
| Median Family Income | New units for each of the following ... Projected Need | Under-production | Housing for the Homeless | Total Units | % of Units |
|---|---|---|---|---|---|
| **UGB: Astoria** | | | | | |
| +120% | 468 | 3 | 0 | 470 | 34% |
| 80-120% | 202 | 6 | 0 | 208 | 15% |
| 50-80% | 211 | 11 | 8 | 230 | 17% |
| 30-50% | 109 | 8 | 22 | 138 | 10% |
| 0-30% | 84 | 7 | 244 | 335 | 24% |
| Total Units | 1,073 | 35 | 274 | 1,382 | 100% |
| % of Units | 78% | 3% | 20% | 100% | |
| **UGB: Cannon Beach** | | | | | |
| +120% | 115 | 1 | 0 | 116 | 35% |
| 80-120% | 50 | 1 | 0 | 51 | 16% |
| 50-80% | 52 | 2 | 2 | 56 | 17% |
| 30-50% | 27 | 2 | 4 | 33 | 10% |
| 0-30% | 21 | 2 | 49 | 72 | 22% |
| Total Units | 264 | 7 | 56 | 327 | 100% |
| % of Units | 81% | 2% | 17% | 100% | |
| **UGB: Gearhart** | | | | | |
| +120% | 59 | 0 | 0 | 59 | 35% |
| 80-120% | 26 | 1 | 0 | 26 | 15% |
| 50-80% | 27 | 1 | 1 | 29 | 17% |
| 30-50% | 14 | 1 | 2 | 17 | 10% |
| 0-30% | 11 | 1 | 27 | 39 | 23% |
| Total Units | 136 | 4 | 31 | 171 | 100% |
| % of Units | 80% | 2% | 18% | 100% | |

| Median Family Income | New units for each of the following ... Projected | Under- | Housing for | Total | % of |
|---|---|---|---|---|---|
| **UGB: Seaside** | | | | | |
| +120% | | | | | |
| 80-120% | | | | | |
| 50-80% | | | | | |
| 30-50% | | | | | |
| 0-30% | | | | | |
| Total Units | | | | | |
| % of Units | | | | | |
| **UGB: Warrenton** | | | | | |
| +120% | | | | | |
| 80-120% | | | | | |
| 50-80% | | | | | |
| 30-50% | | | | | |
| 0-30% | | | | | |
| Total Units | | | | | |
| % of Units | | | | | |
| **Clatsop County Outsid** | | | | | |
| +120% | | | | | |
| 80-120% | | | | | |
| 50-80% | | | | | |
| 30-50% | | | | | |
| 0-30% | | | | | |
| Total Units | | | | | |



Implementing a Regional Housing Needs Analysis Methodology in Oregon: Approach, Results, and Initial Recommendations

March 2021

Prepared for: Oregon Housing and Community Services

Technical Report

ECONorthwest
ECONOMICS · FINANCE · PLANNING

KOIN Center
222 SW Columbia Street
Suite 1600
Portland, OR 97201
503-222-6060

# 4,295 Needed Units by 2040

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**Figure 81**
**Future Housing Need by Housing Type, 2016-2026**

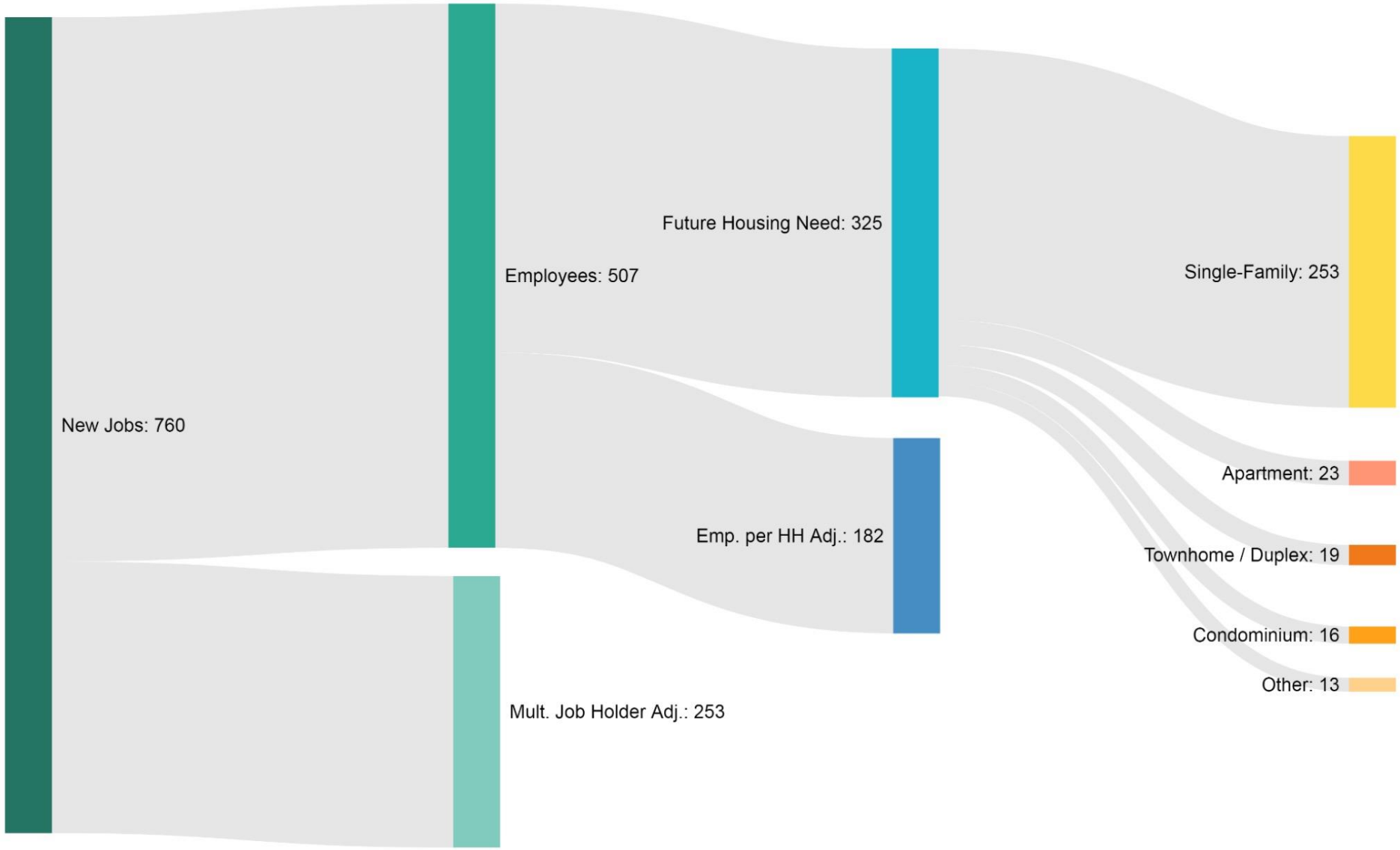
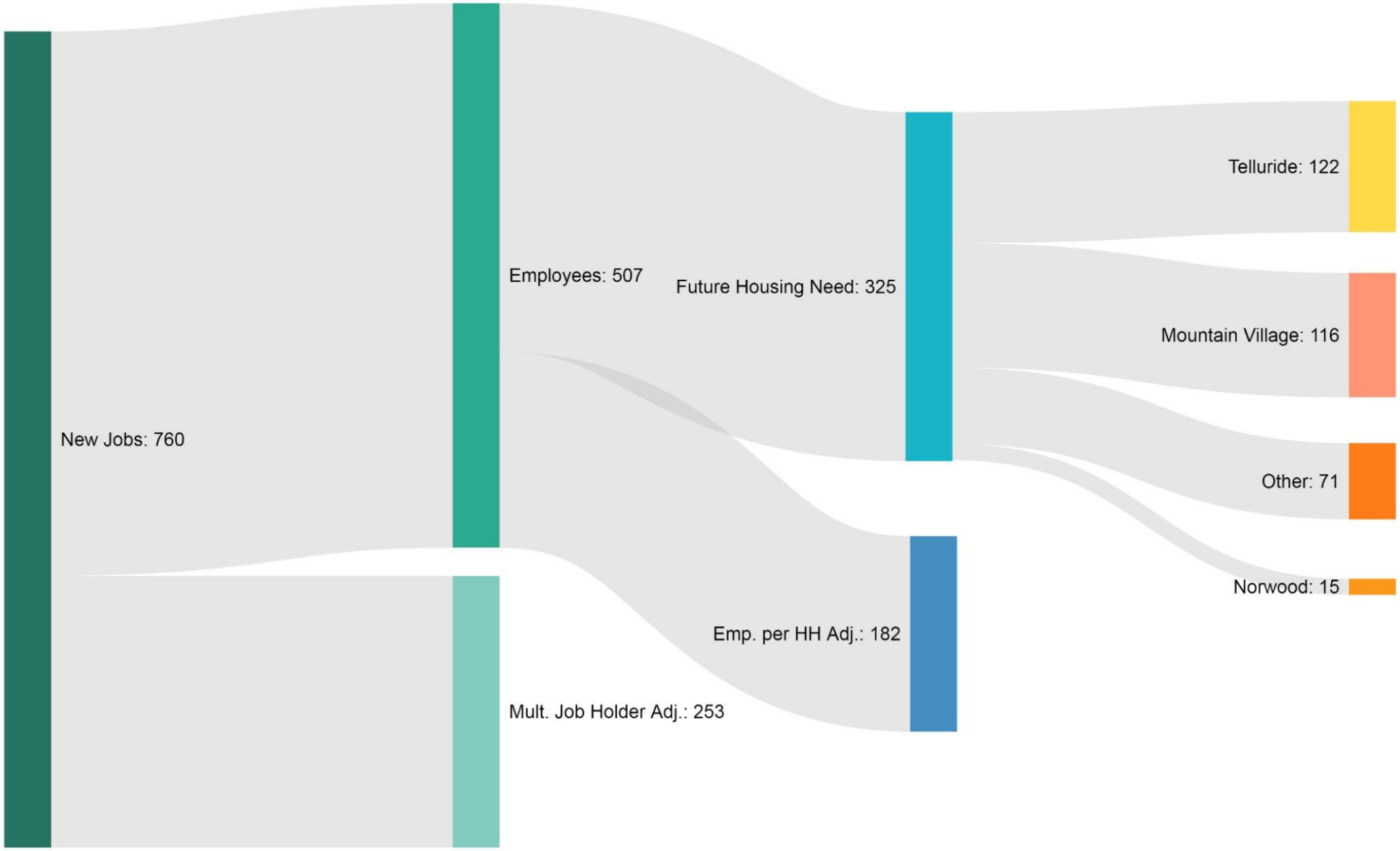


**Figure 82**
**Future Housing Need by Employment Distribution, 2016-2026**




Clatsop Regional Housing Taskforce

**Figure 78**
**Existing Housing Need by Housing Type, 2018**

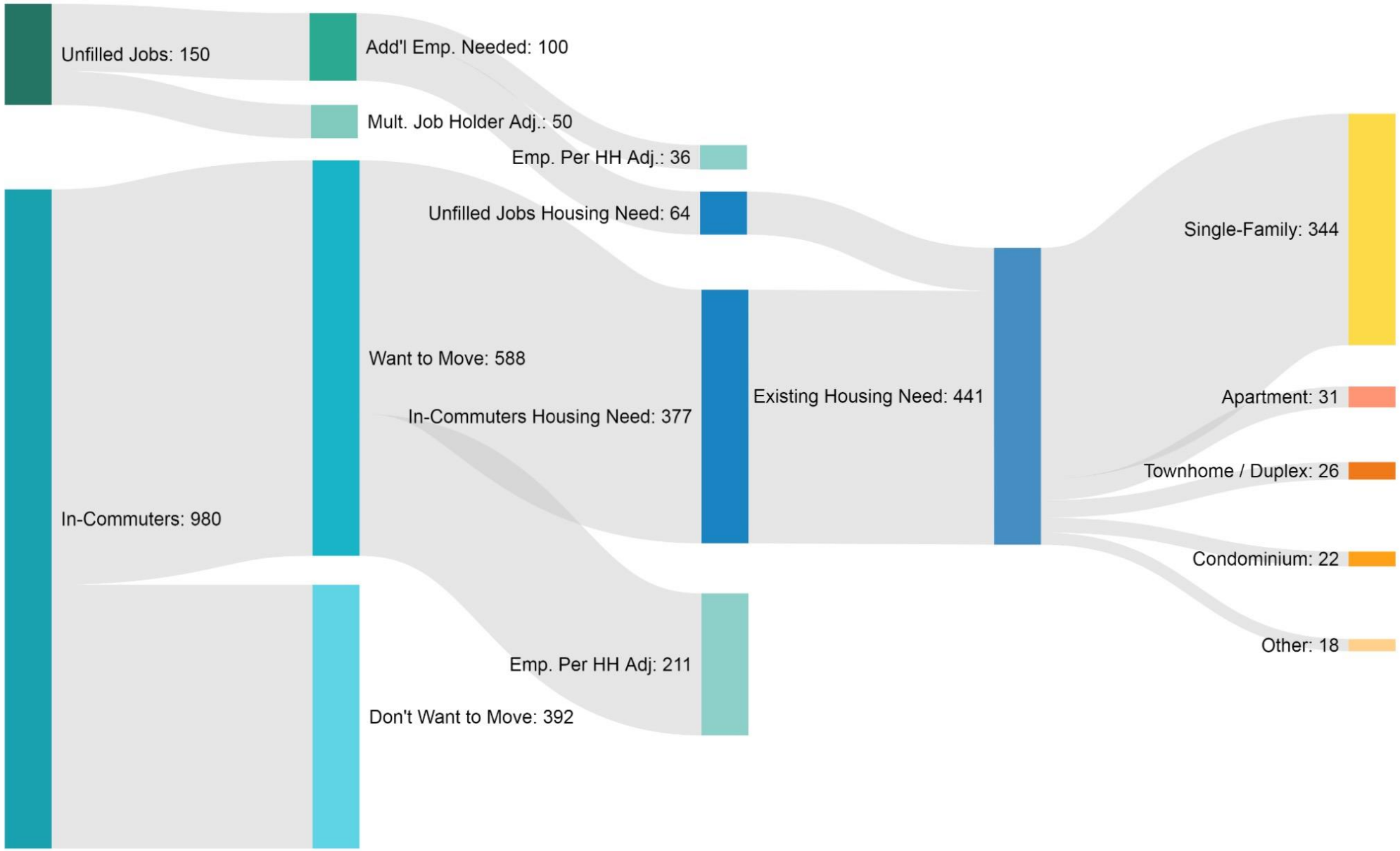



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**Figure 77**
**Existing Housing Need by Location and Tenure, 2018**

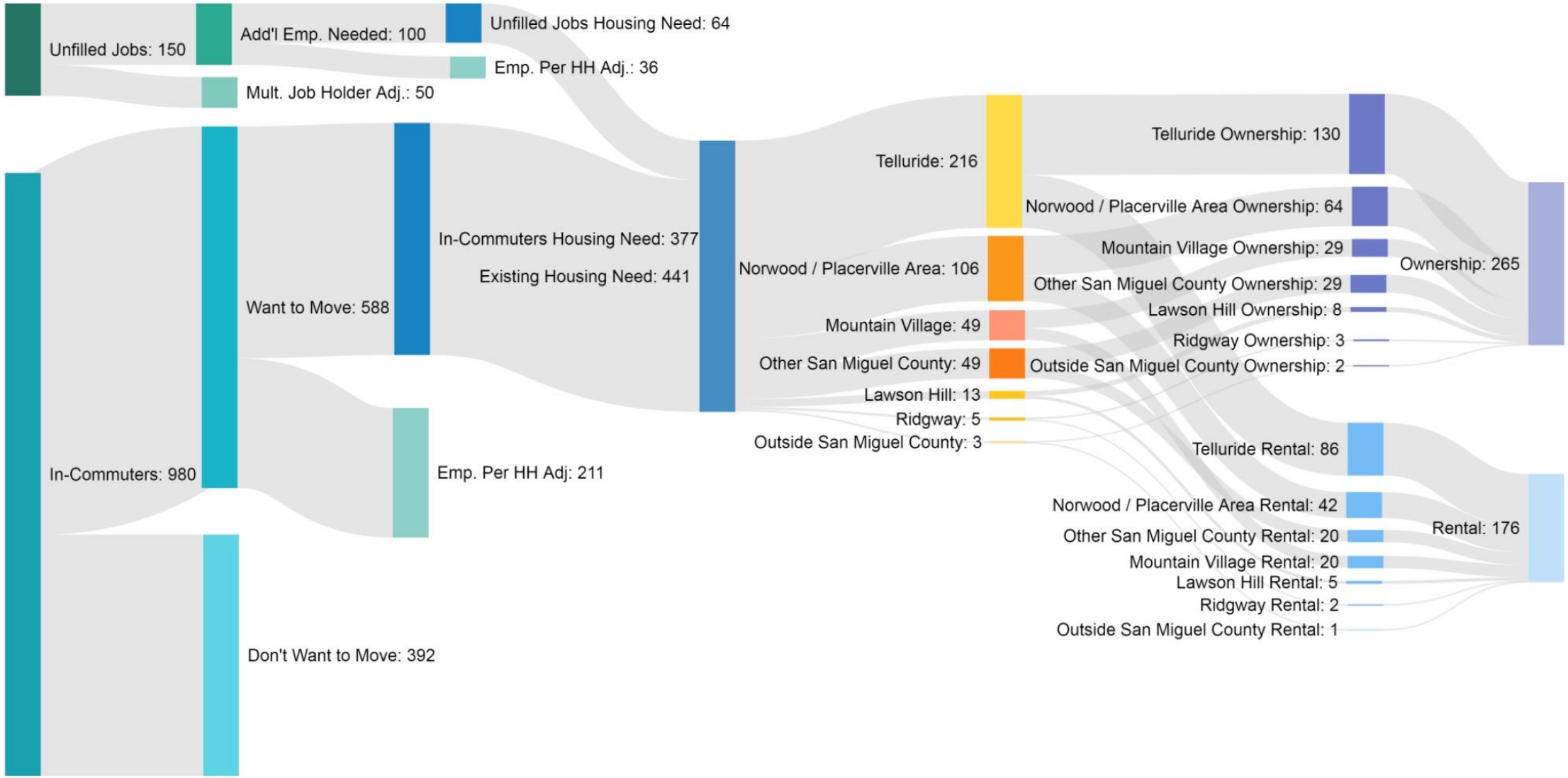

**Figure 79**
**Existing Housing Need by Employment Distribution, 2018**

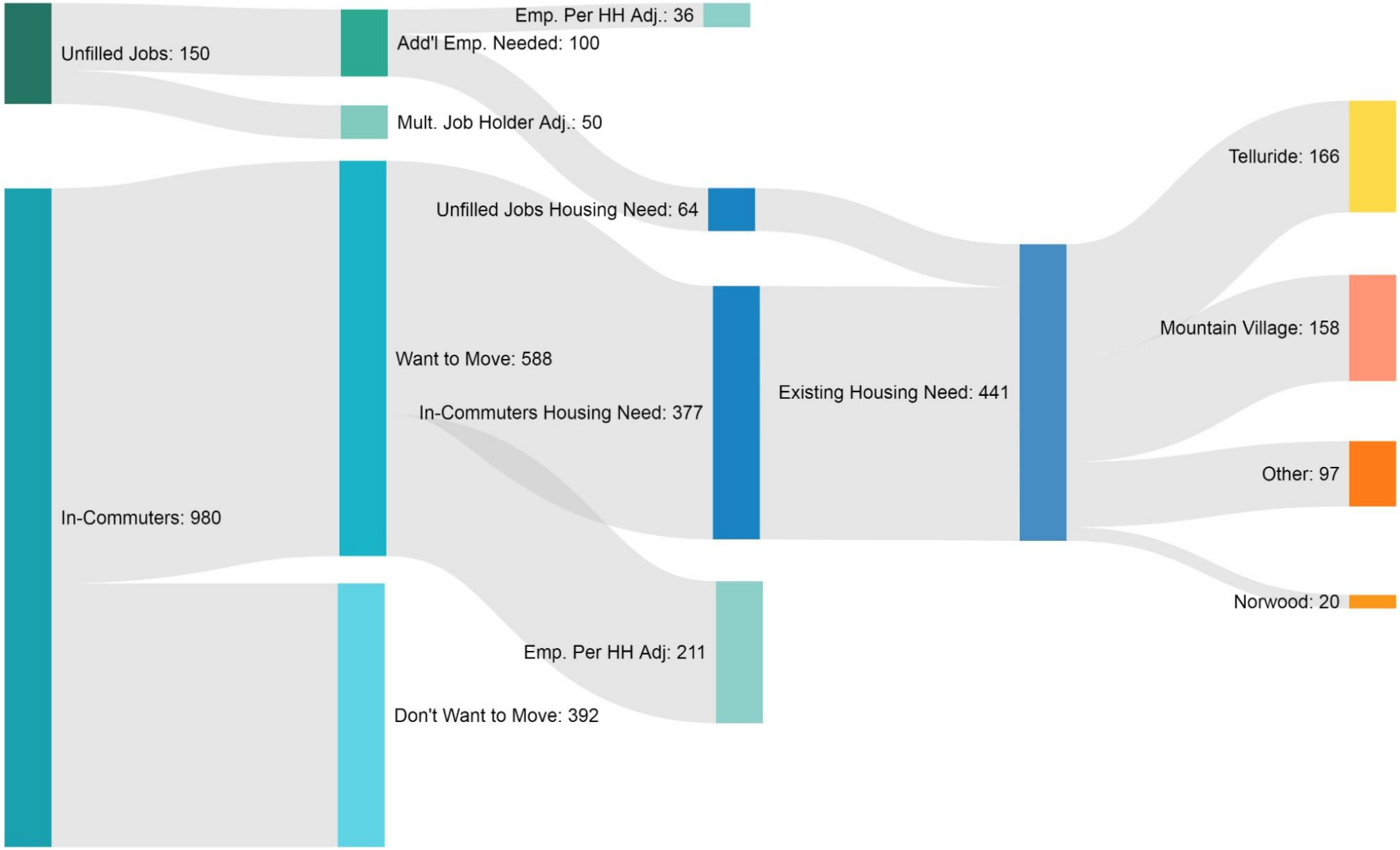


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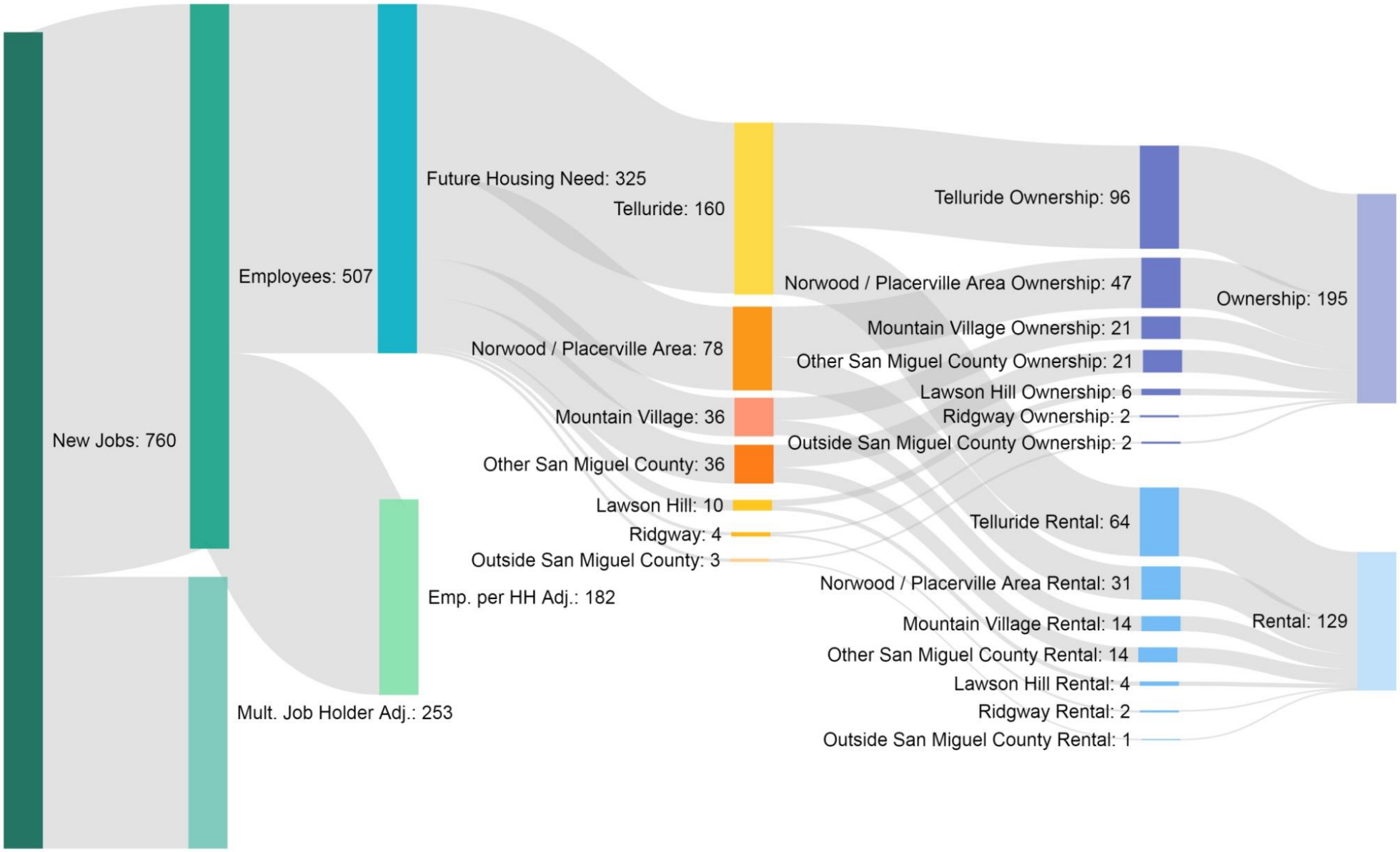
**Figure 80**
**Future Housing Need by Location and Tenure, 2016-2026**



## Police confirm death of ferry owner

Christian Lint, the owner of the historic Tourist No. 2, was killed in Portland after he was struck by a semitruck, the Portland Police Bureau said Friday.

Lint, 72, of Port Orchard, Washington, was found dead on the night of Aug. 30 after reportedly trying to cross Martin Luther King Jr. Boulevard.

The Tourist No. 2, which took on water and partially sank near the Sixth Street viewing platform in late July, was crushed and removed this month.

In August, the state announced it would seize the vessel and pursue enforcement action against the owner to try to recover some of the costs of removal.

## Rivian charging station to be installed at Port

The Port of Astoria is working with Rivian Automotive, an electric vehicle maker, to install a charging station on the waterfront.

The company will install six chargers, but could add six more depending on the demand.

The Port is eyeing two potential locations — a space next to Bridgewater Bistro or the parking lot off Basin Street. Rivian will pay the Port $135 for each charger per month as rent.

**IN BRIEF EXTRA**

Charging is free, and the plug-ins will have capabilities to work for other electric vehicle companies in the future, a representative from Rivian said.

## County seeks to fill vacancy on public safety council

The Public Safety Coordinating Council has an opening.

The Clatsop County Board of Commissioners will make the appointment to a three-year term that ends Oct. 30, 2025.

The council is made up of people involved in local criminal justice matters, including police departments, the Clatsop County Sheriff's Office, the district attorney's office and state courts. The opening is for a citizen representative.

"The council develops and recommends plans for providing effective, comprehensive corrections programs for both adults and juveniles, and works to make sure there is a continuum of programs and services that promote healthy behavior, ensure the stability to protect the community and hold offenders accountable," the county said in a statement.

Applications, available on the county website, must be received by Oct. 5.

— The Astorian

# Buoy Beer: Trolley association continues to support the brewery

Continued from Page A1

Lydia Ha/The Astorian

A portion of the Buoy Beer Co. building collapsed in June.

Buoy Beer's partial collapse disrupted the Astoria Riverfront Trolley, a service still recovering after two seasons of pandemic-related shutdowns.

The trolley normally runs from the Pier 1 area in Uniontown to 39th Street in Uppertown and back. It now stops at 36th Street after traveling a third of its route.

Although the trolley association announced on Facebook that Old 300, which runs through October, wouldn't reach 39th Street again until next year, that may change.

"We don't really know accurately," Bill Montero, a trolley administrator and statesman, said. "It's dependent on engineers deeming the passage safe to go past Buoy Beer."

Empty of riders, the trolley weighs about 20 tons. City officials and the trolley association feared that if the car continued rumbling down the track, the vibrations could bring down the rest of the compromised structure at Buoy Beer, damage the pier and endanger trolley passengers, Montero said.

Trolley operators stopped taking fares and went down-to-only for the 2022 season.

Since mid-June, revenue has shrunk by approximately 75%, Montero said. On a typical weekend, trolley rides would bring in about $2,000. Now it is about $500.

The conversion derailed the trolley's 2020 season. Rides resumed in July 2021 on a reduced schedule due to a staffing shortage only to cease weeks later. Volunteers, many in their retirement years, grew concerned about the hyper-contagious delta variant.

Pre-pandemic, the trolley association boasted more than 40 certified operators. The volunteer pool was almost back to normal and ready to run seven days a week when Buoy Beer's wall gave way, Montero said.

The trolley association continues to support the brewery. "They have always been a great partner," Montero said, "and that relationship will continue."

With the shortened trips, the sensation of Astoria that conductors tell riders as they all roll along the waterfront has also been abridged.

"I mean, what do you talk about for one mile, when you used to have three?" Montero said with a laugh.

# Apartments: 'More workforce housing is great'

Continued from Page A1

The units, a mixture of [illegible] apartment.

According to draft plans, [illegible]

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# Gun control: Ninety percent of Democrats wanted stronger federal gun laws, compared to 24% of Republicans in poll

Continued from Page A1

for state House and Senate in the North Coast, where the Republicans stand against Measure 114, while the Democrats show qualified support.

**Senate District 14**

State Rep. Suzanne Weber, a Tillamook Republican who gave up her House seat to run for Senate, said she strongly opposes Measure 114.

"I stand with law-abiding gun owners and oppose these kinds of restrictions that will severely limit their right to own firearms," she said in an email.

Weber predicted costly legal fallout if the measure is approved by voters.

"But Measure 114 is especially problematic because it is clearly unconstitutional and will only lead to long, costly court fights that leave the taxpayers stuck with paying the final bill," she said.

Melissa Busch, a home health nurse from Warren, said she views Measure 114 as "a reasonable step addressing some common-sense safety concerns."

The Democrat said she is "deeply concerned about what is really an epidemic of gun violence in our country," adding that she recognizes regulation won't entirely solve the problem.

Busch said that if the measure were to pass, she believes the state Legislature should step in and offer direct funding to counties "so that we can actually implement this in a way that isn't a burden on law enforcement, or on counties' and cities' budgets."

She said the measure can be a launching point for more conversation.

"Ultimately, I believe in the Second Amendment, I believe in our Constitution and I also believe that we all should have the freedom to feel safe [illegible] tion and meet each other in the middle," Busch said.

**House District 32**

Cyrus Javadi, a dentist in Tillamook campaigning for state House, signaled his opposition to Measure 114.

"I oppose this effort to significantly restrict the rights of law-abiding gun owners," the Republican said in an email.

Javadi expressed similar concerns as Weber about the potential for costly legal battles.

"This ill-conceived ballot measure will cost taxpayers significant money in court battles because it is unconstitutional and will go nowhere," he said.

Logan Lutey, a small-business owner and community organizer in Tillamook, said he agrees with the intent and basic concepts of Measure 114 but is "still evaluating the policy mechanism."

Lutey, a Democrat, sidled the magazine capacity on ammunition is a "no-brainer" but said the limit should depend on the style of gun.

Lutey described himself as a "responsible gun owner."

"I really want to make sure that the people who are crafting these policies both have an understanding of these actual tools and weapons and can be able to legislate with a common-sense perspective, not beholden to any one extreme group, but actually looking out for the average gun owner, the average person trembling their kids to school and making sure we can live in a safe community," he said.

Lutey also emphasized the importance of proper implementation if the measure were to pass.

"It's about making sure that the people who are upholding the law and are surrounding citizens can continue to exercise their rights while making sure

CITY OF CANNON BEACH
PO BOX 368
CANNON BEACH OR 97110-0368

the Astorian

NINTH YEAR, NO. 32 | DailyAstorian.com | TUESDAY, SEPTEMBER 13, 2022 | $1.50

Jeremy Cook/Daily Tribune

A memorial with flowers and kind notes sat outside a Safeway in Bend, where a gunman fatally shot two people in late August before killing himself.

# State House and Senate candidates split on gun control

## A ballot measure in November would strengthen the state's gun laws

State Rep. Suzanne Weber

Melissa Busch

By EDMAN MYERS
The Astorian

With mass shootings and other gun violence driving fears about public safety, voters in Oregon will have a chance in November to strengthen the state's gun control laws.

Measure 114 would require anyone purchasing a gun to apply for a permit, complete a background check and pass a safety training course. The measure would also prohibit ammunition magazines [illegible]

ELECTION 2022

days. The measure would end the practice — known as the "Charleston loophole" after a mass shooting in South Carolina in 2015.

A survey by the Oregon Values and Beliefs Center found that 56% of people interviewed wanted stricter gun laws in Oregon. Among gun owners, nearly half — 44% — believed gun laws should be stricter in the state.

The biggest divide was along party lines: Ninety percent of Democrats wanted stronger federal gun laws, compared to 24% of Republicans. The [illegible]

# Buoy Beer seeks to stabilize building

## Work could allow Riverwalk to reopen

By ERICK BENGEL
The Astorian

Buoy Beer Co., the riverfront brewery and restaurant whose south wall crumpled over the Columbia River in June, may be able to stabilize the south wall over the next few weeks.

The work could allow the city to reopen the Astoria Riverwalk, which has been fenced off between Seventh and Eighth streets since the implosion.

David Kroening, the president of Buoy Beer, could not offer an update on the rest of the building, a century-old century that rests on aging pilings.

"We very much hope to be able to move back in, in some capacity, by the future," he said in an email.

After the brewery's permit application to secure the south wall is approved and construction is finished, building inspectors will determine the next steps. Megan Leatherman, the city's community development director, said.

See Buoy Beer, Page A6

# New apartments planned for Seaside

## Developer intends to convert wrecking yard

By R.J. MARX

Clatsop Regional Housing Taskforce

# New Apartments planned for Seaside

**Developer intends to convert wrecking yard,** By R.J. Marx, *The Astorian*

**SEASIDE –** Two properties used as a wrecking yard off U.S. Highway 101 could be converted into a 10-unit apartment Complex with open space or a playground for residents.

Randy Stemper, representing the property owners, went before the Planning Commission last week to seek a Zoning change from medium-density residential to high-density residential to help meet the region's need for housing.

"One of my goals that I've been working on for a long time is to try and find a way to get housing that isn't Incredibly expensive," Stemper said. "One of the ways to do that is to increase the density on the property."

The units, a mixture of two- and three-bedroom apartments, would rent for market rate. According to Kim Seaberg of North Coast Rentals and Illume Property Partners, market rate averages about $1,500 to $1,650 a month for A two-bedroom apartment.

According to draft plans, there will be 20 parking spaces – two spaces per unit.

{…}

"I think anything we can do to get more workforce housing is great, [Planning Commissioner Seth] Morrisey said. "I'm all for it."

Clatsop Regional Housing Taskforce

# Sea Lark

# Sea Lark Development Agreement

After recording, return to:
City of Cannon Beach
Attn: City Manager
P.O. Box 368
Cannon Beach, Oregon 97110

Until a change is requested,
All Tax Statements will be sent to:

No Change Requested

## COMMUNITY HOUSING DEVELOPMENT AGREEMENT

This Community Housing Development Agreement ("Development Agreement" or "Agreement") is made and is effective as of the date hereof ("Effective Date") by and between Coaster Properties, LLC ("Developer") and the City of Cannon Beach, an Oregon municipal corporation ("City").

RECITALS

A. Developer is the owner of the certain real property located at 124 N. Larch within the City of Cannon Beach, Clatsop County (the "Development") and described on attached Exhibit A. Developer intends to develop the property as an eight unit multi-family development. In an effort to encourage affordable housing in the City, the Developer has agreed to enter into this Development Agreement with City and to develop the Development for Community Housing pursuant to this Agreement. "Community Housing" is defined as long term rental units that do not exceed the Community Rental Rates listed in this Agreement.

B. In order to assure compliance by Developer with the provisions of this Agreement, the Developer and City intend that the City shall have the right to approve any changes in the plans and specifications for the Development prepared by Tolovana Architects and dated 9/13/2018 ("Plans and Specifications"), and to inspect the Development for compliance with this Agreement and the Plans and Specifications.

NOW, THEREFORE, for consideration, the adequacy and sufficiency of which is hereby acknowledged, Developer and City agree as follows:

1. **Incorporation of Recitals.**

The Recitals are incorporated herein as part of this Development Agreement.

2. **Term and Termination**

A. This Development Agreement shall be in effect from the date of execution until December 31, 2029, unless terminated earlier by either party by giving written notice of termination to the other party. In the event this Agreement is terminated, either party shall, upon request of the other party, promptly execute and deliver to the requesting party a document evidencing the



Clatsop Regional Housing Taskforce

# HomeWork: Scenario Two

## Seaside & Cannon Beach ‘Affordable/Workforce Housing’

1. Are the units proposed in Seaside truly ‘workforce’?
2. Are those in Cannon Beach ‘workforce’?
3. Who or what guarantees the Seaside units are ‘workforce’?
4. What guarantees the units in Cannon Beach are ‘workforce’?
5. But for how long?
6. How could we guarantee future units are truly ‘workforce’ housing units?

# DRAFT Regional Development Agreement

## CLATSOP REGIONAL AFFORDABLE WORKFORCE HOUSING DEED RESTRICTION GUIDELINES

**INTRODUCTION:**

The purpose of the Clatsop Regional Affordable Workforce Housing Deed Restriction Guidelines ("Guidelines") is to outline the provisions that should be addressed in deed restrictions for affordable workforce housing units and other local housing programs located within the Region, including:

- Private sector development authorized through Regional land use approvals;
- Public sector development of affordable workforce housing in the unincorporated areas of the Region;
- Affordable workforce housing units in development projects that the Region contributes to financially (either within the unincorporated County or the incorporated Towns);
- Housing Helps deed restrictions, as applicable; and
- Accessory apartment deed restrictions, as applicable.

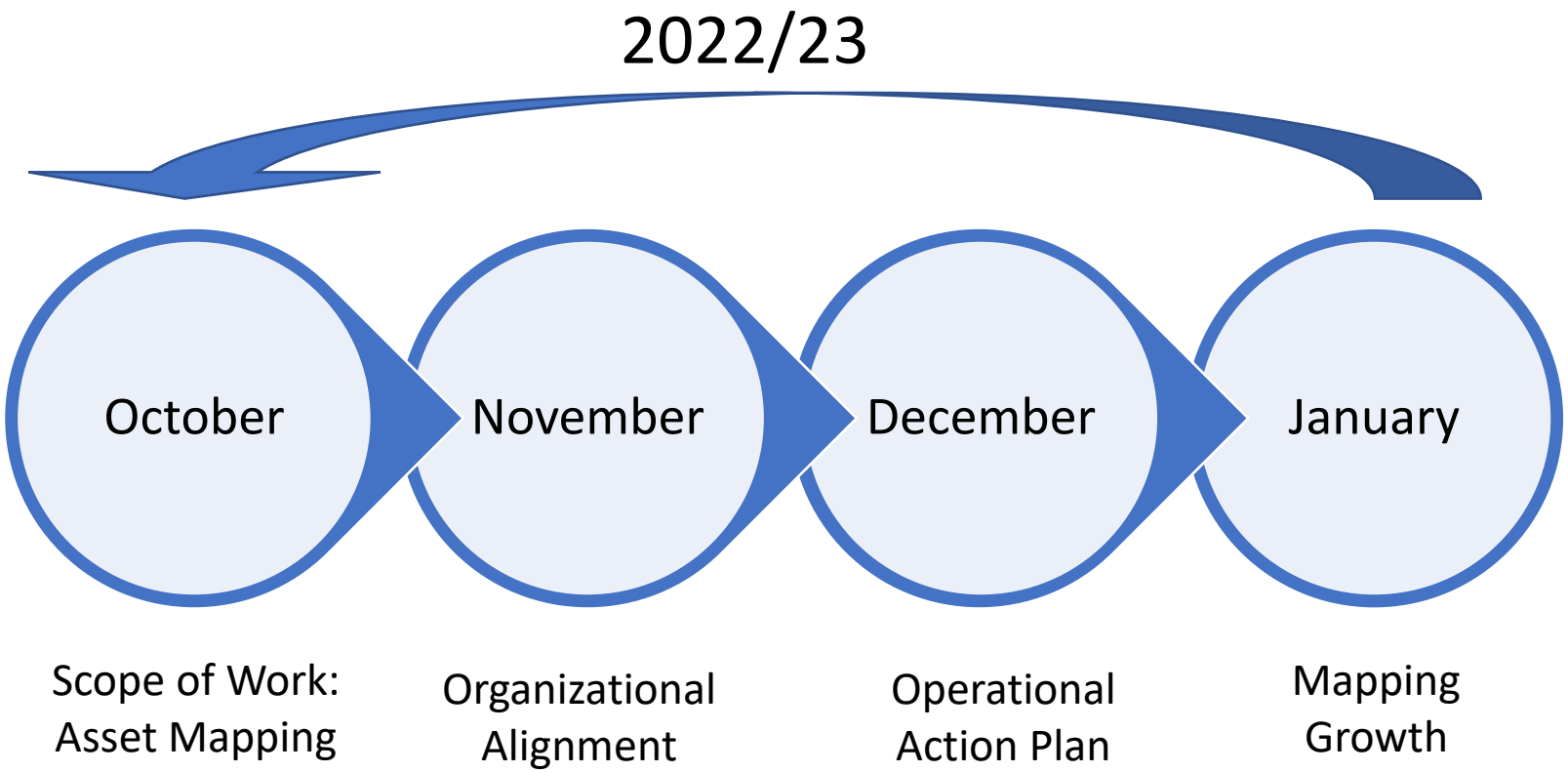
In addition to guiding the development of new deed restrictions, these Guidelines can also be used to guide amendments to existing deed restrictions in a manner that is consistent with current recommended best practices. Accordingly, owners of existing deed-restricted housing units may work with the Regional Authority to pursue amendments to existing deed restrictions in a manner consistent with these Guidelines, with such deed restriction amendments approved and executed by the Regional Authority in partnership with the current unit owner(s).

In some cases, the deed restriction standards set forth in these Guidelines are very prescriptive and contain minimum requirements that must be met (e.g., in the case of requiring occupants to be employed locally within Clatsop Region). However, in other instances a range of potential options may be acceptable, with the exact deed restriction language determined on a case-by-case basis depending upon the purpose and intent of a particular development, the current market conditions and other project specific considerations. The required elements and standards that must be contained in a deed restriction include, at a minimum, those described in these Guidelines. While the Guidelines set forth below outline the standard provisions to be included in all deed restrictions for affordable workforce housing units in the Region, it should be noted that additional provisions may be required to address circumstances unique to a particular project.

Clatsop Regional Housing Taskforce

# Taskforce Timeline

# Timeline




Clatsop Regional Housing Taskforce

# Next Steps

# Meeting Four: Scope of Work
# Asset Mapping

# Meeting Four: Wednesday October 26th 1-3 PM