



CITY OF CANNON BEACH

AGENDA

Meeting: City Council Work Session
Date: Thursday, February 29, 2024
Time: 6:00 p.m.
Location: Council Chambers, City Hall

CALL TO ORDER AND APPROVAL OF AGENDA

PUBLIC COMMENT

The Presiding Officer will call for statements from citizens regarding issues relating to the City. The Presiding Officer may limit the time permitted for presentations and may request that a spokesperson be selected for a group of persons wishing to speak.

DISCUSSION

- (1) **Code Rewrite Joint Work Session with Planning Commission and Design Review Board**
- (2) **Good of the Order**

ADJOURNMENT

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Public Comment: If you wish to provide public comment via Zoom for this meeting please use the raise your hand Zoom feature. Except for a public hearing agenda item, all Public to be Heard comments will be taken at the beginning of the meeting for both Agenda and Non-Agenda items. If you are requesting to speak during a public hearing agenda item, please indicate the specific agenda item number as your comments will be considered during the public hearing portion of the meeting when the public hearing item is considered by the Council. All written comments received by 3:00 pm the day before the meeting will be distributed to the City Council and the appropriate staff prior to the start of the meeting. These written comments will be included in the record copy of the meeting. Written comments received at the deadline will be forwarded to Council and included in the record, but may not be read prior to the meeting.

Please note that agenda items may not be considered in the exact order listed. For questions about the agenda, please contact the City of Cannon Beach at (503) 436.8052. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact the City Manager at (503) 436.8050. TTY (503) 436-8097. This information can be made in alternative format as needed for persons with disabilities.

Posted: 20234.02.22

Date 21 February 2024
Subject Cannon Beach Code Rewrite Project
To Steve Sokolowski Community Development Director
From Marcy McInelly AIA, Urbsworks, Inc.
Copy Bruce St. Denis, City Manager, Robert St. Clair, Planner, City of Cannon Beach; Keith Liden, AICP; Elizabeth Nelson (Urbsworks)

Agenda

City Council Work Session with Planning Commission and Design Review Board (Code Rewrite Joint Commission), Thursday 29 February, 2024 | 6:00 PM | Council Chambers, City Hall

1. Discuss results of the housing survey
2. Continue discussion of housing issues with Elissa Gertler, Clatsop County Housing Manager
3. Discuss specific actions and a plan to pursue specific actions
4. Decide on next steps

Background

As requested by Joint Commission in December 2023, the Urbsworks team initiated a public engagement campaign for the Code Rewrite project, to make the public aware of the project and provide an opportunity for the community to provide feedback and information to the Joint Commission about the four primary policy areas that were identified during the Code Audit: Housing, Parking, Trees, and Wetlands.

As the Code Rewrite Project is concluding the Code Re-organization task (including discussion of Administrative Procedures), we are moving into the policy amendments phase of the Code Rewrite. That means that, according to the scope of work, the next efforts will be focused on the policy areas listed above.

As agreed In December, the first public engagement event focused on housing. Future public engagement efforts will be focused on parking and, possibly, trees. The Wetland Overlay, which would have been the fourth policy focus, is being advanced in a package of code amendments this month: the Planning Commission is holding its second evidentiary hearing on the Wetland Overlay on 22 February 2024.

Housing Events

On January 31st Elissa Gertler, Clatsop County Housing Manager spoke to the Joint Commission about housing issues in Canon Beach and the county.

Concurrently with Elissa's presentation, a survey was made available to the public in late January. Summary results are attached.

Next steps and action plan

The survey demonstrates agreement about the housing problems in Cannon Beach, but not about solutions. The housing conversations with Elissa Gertler and the community survey is the beginning of a community conversation that will require close examination of solutions and opportunities.

Cannon Beach Meeting January 31, 2024
Elissa Gertler, Housing Manager, Clatsop County

I. Getting on the same page-- housing definitions

- What is affordable housing? What is workforce housing?
- HUD defines affordable housing as any housing that costs an owner or renter no more than 30% of their gross household income, including utilities.
- What is Area Median Income (AMI) – Calculated by HUD annually for different communities. By definition, 50% of households within the specified geographic area earn less than Area Median Income (AMI), and 50% earn more. AMI is adjusted based on household size and used to determine the eligibility of applicants for federally and locally funded housing programs.
- LOW-INCOME: Households earning at or below 80% AMI.
 - Family of 2 earning 54,100; family of 4 earning 67,600
 - Assistant Manager Cleanline Surf Shop- \$25/hour full time=\$50,000
 - US Mail Clerk- \$35/hour full time=\$70,000
 - ER Nurse-\$35/hour full time=\$70,000
- VERY LOW-INCOME: Households earning at or below 50% AMI.
 - Family of 2 earning \$33,800, family of 4 earning \$42,250
 - Front Desk Stephanie Inn earning \$20/hr, 40 hours week= \$40,000
 - Walgreens Assistant Manager earning \$22/hour, 40 hours week=\$44,000
 - In Home Caregiver earning \$22/hour, 30 hours week=\$26,400
- EXTREMELY LOW-INCOME: Households earning at or below 30% AMI.
 - Family of 2 earning \$20,000, family of 4 earning \$30,000
 - Pelican Pub Server \$15/hr, 40 hours per week=\$30,000
 - Nanny earning \$16/hr, 20 hours per week=\$16,000
 - Maximum Social Security payment for an eligible couple=\$16,000
- What is Workforce Housing?
 - Affordable Housing is 60% AMI and below (\$0-\$50K)
 - Workforce Housing is between 60%-120% AMI (\$50-100K)
 - Market Rate Housing is 120% AMI and above. (\$100K+)

II. Evolution of housing in the state land use system

- We all love living in Oregon and in Clatsop County because of the land use system that protects nature. The idea of UGB's was groundbreaking at its time, Governor McCall wanted to protect us from sprawling subdivisions:
"Sagebrush subdivisions, coastal condominiums, and the ravenous rampage of suburbia ... threaten to mock Oregon's status as an environmental model...Oregon ... must be protected from the grasping wastrels of the land."
- The system has multiple, sometimes conflicting, goals. Goal 1 is public involvement, as we are doing tonight. Protecting nature and coastal areas is a key goal, but so is providing enough housing. How to balance? Housing production is a national issue, Oregon is among the worst.

Cannon Beach Meeting January 31, 2024
Elissa Gertler, Housing Manager, Clatsop County

- Oregon's land use system is 50 years old, and the community and world have changed since then. The system needs to change alongside the conditions of the world.
- Two major recent state land use system changes--Housing and Climate Change.
- HB 2001 and 2003- 2001 basically expanded housing choices- no more single family zoning in cities over 10000. Cities required to update their codes, including clear and objective standards.
- HB 2003 required cities over 10,000 to plan for needed housing. Created OHNA, Oregon Housing Needs Analysis. State analyzes and allocates housing targets for all affected cities.
- What is OHNA-- Requiring every community to make progress on providing its fair share of housing choices and work towards more fair and equitable housing outcomes
- Astoria is required by DLCDC to do a HCA/HPS, we are taking a regional approach
- CFEC- focused on reducing GHG in urban areas by increasing housing density and emphasizing transportation options. Reduces parking requirements and road expansions.

III. Clatsop County's unique housing landscape

- Recreational communities face unique issues.
- Year-round population of the county is 40K, but it doubles or even triples during tourist season
- CB has the most people who commute to work in CB from somewhere else, longest commute times of any city in the county, including unincorporated.
- CB has the highest percentage of vacant units in the county—over half are empty most of the year.
- 2019 Clatsop County Housing Study findings:
 - County technically has sufficient housing supply, but not the right types of housing to meet needs of year-round residents due to second homes and vacation rentals. This is especially acute in the beach communities of the south county.
 - Recommended adding more multifamily rentals, missing middle (duplexes, townhomes, ADUs), and affordable home ownership opportunities, reduce obstacles to infill.
 - Projected need for 1500 new housing units in the next 20 years
 - But—we have land and infrastructure constraints throughout the county

IV. What can we do about it?

- No matter your perspective, it is clear that there is a shortage of needed housing in the county.
- How do we start tackling it?
 - New Countywide housing study will look at land and building supply, infrastructure needs.
 - County and cities making code changes to make more kinds of housing easier to build in more places, part of why we are all here tonight
 - What ideas do you all have?

JOIN US

FOR A CONVERSATION
ABOUT HOUSING
IN CANNON BEACH
WITH ELISSA GERTLER,
HOUSING MANAGER
FOR CLATSOP COUNTY

AT THE CODE REWRITE PROJECT
JOINT COMMISSION

- › Local leaders want to hear from anyone living or working in Cannon Beach about their experience with housing
- › Be a part of the discussion about the Development Code Rewrite
- › Please take the survey at <https://www.surveymonkey.com/r/cannonbeach>



Please plan to attend the conversation on January 31st

ÚNETE A NOSOTROS

PARA UNA
CONVERSACIÓN SOBRE
VIVIENDA EN CANNON
BEACH CON ELISA
GERTLER, GERENTE DE
VIVIENDA DEL CONDADO
DE CLATSOP

EN LA COMISIÓN CONJUNTA DEL
PROYECTO REESCRITURA DE
CÓDIGO

- › Los líderes locales quieren escuchar a cualquier persona que viva o trabaje en Cannon Beach sobre su experiencia con la vivienda
- › Participe en la discusión sobre la reescritura del código de desarrollo
- › Por favor, responda la encuesta en <https://www.surveymonkey.com/r/cannonbeach>

Por favor, planee asistir a la



JANUARY / **JANUARY 31, 2024**
6:00PM

In person/**EN PERSONA**

Cannon Beach City Hall

Doors will open at 5:40 pm for the first 44 people.

The Chamber of Commerce is available after City Hall has reached their capacity of 44

Las puertas se abrirán a las 5:40 p.m. para las primeras 44 personas. La Cámara de Comercio está disponible después de que el Ayuntamiento haya alcanzado su capacidad de 44 personas.

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Meeting ID: 992 6108 4699

Password: 365593



Date 20 February 2024
Subject Cannon Beach Community Development Ordinance (CDO) Rewrite Project
To Steve Sokolowski Community Development Director
From Marcy McInelly AIA, Urbsworks, Inc.
Copy Bruce St. Denis, City Manager, Robert St. Clair, Planner, City of Cannon Beach; Keith Liden, AICP; Elizabeth Nelson (Urbsworks)

Housing Survey Summary

2024 CANNON BEACH HOUSING SURVEY – HIGHLIGHTS

Joint Committee directs consultant to craft survey of resident/worker housing experiences

In response to direction from the Joint Commission at the December 2023 meeting, the Urbsworks team developed a survey to better understand the housing experiences of people who live or work in Cannon Beach. With guidance from committee members, the team developed a set of questions that were translated into Spanish. The survey was distributed widely through City mailers, email list, and direct outreach to local businesses.

This memo highlights key takeaways from survey results. Full results are included in packet attachment.

Survey received 281 responses from mix of residents and workers in Cannon Beach

The survey garnered a broad response, ultimately receiving 281 responses between January 18 and February 20, 2024. Here is a snapshot of survey respondents:

- About 80% of respondents live in Cannon Beach, at least part of the time.
- Around 60% of respondents own their homes, 36% rent, while 4% have some other arrangement.
- 78% of respondents work.
- 61 individuals who work in Cannon Beach and commute here for work responded to the survey in total.
- Of the 78% of respondents who work, one-quarter walk to work sometimes, and one-sixth bike to work sometimes. Six respondents indicated they rely on transit, possibly indicating the survey did not reach the most vulnerable residents or workers in Cannon Beach.
- Approximately 25% of respondents own a business in Cannon Beach.
- Average household size of respondents: 2

Diversity and affordability of housing in Cannon Beach: Not being provided

Some of the most dramatic results in the survey were responses to question about housing diversity and housing affordability:

- 81% of respondents (n=243) responded that Cannon Beach is failing to live up to its policy to “encourage the development of housing which meets the needs of a variety of age and incomes groups as well as special needs”
- 89% of respondents (n=243) find that there is a lack of affordable housing in Cannon Beach, defined as housing that requires households to spend less than 30% of their income on housing

Cost and supply cited as top reasons for lack of housing options, especially a lack of rental housing

Respondents generally agreed on the top two factors making it difficult to find housing in Cannon Beach (question 14, n=255):

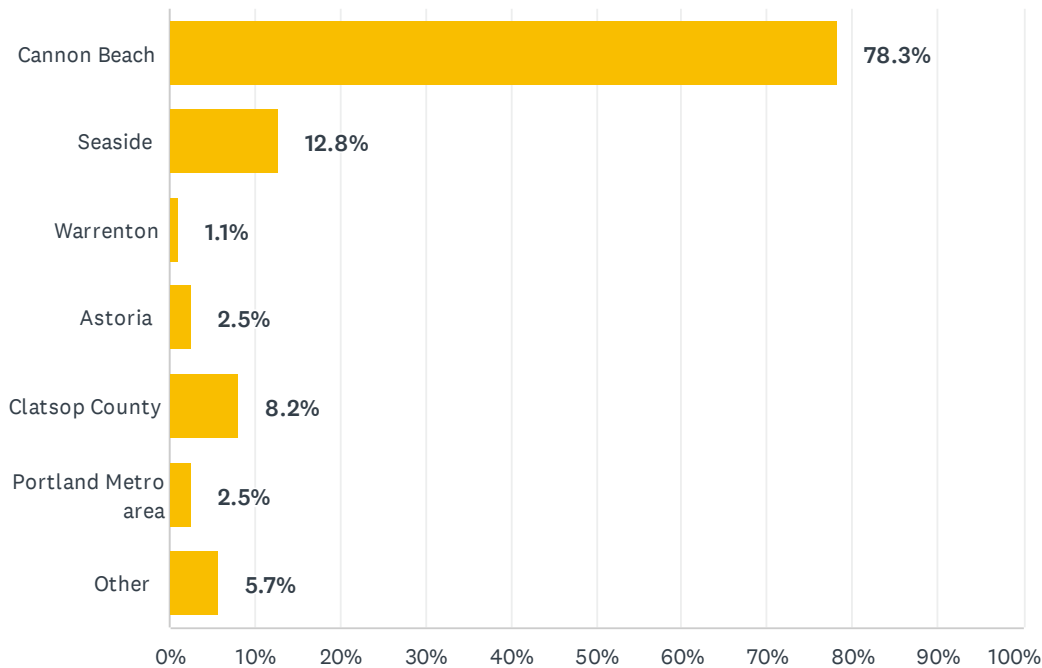
- 85% of respondents cite cost of housing being too expensive
- 77% of respondents cite the lack of housing for rent

Question 14 demonstrates that there is a diversity of opinions about the factors that make it most difficult to find housing in Cannon Beach – the third, fourth, and fifth most popular answers include not enough housing supply in general, short term rentals, and second homes.

Many people added comments in their responses to Question 15, elaborating on their personal experiences with housing precarity in Cannon Beach.

Q1 Where do you live? Select all that apply: ¿En dónde vives? Seleccione todas las que correspondan:

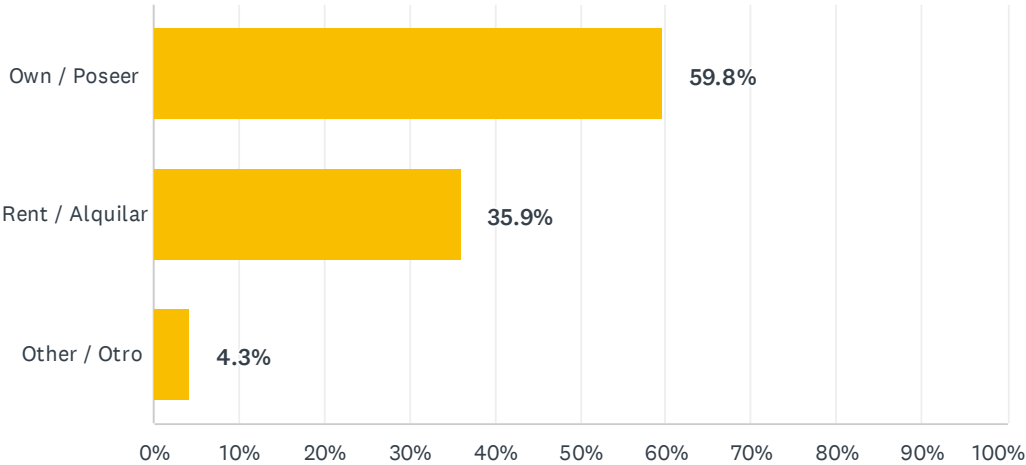
Answered: 281 Skipped: 0



ANSWER CHOICES	RESPONSES	
Cannon Beach	78.3%	220
Seaside	12.8%	36
Warrenton	1.1%	3
Astoria	2.5%	7
Clatsop County	8.2%	23
Portland Metro area	2.5%	7
Other	5.7%	16
Total Respondents: 281		

Q2 Please tell us about your housing. Do you:Por favor, cuéntenos sobre su vivienda. Y tú:

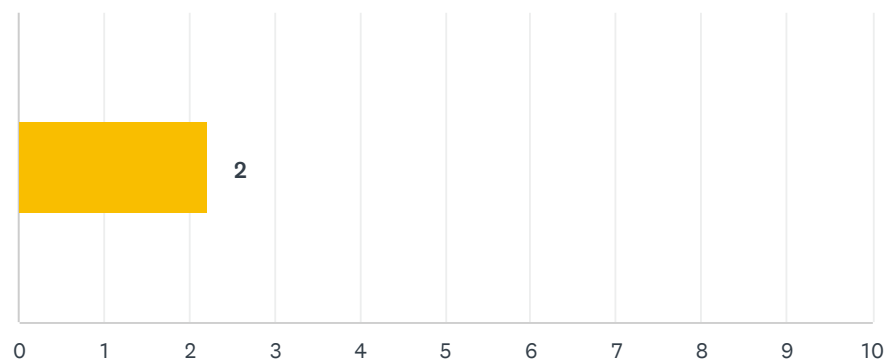
Answered: 281 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own / Poseer	59.8%	168
Rent / Alquilar	35.9%	101
Other / Otro	4.3%	12
TOTAL		281

Q3 How many members live in your household? Please specify:¿ Cuántos miembros viven en su hogar? Sírvase especificar:

Answered: 280 Skipped: 1

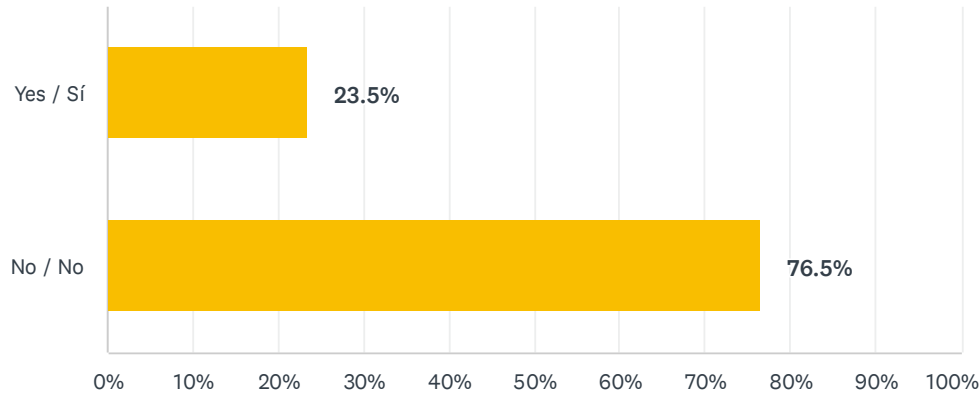


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	2	623	280
Total Respondents: 280			

BASIC STATISTICS					
	MINIMUM	MAXIMUM	MEDIAN	MEAN	STANDARD DEVIATION
	1.00	6.00	2.00	2.23	1.06

Q4 Do you own a business in Cannon Beach? ¿Tienes un negocio en Cannon Beach?

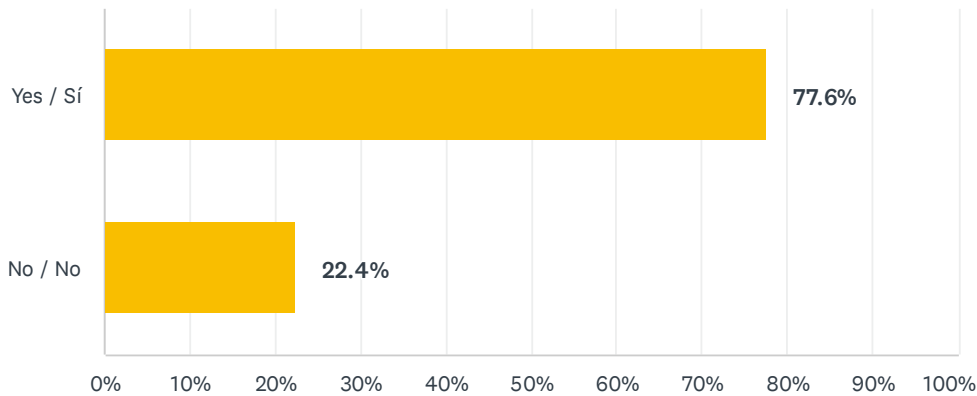
Answered: 281 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes / Sí	23.5%	66
No / No	76.5%	215
TOTAL		281

Q5 Do you work?¿Usted trabaja?

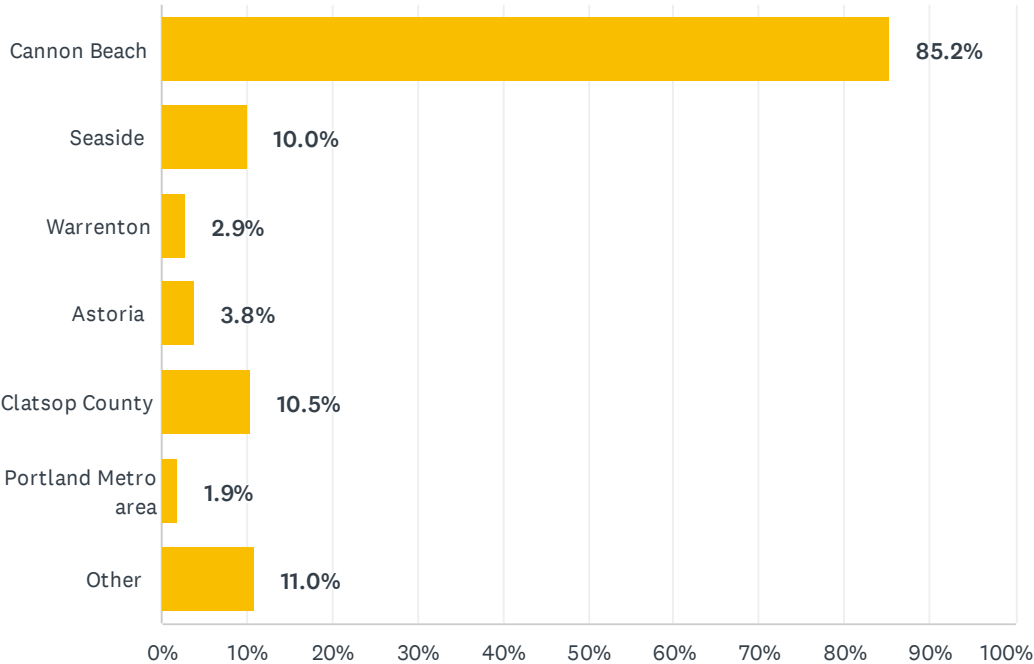
Answered: 281 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes / Sí	77.6%	218
No / No	22.4%	63
TOTAL		281

Q6 Where do you work? Select all that apply: ¿Dónde trabajas? Seleccione todas las que correspondan:

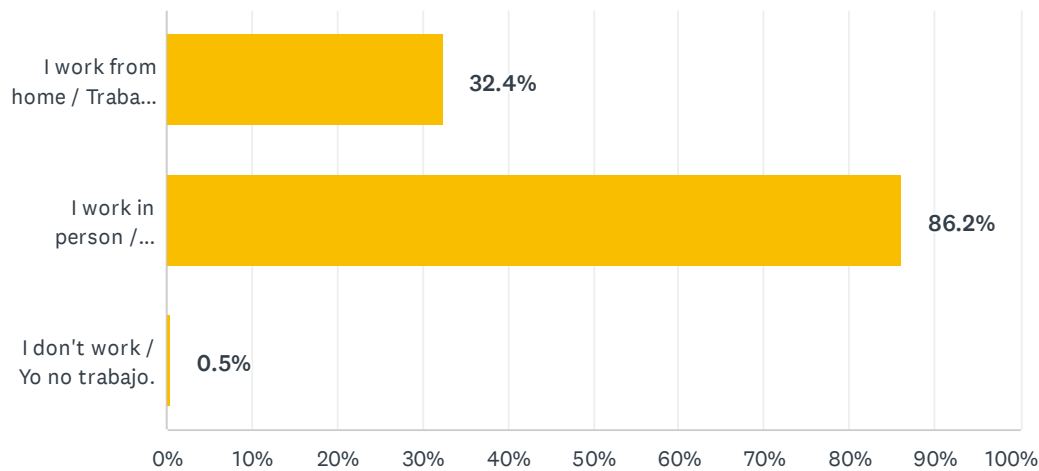
Answered: 210 Skipped: 71



ANSWER CHOICES	RESPONSES	
Cannon Beach	85.2%	179
Seaside	10.0%	21
Warrenton	2.9%	6
Astoria	3.8%	8
Clatsop County	10.5%	22
Portland Metro area	1.9%	4
Other	11.0%	23
Total Respondents: 210		

Q7 Please select all that apply: ¿Dónde trabajas? Seleccione todas las que correspondan:

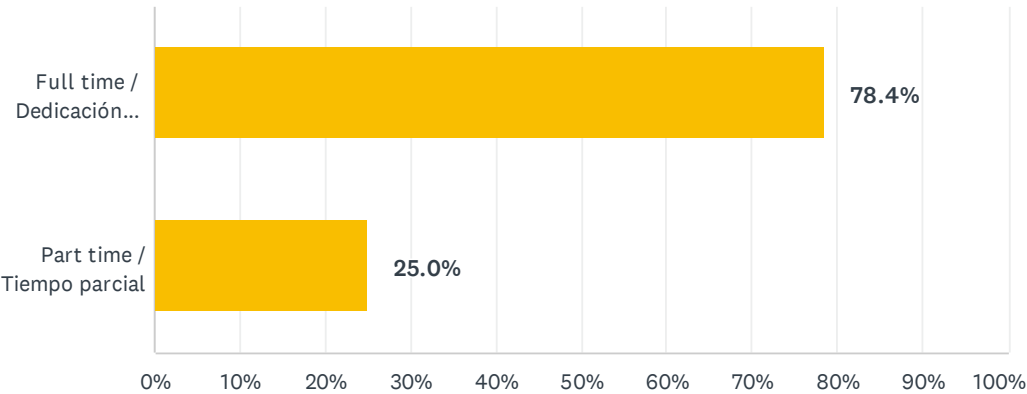
Answered: 210 Skipped: 71



ANSWER CHOICES	RESPONSES	
I work from home / Trabajo desde casa.	32.4%	68
I work in person / Trabajo en persona.	86.2%	181
I don't work / Yo no trabajo.	0.5%	1
Total Respondents: 210		

Q8 Please select all that apply:Seleccione todas las que correspondan:

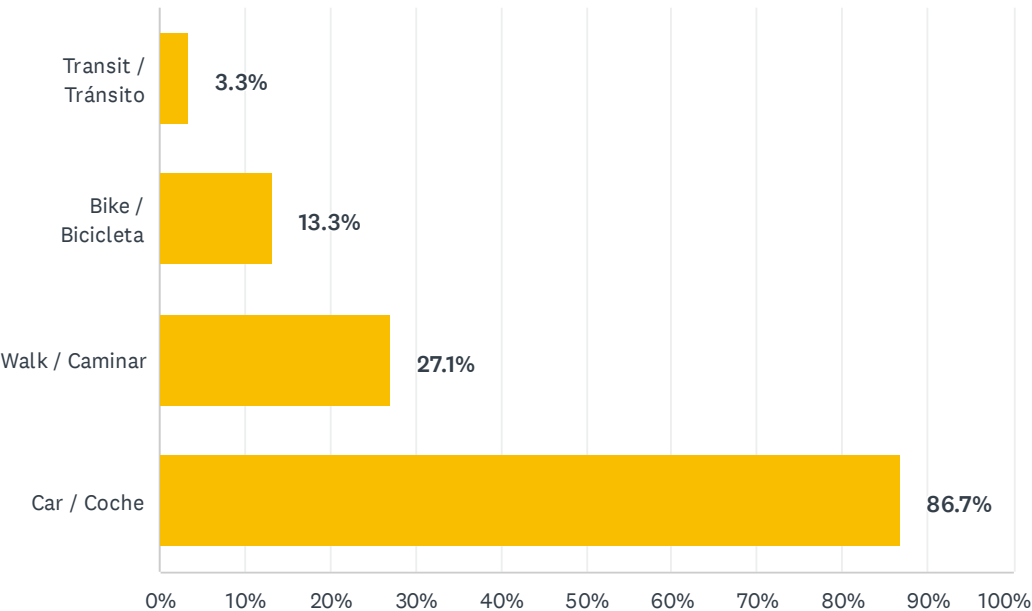
Answered: 208 Skipped: 73



ANSWER CHOICES	RESPONSES	
Full time / Dedicación plena	78.4%	163
Part time / Tiempo parcial	25.0%	52
Total Respondents: 208		

Q9 Do you commute to to work? If yes, how do you commute by (check all that apply):¿Viajas al trabajo? En caso afirmativo, ¿cómo viaja (marque todo lo que corresponda)?

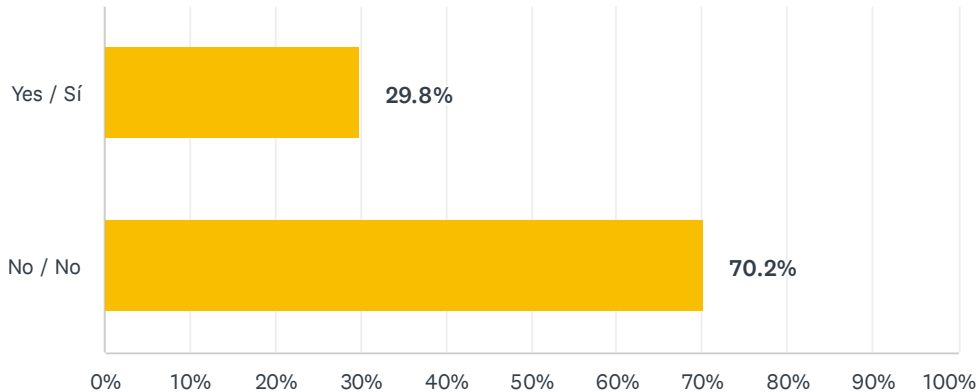
Answered: 181 Skipped: 100



ANSWER CHOICES	RESPONSES	
Transit / Tránsito	3.3%	6
Bike / Bicicleta	13.3%	24
Walk / Caminar	27.1%	49
Car / Coche	86.7%	157
Total Respondents: 181		

Q10 Do you commute from a location outside of Cannon Beach to Cannon Beach for work? ¿Viajas desde otro lugar a Cannon Beach por trabajo?

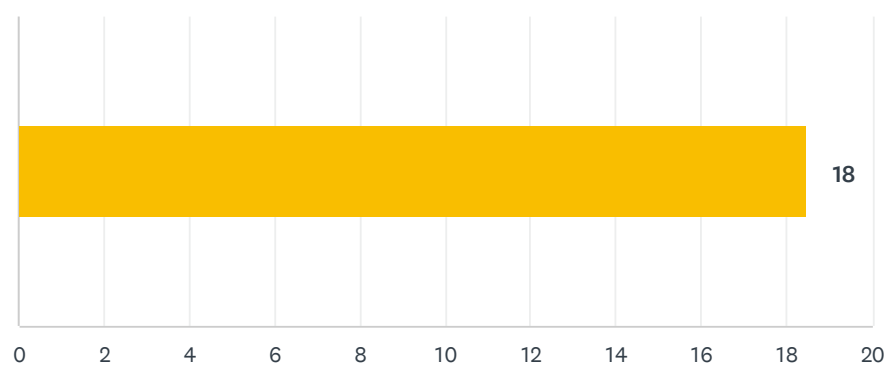
Answered: 205 Skipped: 76



ANSWER CHOICES	RESPONSES	
Yes / Sí	29.8%	61
No / No	70.2%	144
TOTAL		205

Q11 If you commute by car, what percentage of your household income (approximate) do you spend (including mileage, insurance, car maintenance costs combined)? Si viaja en automóvil, ¿qué porcentaje de los ingresos de su hogar (aproximado) gasta (incluido el kilometraje, el seguro y los costos de mantenimiento del automóvil combinados)?

Answered: 149 Skipped: 132

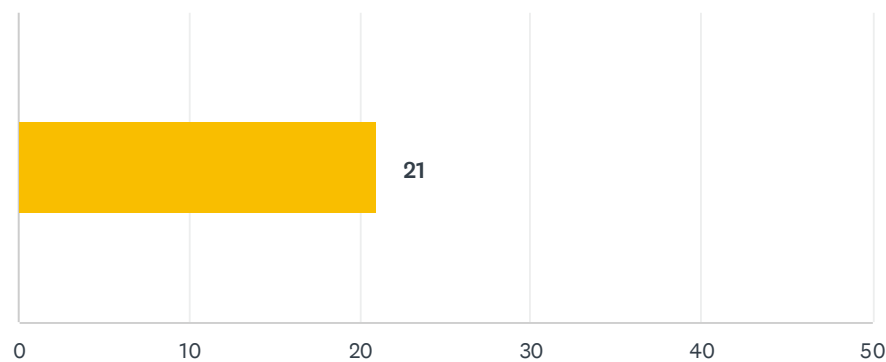


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	18	2,753	149
Total Respondents: 149			

BASIC STATISTICS					
	MINIMUM	MAXIMUM	MEDIAN	MEAN	STANDARD DEVIATION
	0.00	100.00	15.00	18.48	17.61

Q12 How many minutes is your total daily commute?¿Cuántos minutos es el total de tu viaje diario?

Answered: 167 Skipped: 114

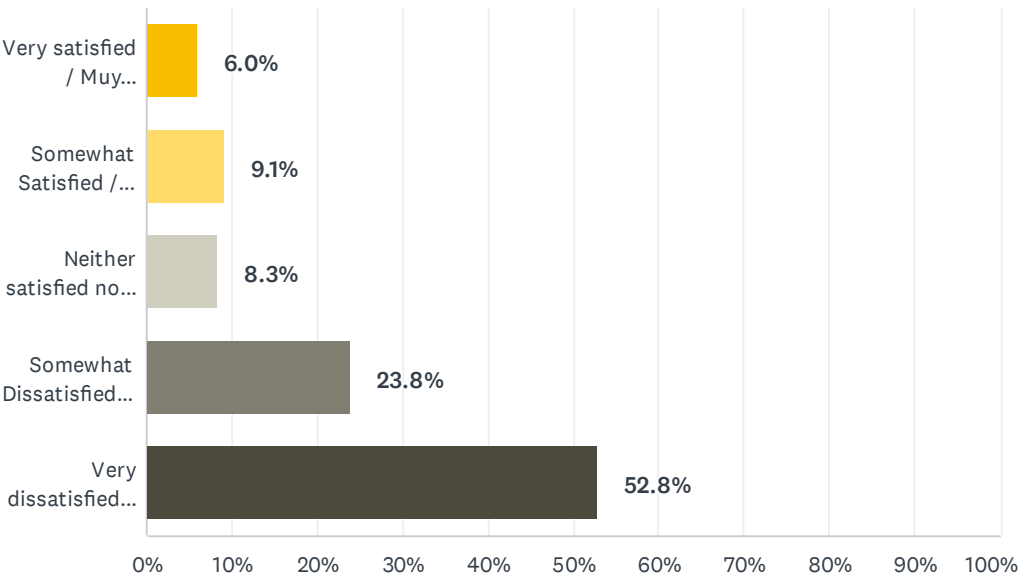


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	21	3,502	167
Total Respondents: 167			

BASIC STATISTICS					
	MINIMUM	MAXIMUM	MEDIAN	MEAN	STANDARD DEVIATION
	0.00	100.00	13.00	20.97	22.48

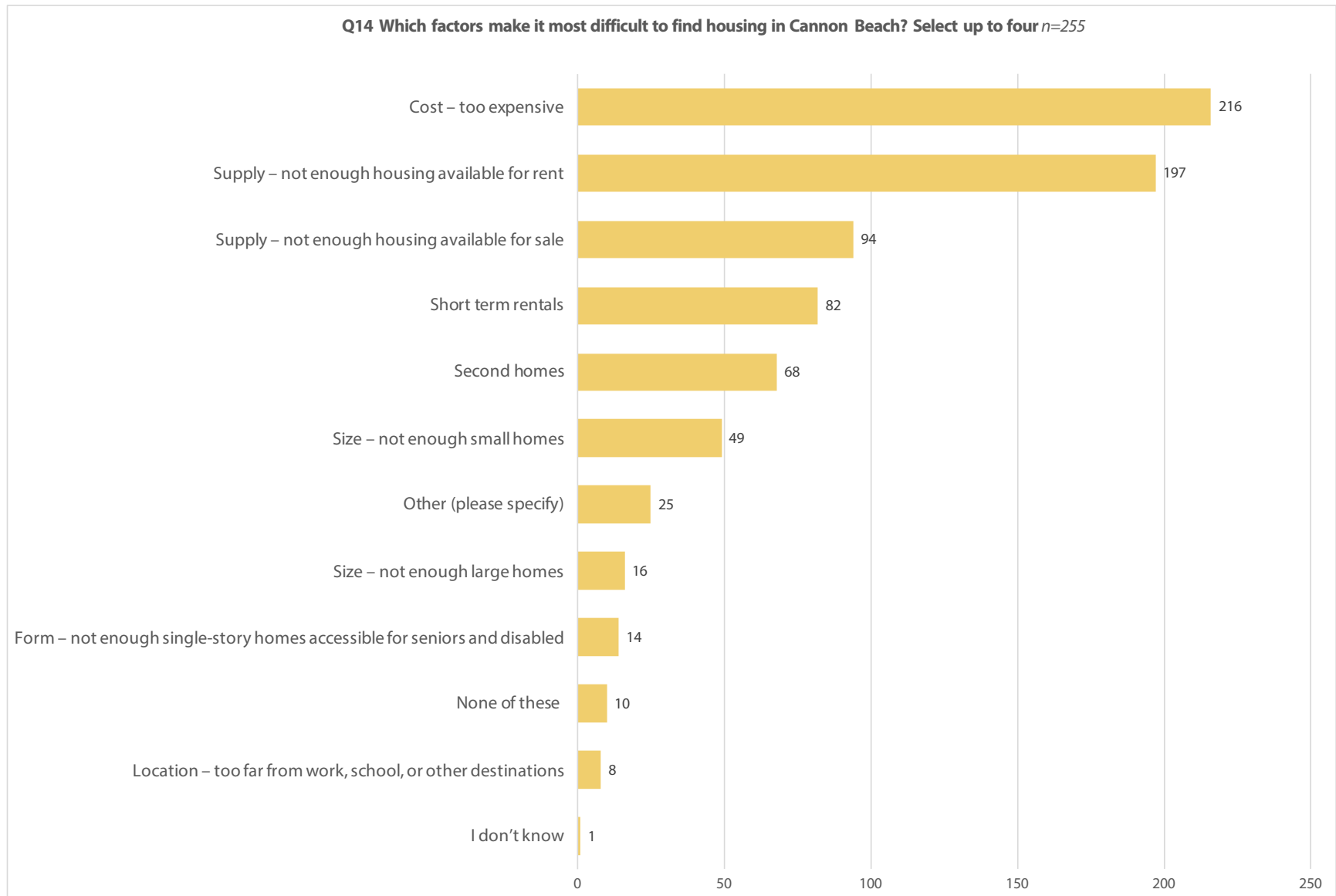
Q13 How satisfied are you with the overall availability and variety of housing in Cannon Beach? ¿Qué tan satisfecho está con la disponibilidad general y la variedad de alojamientos en Cannon Beach?

Answered: 252 Skipped: 29



ANSWER CHOICES	RESPONSES	
Very satisfied / Muy satisfecho	6.0%	15
Somewhat Satisfied / Algo satisfecho	9.1%	23
Neither satisfied nor dissatisfied / Ni satisfechos ni insatisfechos	8.3%	21
Somewhat Dissatisfied / Algo insatisfecho	23.8%	60
Very dissatisfied / Muy insatisfecho	52.8%	133
TOTAL		252

2024 Cannon Beach Housing Survey Encuesta de vivienda de Cannon Beach 2024



2024 Cannon Beach Housing Survey Encuesta de vivienda de Cannon Beach 2024

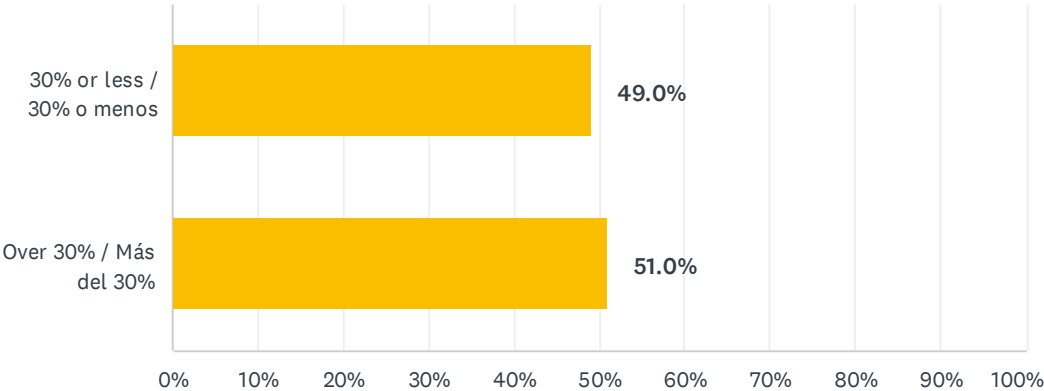
ANSWER CHOICES	RESPONSES	
Cost – too expensiveCosto: demasiado caro	84.7%	216
Location – too far from work, school, or other destinationsUbicación: demasiado lejos del trabajo, la escuela u otros destinos	3.1%	8
Size – not enough large homesTamaño: no hay suficientes casas grandes	6.3%	16
Size – not enough small homesTamaño: no hay suficientes casas pequeñas	19.2%	49
Supply – not enough housing available for saleOferta: no hay suficientes viviendas disponibles para la venta	36.9%	94
Supply – not enough housing available for rentOferta: no hay suficientes viviendas disponibles para alquilar	77.3%	197
Form – not enough single-story homes accessible for seniors and disabledForma: no hay suficientes viviendas de un solo piso accesibles para personas mayores y discapacitadas	5.5%	14
Short term rentalsAlquileres a corto plazo	32.2%	82
Second homesSegundas residencias	26.7%	68
None of these Ninguna de estas	3.9%	10
I don't knowNo sé.	0.4%	1
Other (please specify) / Otro	9.8%	25
Total Respondents: 255		

Q15 (Optional) Tell us more about your answer above.(Opcional)
Cuéntanos más sobre tu respuesta anterior

Answered: 107 Skipped: 174

Q16 What percentage of your household income (approximate) do you spend on your housing? ¿Qué porcentaje de los ingresos de su hogar (aproximado) gasta en su vivienda?

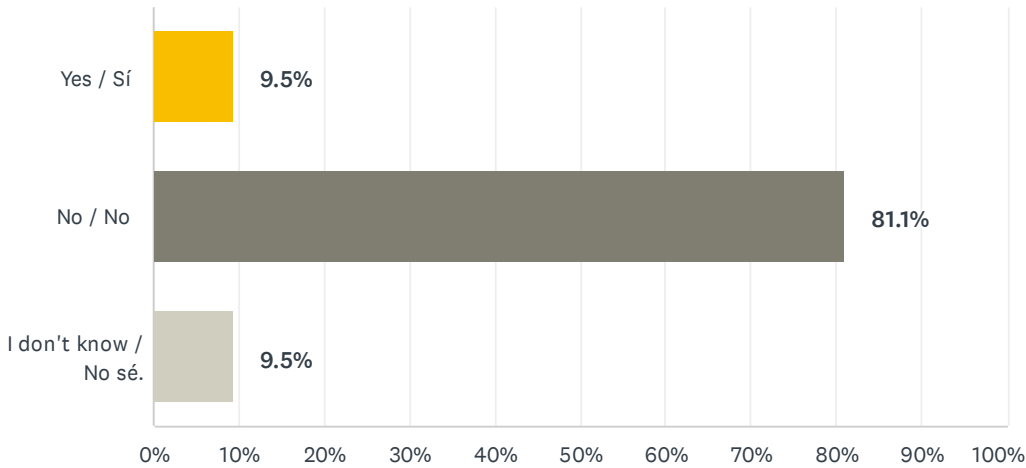
Answered: 249 Skipped: 32



ANSWER CHOICES	RESPONSES	
30% or less / 30% o menos	49.0%	122
Over 30% / Más del 30%	51.0%	127
TOTAL		249

Q17 Below is one of the Cannon Beach’s housing policies, as stated in the city’s Comprehensive Plan: “the city will encourage the development of housing which meets the needs of a variety of age and income groups, as well as groups with special needs.” Do you believe this policy is being achieved in Cannon Beach?A continuación se muestra una de las políticas de vivienda de Cannon Beach, como se indica en el Plan Integral de la ciudad:"la ciudad fomentará el desarrollo de viviendas que satisfagan las necesidades de una variedad de grupos de edad e ingresos, así como de grupos con necesidades especiales". ¿Cree que está logrando esta política en Cannon Beach?

Answered: 243 Skipped: 38

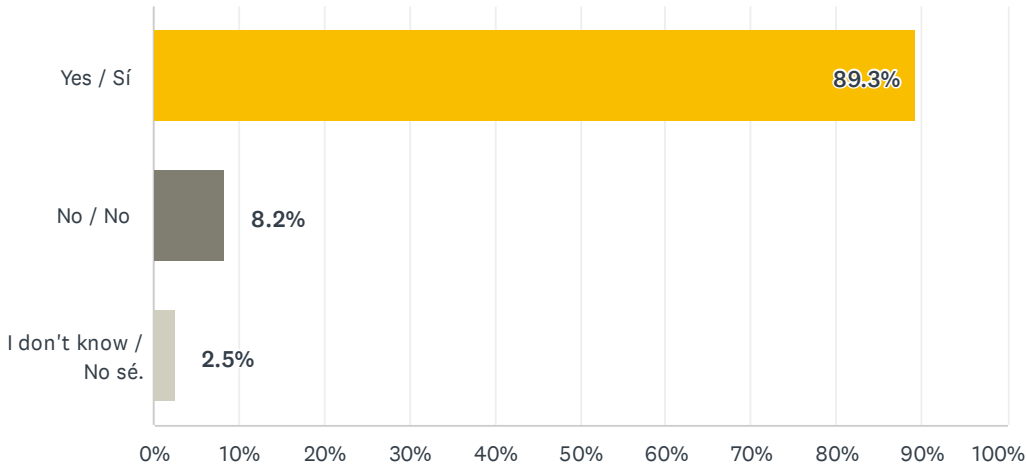


ANSWER CHOICES	RESPONSES	
Yes / Sí	9.5%	23
No / No	81.1%	197
I don't know / No sé.	9.5%	23
TOTAL		243

Q18 “Affordable housing” means that the cost of housing for any given household in Cannon Beach is no more than 30% of household income.

Referring to this definition, do you believe there is a lack of affordable housing in Cannon Beach?"Vivienda asequible" significa que el costo de la vivienda para cualquier hogar en Cannon Beach no supera el 30% de los ingresos del hogar. Refiriéndose a esta definición, ¿cree que hay una falta de viviendas asequibles en Cannon Beach?

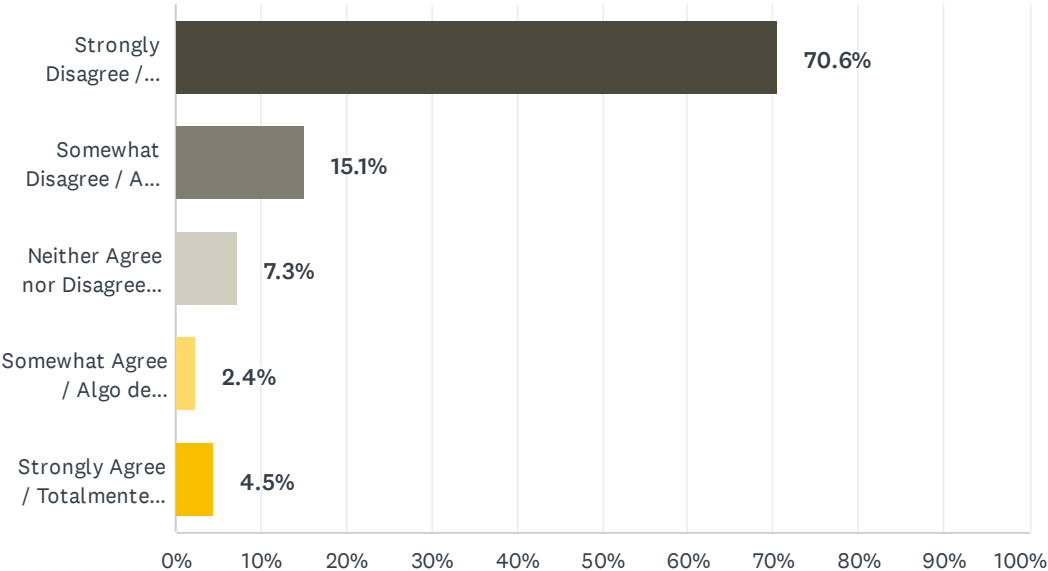
Answered: 243 Skipped: 38



ANSWER CHOICES	RESPONSES	
Yes / Sí	89.3%	217
No / No	8.2%	20
I don't know / No sé.	2.5%	6
TOTAL		243

Q19 “Workforce housing” refers to housing that allows people who work in Cannon Beach, at any type of job, to afford to live in Cannon Beach. Referring to this definition, how strongly do you agree with this statement: There is adequate workforce housing in Cannon Beach."Vivienda para la fuerza laboral" se refiere a la vivienda que permite a las personas que trabajan en Cannon Beach, en cualquier tipo de trabajo, permitirse vivir en Cannon Beach. Refiriéndose a esta definición, ¿qué tan de acuerdo está con esta afirmación?: Hay viviendas adecuadas para la fuerza laboral en Cannon Beach.

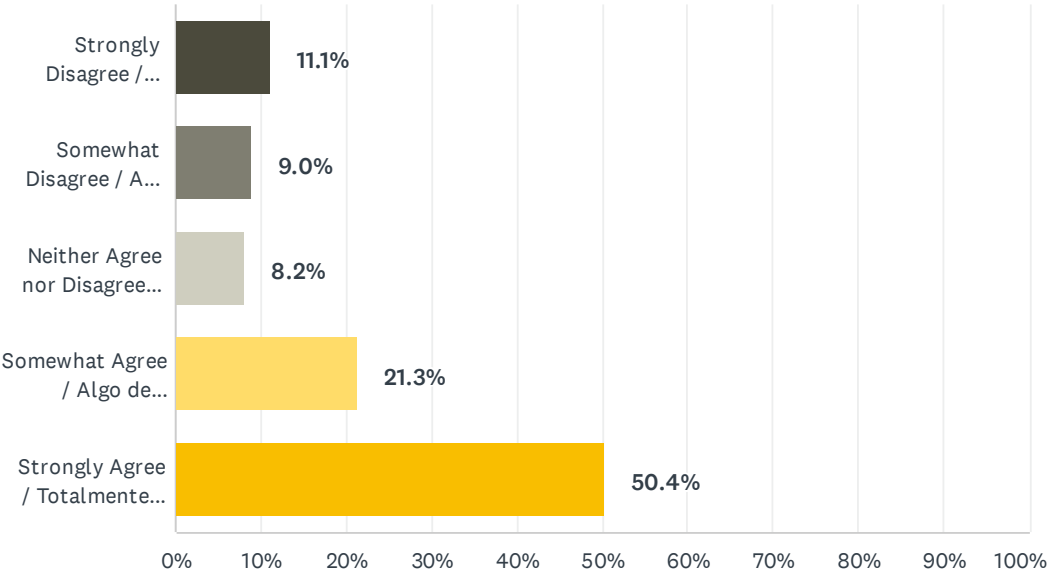
Answered: 245 Skipped: 36



ANSWER CHOICES	RESPONSES	
Strongly Disagree / Totalmente en desacuerdo	70.6%	173
Somewhat Disagree / Algo en desacuerdo	15.1%	37
Neither Agree nor Disagree / Ni de acuerdo ni en desacuerdo	7.3%	18
Somewhat Agree / Algo de acuerdo	2.4%	6
Strongly Agree / Totalmente de acuerdo	4.5%	11
TOTAL		245

Q20 “Short term rentals” refers to a short-term or vacation rental stay in a home by a guest for less than 30 days. Referring to this definition, how strongly do you agree with this statement: Short term rentals are making it hard to find housing in Cannon Beach."Alquileres a corto plazo" se refiere a una estancia a corto plazo o de alquiler vacacional en una casa por parte de un huésped durante menos de 30 días. Refiriéndose a esta definición, ¿qué tan de acuerdo está con esta afirmación: Los alquileres a corto plazo están dificultando la búsqueda de vivienda en Cannon Beach.

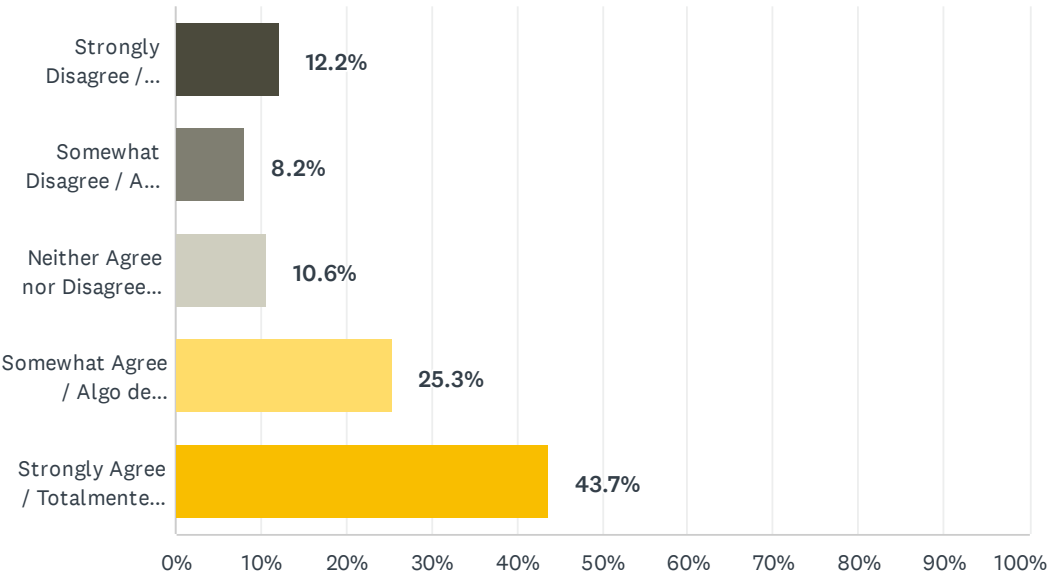
Answered: 244 Skipped: 37



ANSWER CHOICES	RESPONSES	
Strongly Disagree / Totalmente en desacuerdo	11.1%	27
Somewhat Disagree / Algo en desacuerdo	9.0%	22
Neither Agree nor Disagree / Ni de acuerdo ni en desacuerdo	8.2%	20
Somewhat Agree / Algo de acuerdo	21.3%	52
Strongly Agree / Totalmente de acuerdo	50.4%	123
TOTAL		244

Q21 "Second home" refers to housing that is owned for the purpose of being occupied for part of the year in addition to a primary residence. Referring to this definition, how strongly do you agree with this statement: Second homes are making it hard to find housing in Cannon Beach."Segunda vivienda" se refiere a la vivienda que se posee con el propósito de ser ocupada durante parte del año, además de una residencia principal. Refiriéndose a esta definición, ¿qué tan de acuerdo está con esta afirmación: Las segundas residencias están dificultando la búsqueda de vivienda en Cannon Beach"

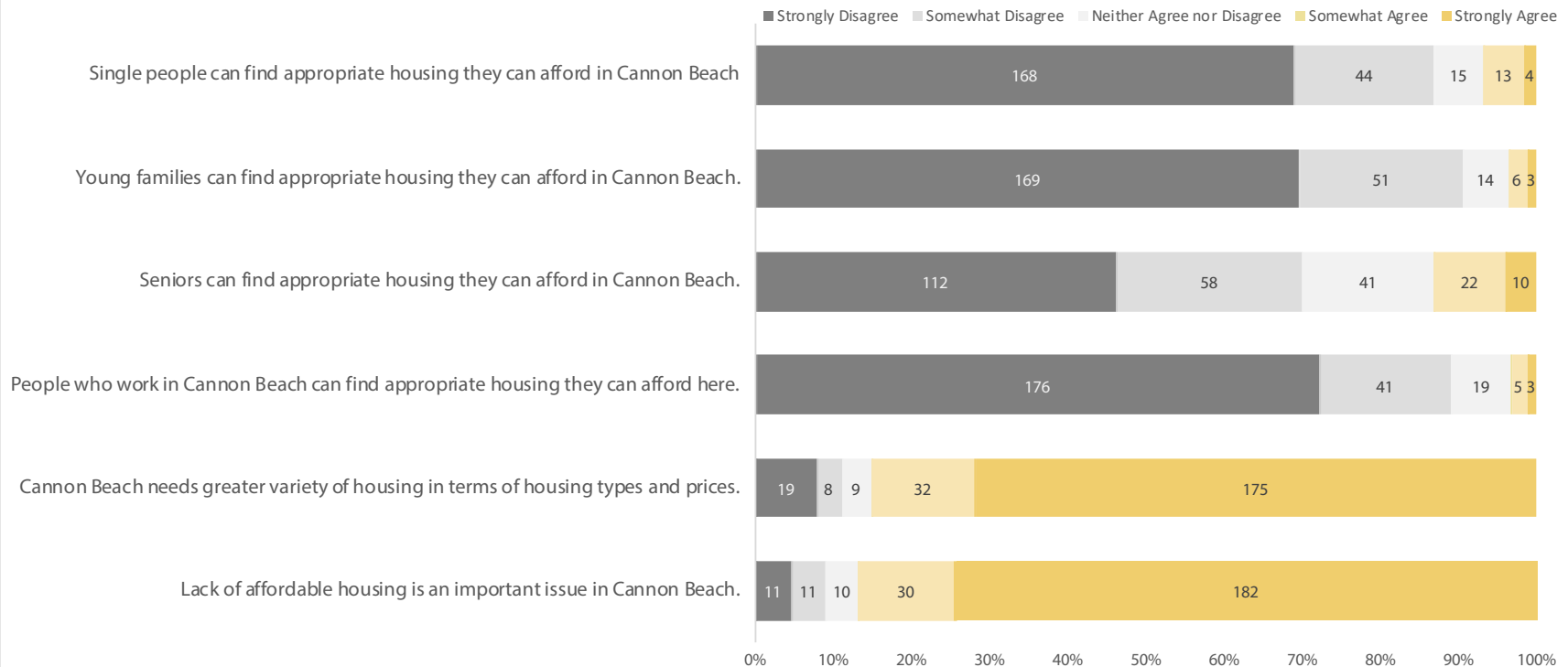
Answered: 245 Skipped: 36



ANSWER CHOICES	RESPONSES	
Strongly Disagree / Totalmente en desacuerdo	12.2%	30
Somewhat Disagree / Algo en desacuerdo	8.2%	20
Neither Agree nor Disagree / Ni de acuerdo ni en desacuerdo	10.6%	26
Somewhat Agree / Algo de acuerdo	25.3%	62
Strongly Agree / Totalmente de acuerdo	43.7%	107
TOTAL		245

Q22 Please indicate how strongly you agree with the following statements about housing in Cannon Beach:

n = 245

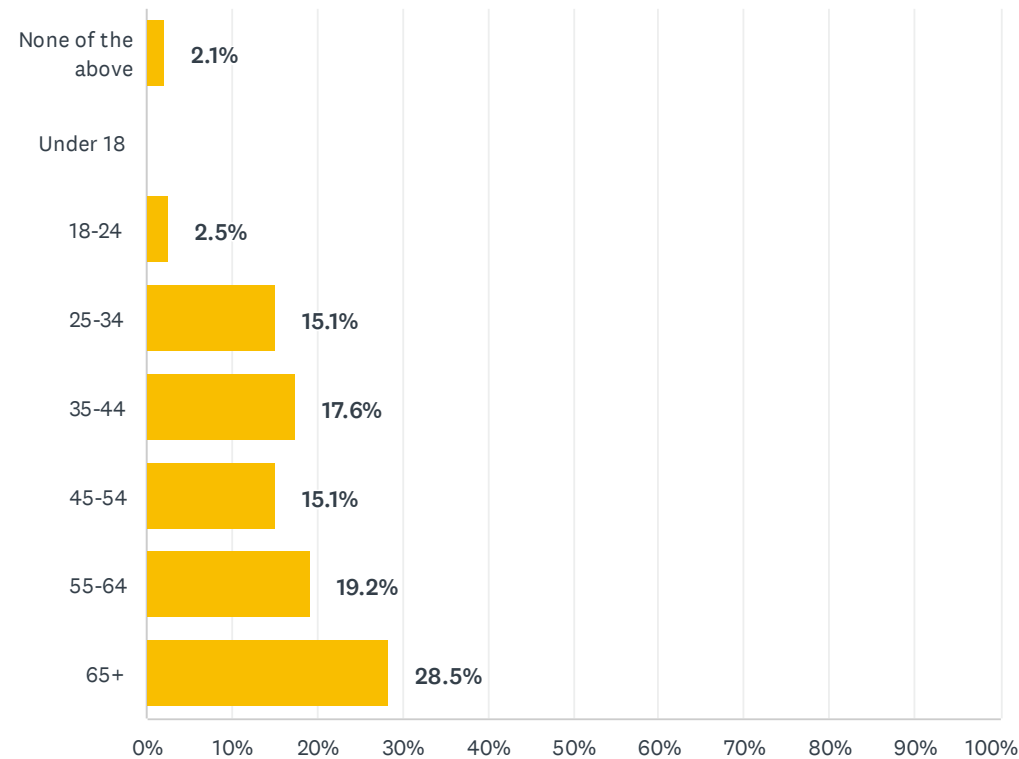


2024 Cannon Beach Housing Survey Encuesta de vivienda de Cannon Beach 2024

	STRONGLY DISAGREE / TOTALMENTE EN DESACUERDO	SOMEWHAT DISAGREE / ALGO EN DESACUERDO	NEITHER AGREE NOR DISAGREE / NI DE ACUERDO NI EN DESACUERDO	SOMEWHAT AGREE / ALGO DE ACUERDO	STRONGLY AGREE / TOTALMENTE DE ACUERDO	TOTAL
Single people can find appropriate housing they can afford in Cannon Beach.Las personas solteras pueden encontrar una vivienda adecuada que puedan pagar en Cannon Beach.	68.9% 168	18.0% 44	6.1% 15	5.3% 13	1.6% 4	244
Young families can find appropriate housing they can afford in Cannon Beach.Las familias jóvenes pueden encontrar una vivienda adecuada que puedan pagar en Cannon Beach.	69.5% 169	21.0% 51	5.8% 14	2.5% 6	1.2% 3	243
Seniors can find appropriate housing they can afford in Cannon Beach.Las personas mayores pueden encontrar una vivienda adecuada que puedan pagar en Cannon Beach.	46.1% 112	23.9% 58	16.9% 41	9.1% 22	4.1% 10	243
People who work in Cannon Beach can find appropriate housing they can afford here.Las personas que trabajan en Cannon Beach pueden encontrar una vivienda adecuada que puedan pagar aquí.	72.1% 176	16.8% 41	7.8% 19	2.0% 5	1.2% 3	244
Cannon Beach needs greater variety of housing in terms of housing types and prices.Cannon Beach necesita una mayor variedad de viviendas en términos de tipos de viviendas y precios.	7.8% 19	3.3% 8	3.7% 9	13.2% 32	72.0% 175	243
Lack of affordable housing is an important issue in Cannon Beach.La falta de viviendas asequibles es un problema importante en Cannon Beach.	4.5% 11	4.5% 11	4.1% 10	12.3% 30	74.6% 182	244

Q23 What is your age?¿Cuántos años tienes?

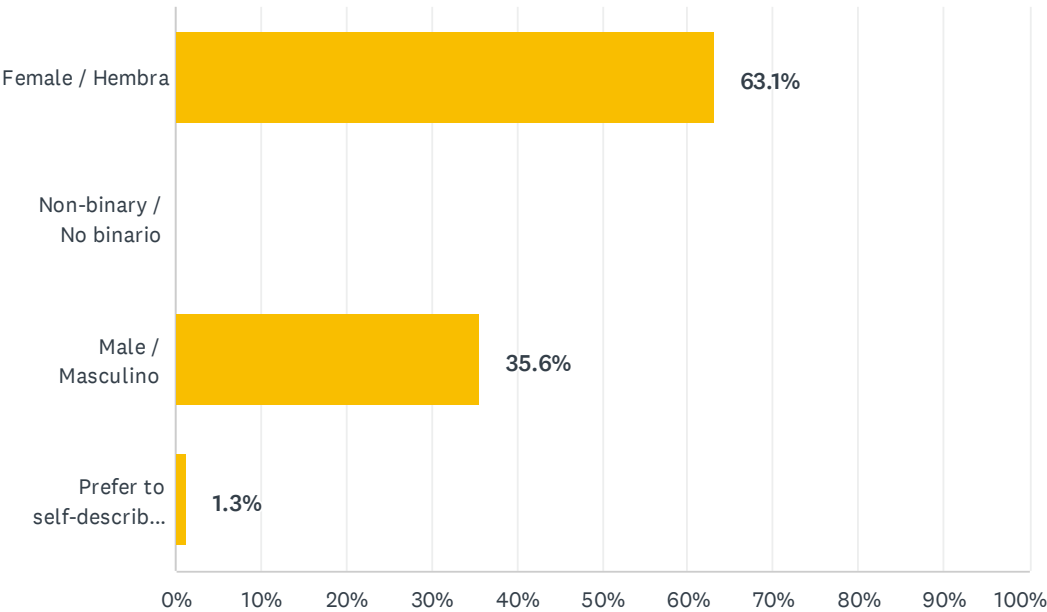
Answered: 239 Skipped: 42



ANSWER CHOICES	RESPONSES	
None of the above	2.1%	5
Under 18	0.0%	0
18-24	2.5%	6
25-34	15.1%	36
35-44	17.6%	42
45-54	15.1%	36
55-64	19.2%	46
65+	28.5%	68
TOTAL		239

Q24 What is your gender?¿Cuál es tu género?

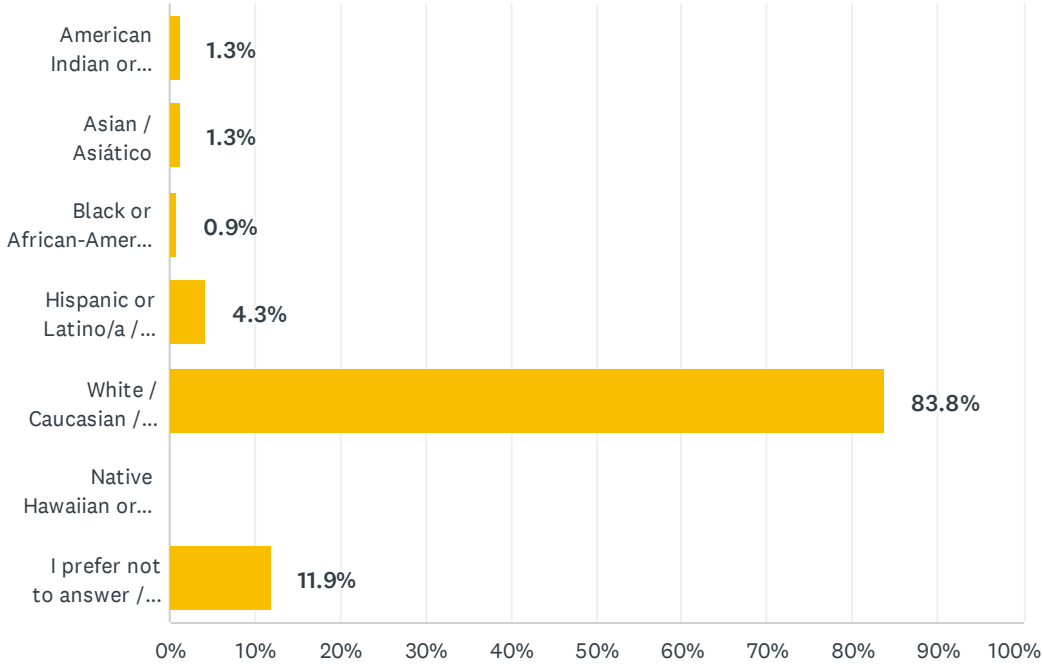
Answered: 236 Skipped: 45



ANSWER CHOICES	RESPONSES	
Female / Hembra	63.1%	149
Non-binary / No binario	0.0%	0
Male / Masculino	35.6%	84
Prefer to self-describe, below / Prefiere describirse a sí mismo, a continuación	1.3%	3
TOTAL		236

Q25 Are you American Indian or Alaskan Native, Asian, Black or African-American, Hispanic or Latino/a, Native Hawaiian or other Pacific Islander, White, or some other race or ethnicity? ¿Es usted indio americano o nativo de Alaska, asiático, hispano o latino/a, negro o afroamericano, nativo de Hawái u otras islas del Pacífico, blanco, o de alguna otra raza o grupo étnico?

Answered: 235 Skipped: 46



ANSWER CHOICES	RESPONSES	
American Indian or Alaskan Native / Indio americano o nativo de Alaska	1.3%	3
Asian / Asiático	1.3%	3
Black or African-American / Negro o afroamericano	0.9%	2
Hispanic or Latino/a / Hispano o Latino/a	4.3%	10
White / Caucasian / Blanco	83.8%	197
Native Hawaiian or other Pacific Islander / Nativo de Hawái u otras islas del Pacífico	0.0%	0
I prefer not to answer / Prefiero no contestar	11.9%	28
Total Respondents: 235		

Q15 (Optional) Tell us more about your answer above.(Opcional) Cuéntanos más sobre tu respuesta anterior

Answered: 107 Skipped: 174

#	RESPONSES	DATE
1	On our street, it seems to be evenly split: second homes and short-term rentals.	2/20/2024 12:17 AM
2	I cannot find a two bedroom house to rent that is cost affordable. It's horrible. You can't survive and I work two jobs	2/19/2024 11:28 PM
3	Although I'm lucky enough to own my home, I know many workers struggle to get to CB for their employers. As well as businesses not being able to hire employees because there's no affordable home for purchase or long term renting.	2/19/2024 8:04 PM
4	Need to incentivize renting to workers or not having homes that sit empty for more than 6 months. Vacancy tax.	2/19/2024 7:53 PM
5	If more apartment type buildings could be put in, without the ridiculous, one car per household parking requirement, most people could walk to work!	2/19/2024 7:36 PM
6	There are no affordable housing options left in canon beach, 80% of the towns work force lives outside of town, it would not run without us.	2/19/2024 12:46 PM
7	Not enough affordable housing was forced to move outside of town to maintain a roof over my head while I work in cannon beach for 14 years.	2/19/2024 11:47 AM
8	Their is a housing crisis in CB and if you can't see that .. your blind. Just pull up Zillow and take a loom, go online and check yourself. CB needs more houses for rent. CB needs to look at revsing the short term rental guidelines, because it wil never change if you don't. This is and has been an issue for decades, you have business owners buying building to house their employess... what does this tell you..	2/19/2024 11:27 AM
9	There is next to zero availablity for the workforce for the businesses in cannon beach.	2/19/2024 11:21 AM
10	It's extremely difficult to find a place to rent and then when there is availability, it's very expensive over 50% hours f my income.	2/19/2024 11:18 AM
11	I think Cannon Beach leans/focuses more towards seasonal tourist than the people that actually work here. The stress of living in Seaside or further than Seaside is hard especially during the storm seasons since not everybody drives/owns a lifted vehicle and Hwy 101 is known to flood and the only way around that is 202 which makes the trek even further and fuel is not cheap.	2/19/2024 11:13 AM
12	I believe that we need a significant increase in affordable work force housing.	2/7/2024 8:59 PM
13	Long-term rentals for workers needed. Rooms/ADUs for rent would help.	2/5/2024 12:24 PM
14	The working class cannot afford housing for family.	2/3/2024 6:37 PM
15	It only lets me select four answers above. Not enough small homes also needs to be included. No housing for locals, those who were born here. Good people who work hard and contribute to their community. I will never be able to have my own small patch of planet earth to live on when most of my life is spent volunteering, contributing my hard work and time to non-profits. I only care about working hard towards an important cause not status or a higher paycheck. People like me deserve representation too.	2/2/2024 2:02 PM
16	Young people and workers don't have anywhere to live and if they do find somewhere to live they get evicted pretty consistently.	2/1/2024 5:26 PM
17	Controlling what people can do with their property should be illegal.	2/1/2024 11:02 AM
18	I bought my 3 bedroom house 8 years ago for 300,000. Very affordable. Houses everywhere are more these days.	2/1/2024 4:43 AM

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19	I have rented in Cannon Beach and Arch Cape for 30 years. I have always found places word of mouth but that is of course tricky. More ADU type units in town for residents would be great, more buildable land that was affordable to develop for full residents would be amazing also; similar to Elk Creek houses by the watershed. My rent is "grandfathered in" at a reasonable rate, but I can't imagine paying the amount of rent that I see properties going for since 2022. As a long time resident with a decent income, I have given up on the idea of finding a home to buy in this town (that can sustain a family) even though it would be nice to stay where we know, love and work in the future when we go to purchase a home.	1/31/2024 6:02 PM
20	There has not been available or affordable rentals here since the 1990's	1/31/2024 4:58 PM
21	Not enough affordable housing to rent available for a single or a couple. Low income and very high priced rentals exclude the majority of the working class in CB. These are the backbone of the community that keep the town running and we have no options available within budget.	1/31/2024 4:34 PM
22	A lot of "residents" have secondary homes here. There's more airbnb popping up. My apartment is very basic but NEEDS REPAIR yet my landlord won't help out and I can't afford any repairs out of pocket	1/31/2024 4:24 PM
23	Cannon Beach is small. That is no one's fault. Short term rentals in commercial areas are not hurting housing and million dollar homes can't be rented for long term use for pennies on the dollar. Building codes need to change to allow for more "affordable" housing.	1/31/2024 1:25 PM
24	Need ability to add ADU on property	1/31/2024 1:16 PM
25	Too many small to mid size homes have been torn down & GIANT houses built in their place & used rarely or as full time short term rentals	1/31/2024 1:06 PM
26	Soon renters and airbnbs are going to say no kids allowed.. why can't we limit / ban short term rentals and airbnbs? Everything is only for profit.	1/31/2024 12:10 PM
27	Would like to see more creative housing options/solutions. Community cottage housing, modern container homes, tiny homes.	1/31/2024 11:04 AM
28	Second homes seems to be a problem because they are empty 10 months out of the year. The problem may be part of inventory management. Should home owners who do not use their homes be taxed differently to help provide housing options for locals who actually want to live and work in Cannon Beach. We are currently looking for a place to live again and have not yet found anything to rent or purchase that suits our needs and budget.	1/31/2024 10:23 AM
29	Hard to find housing.	1/31/2024 10:16 AM
30	The price of housing in highly desirable areas has outstripped the worker's income in places like Cannon Beach.	1/31/2024 9:00 AM
31	Would like to see reduction in the number of short term rentals - especially in established neighborhoods such as Haystack Heights.	1/30/2024 11:18 PM
32	Need more affordable housing for use by the workers who support our tourist trade and our everyday services. Too many short-term rentals exacerbate this problem.	1/30/2024 10:19 PM
33	.	1/30/2024 9:05 PM
34	I'm retired from govt career, might be interested in buying a home in CB in the future but wanted to rent and try coast /community for at least a year first, before investing. In early summer 2023 when I was looking for a 1-yr rental in CB, I found ONE and jumped on it and thankfully got it. I watch Zillow very frequently as a curiosity; I've seen maybe 3-4 rentals become available in last 6 months. The only other rental in CB in Zillow are the two income-restricted properties (Spruce Ct and Elk Creek Rd). I don't think I'd qualify for those so I sincerely hope families or local workers are able to take advantage of those opportunities.	1/30/2024 7:48 PM
35	I have a second home in Cannon Beach.	1/30/2024 7:39 PM
36	Need more rentals and single family homes for sale	1/30/2024 6:15 PM
37	more housing please. please. this is a supply issue	1/30/2024 5:29 PM
38	According to officially recorded figures, there are about 200 STRs in CB. Also, according to officially recorded figures, there are about 800 dwellings in CB. We're supposed to believe the narrative that 200 "isn't that much." But according to figures, aren't 25% of all available	1/30/2024 12:27 AM

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dwelling STRs? So 1 in every 4 homes in CB are STRs? Given our housing challenges and reality, isn't that way too much? Shouldn't the long term goal be to drop that number to less than 10% of all available dwellings in CB to STRs? Say that it doesn't affect the local population, but my family and I are proof that it does.

39	We only have a couple apartment complexes in town which usually have wait lists. And anywhere else that seems affordable, renters are only renting out the space for 6-12 months. I have seen SO MANY of those listings that I've completely quit looking at other places to rent in town.	1/29/2024 6:01 PM
40	The prices landlords are charging in this town, do not reflect what the minimum wage worker can afford. I make more than the minimum wage and after taxes, medical insurance, retirement, etc, and I could not afford 97% of the housing in this town. I searched for 7 months after I had to move out of my last place which I had lived in for 71/2 years, to find a place to live in this town which I call home. I found it through word of mouth, and knowing the right people. How is someone, who makes 3-4k a month suppose to afford \$1,500-\$2,500 a month in rent, JUST rent?? Apartments, and houses, cottages, used to reflect what you were going for, but when a one bedroom apartment is more than double what it used to be 10 years ago because the landlord finally "updated" and "fixed", MAINTAINED, the house, that is beyond ridiculous. It's pure greed. The working class is what makes this town run. And we are continually being pushed out of it, or not even allowed in to begin with. A single person should be able to afford their own apartment and not live in survival mode. Part of the problem is definitely short term rentals, and not being able to build "mother in law" apartments for long term rentals. This town is losing its community and is losing its essence of what Cannon Beach means to the people who live here and come here to visit. If we work together to actually find a solution, I think we can get that back. Thank you.	1/29/2024 5:46 PM
41	In 2008 we moved to the coast to treat our patients after coming out as volunteer doctors since 2006. We had three foster children, all formerly homeless. We have worked in CB with 98% of our patients on Medicaid. We stopped when our office was purchased by David Vanatta (sp?). CB lost three physicians and two midwives. No more house calls for the elderly and house bound. Our friends started offering the right of first refusal for their homes in 2010. We could not afford homes in CB in 2008 at 350k+. The homes offered to us started at 450k to 850k and were unaffordable. For example: 1765 View Point Terr was offered to us for \$850,000.00. We could not afford it. And it sold a few months ago for 2.5 Million. Our house in hamlet cost us 285k in 2008. Although I did not become a Jesuit priest, due to marring, I still worked with the poor for 38 years. This is my 50th year working. I will retire this summer for \$820/month of social security income. Please replace me and my spouse with a young doctor(s) who is/are willing to work for a livable salary which includes a home. The local towns people need them!	1/29/2024 3:00 PM
42	We have a second home here.	1/29/2024 2:14 PM
43	Its beneficial that there's not a lot of high density housing in Cannon Beach . High density housing brings crime and a population that needs social services, costing tax dollars. Cannon Beach is better off without high density housing and a low population.	1/27/2024 9:34 PM
44	Not enough space!!	1/27/2024 12:18 PM
45	We do not need to loosen regulations, we need to enforce regulations in residential neighborhoods. There are hundreds of homes in residential neighborhoods that are being used commercially for vacation rentals. The people that service these businesses have to drive many miles and are forced to live further and further away. Simply enforce residential zoning, allowing short term rentals in specific mix or commercial zones, and you will solve a great portion of the crisis. Costs will normalize, long term rentals will become available. And this costs taxpayers nothing. We do not want to further commercialize or over develop our towns or wild lands to slap up housing that can more organically become available or be sustainably built in existing developed areas. Look at what seaside did with 'the commons', all sort term rentals. Projects like that, in locations like that (close to jobs services transp) should be prioritized for Residents!	1/26/2024 6:15 PM
46	I'm lucky enough to currently have employee housing, but come spring I have to move. Unable to find affordable housing in the area, may lead to moving away/changing jobs	1/26/2024 1:04 PM
47	We live in an apartment but would love to buy affordable house in cannon beach because my husband and I work here. Plus our son goes to school in Cannon beach as well.	1/25/2024 10:31 PM

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48	Cannon Beach is a higher end community served by many wonderful services industry workers. We need a few more apartment buildings to provide them with affordable house close to their work.	1/25/2024 8:40 PM
49	Not enough middle income housing.	1/25/2024 2:06 PM
50	Short term rentals may be impacting supply of houses for rent and for purchase.	1/25/2024 1:17 PM
51	Housing was always bad, but airbnbs have completely priced the local work force out of Cannon Beach.	1/25/2024 12:42 PM
52	You should not call them "second homes". They are vacation homes - many people have more than 2. Vacation and short term rentals have gobbled up all the small homes/apartments/condos that used to be rentals for workers and families. They also make housing more expensive as people expect to pay for expenses by renting STRs.	1/25/2024 12:29 PM
53	The cost for housing has gone through the roof.	1/25/2024 11:19 AM
54	We need affordable worker housing!	1/25/2024 9:58 AM
55	The housing for low income families is limited and in some regards falling into disrepair. There is too much focus on vacationers not enough on the people who work here which limits the work pool. Thats just bad for employees and businesses. Especially when traffic and bad weather effect who can get to work because they are forced to find affordable housing elsewhere.	1/25/2024 9:55 AM
56	I am the only long term rental in my neighborhood, and only two houses are occupied by the owners approximately 30-50% of the time. It's so disappointing waking through town during the off season and seeing so many homes vacant. We have plenty of hotels and condos for our visitors. But this town is now predominantly vacation houses.	1/25/2024 9:36 AM
57	I am a full time resident of Cannon Beach and I strongly agree that we need more affordable workforce housing. I support repurposing the RV park for this use.	1/25/2024 7:14 AM
58	We own a duplex in Cannon Beach that was too small for the 3 of us to live permanently, and construction costs to rebuild were prohibitive for us seniors and disabled on fixed income. So we rent it out to local workers at reduced rate. We could not find a house to buy in CB because of cost, so we bought in Gearhart.	1/24/2024 9:35 PM
59	Not enough working people and low income people can afford the rent or the sales price.	1/24/2024 8:30 PM
60	The housing supply is clearly converting from residents & renters to 2nd homeowners. STR's have controls and constant and not the issue. As a result prices are high. There is no zoning process that will seem to reverse this. However does Cannon Beach have locations/resources to build a very large quantity of new housing? It seems some type of land trust is required.	1/24/2024 5:02 PM
61	There is not enough affordable, housing, or housing in general for people who live and work in Cannon Beach	1/24/2024 3:57 PM
62	Cannon Beach faces unique challenges of topography and land use. Most solutions must consider the greater area to the north.	1/24/2024 2:46 PM
63	Nothing that is remotely affordable considering the average pay for workers in town. A person should be able to work at any store downtown whether that's as a waiter or housekeeper and be able to afford to live in town and not give 50% plus to rent.	1/24/2024 11:57 AM
64	Cannon beach has become an obnoxiously wealthy enclave. Like so many high end resort towns, they are starting to wake up to wonder where the housekeepers and servers are going to come from?	1/24/2024 11:55 AM
65	Large percentage of homes in Cannon Beach are purchased as second homes where the owner wishes to occupy at their will through out the year. Therefore cannot be rented long term. Median home prices set well above what affordable housing can rent for.	1/24/2024 9:57 AM
66	I am looking to move to cannon beach. Would like to open a business there. Cost has been holding me back. The cost of housing and retail space rent. Way too expensive.	1/24/2024 9:33 AM
67	As a low income renter I had to move 20+ times and my kids never had a stable home growing up. We had to move from one situation to another during the summers when our house was	1/24/2024 8:12 AM

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taken back by the owner, including camping in a tent with a young child and a dog. I could elaborate on our situation but it is too long to share here.

68	It is extremely expensive. If I didn't already own a home, I wouldn't be able to afford to be here. Taxes are insanely high. Water expensive. Empty second homes. I like my neighbors, but their house is empty 80% of time.	1/23/2024 10:05 PM
69	Second home owners taking all the housing and driving up costs for their financial gain to the detriment of everyone who only has one place to live.	1/23/2024 9:35 PM
70	I resent that our city council and city manager are using so much time and energy on a ridiculously overpriced plan for the school EVENT center instead of spending more time, effort and money on something so pivotal to our success as a town of tourism & housing for workers. It's horrific actually.	1/23/2024 8:20 PM
71	The lack of control over housing and allowing so many second homes to be owned and built without any requirements to provide housing for full time residents	1/23/2024 7:50 PM
72	We need more long term rentals for people that work here and less second homes.	1/23/2024 7:30 PM
73	It's embarrassing for this town how there has been little to zero focus on the housing crisis we have here.	1/23/2024 6:11 PM
74	No affordable housing here unless you get super lucky & know someone prior to tenant leaving or house being listed for sale	1/23/2024 6:00 PM
75	our rent just went up almost double at the New Year, now we need to move and there is nothing available, probably will leave Cannon Beach but want to stay	1/23/2024 3:37 PM
76	A house/studio comes up for rent once in a blue moon. I can afford the more expensive rent with my job, but the market is so competitive it makes it difficult to even secure a meeting.	1/23/2024 3:11 PM
77	Too many empty houses in the winter, not enough places to live during the summer. Leaves businesses short staffed.	1/23/2024 3:06 PM
78	There are no family homes in Cannon Beach. My wife and I make well over 100k a year, and we are not even close to affording a home in CB.	1/23/2024 2:41 PM
79	Small, single-level homes would be very helpful. Opening avenues for property owners to build small homes or additions that can be used for long-term rentals could be advantageous in many ways.	1/23/2024 2:27 PM
80	There is little to no incentive for second home owners to rent out long term. Vacation rentals and short term rentals have taken over. There is little to no market for long term rentals, especially as a family.	1/23/2024 2:25 PM
81	For example city passed the ordinance that you can't combine 2 lots for the reason of people building McMansions, etc.. But when there is a case of someone who wants to combine 2 lots and take 2 small cottages and say make a 4 plex the zoning won't allow. Some areas are more suited vs. others obviously. Sealark/Workforce was a example where a variance was allowed that was a positive for housing...more options like that that will drive private investment in the housing stock.	1/23/2024 2:25 PM
82	We own a business but there is not any affordable housing for employees. We need someone local on-call at night and that is very hard to find.	1/23/2024 1:23 PM
83	This is not a Cannon Beach problem. This problem exists everywhere there is limited space and especially it is a popular location. We are not going to solve much with this effort. We may add a band aid to the challenge, but we are simply out of space. Second home owners have definitely added to the problem.	1/23/2024 1:18 PM
84	Lack of constraints on second home owners and legal and illegal air b and b's. Focusing too much on housing for visitors and not enough on locals who staff our businesses.	1/23/2024 12:37 PM
85	Overall the city tends to lean toward keeping the status quo. If the city is to survive it needs to be more family inclusive or the population will die off and the entire city of cannon beach will be part time folks	1/23/2024 12:21 PM
86	There are zero rentals available in Cannon Beach. If I, or any of the people I know, were to have to move today, we do not have another options. If by chance a rental becomes available,	1/23/2024 12:07 PM

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it is astronomically expensive, especially for a workforce that is mainly in the service industry. And because there are so many people looking for housing, it is rented before most people have a chance to apply.

87	Short term rentals and second and third and forth home owners make it almost impossible for there to be many actual year round locals.	1/23/2024 12:06 PM
88	Short Term rentals are out of control. There are too many vacation and second homes, and most sit empty a majority of the year while locals struggle to find adequate and affordable housing.	1/23/2024 11:59 AM
89	Rents and home prices are just too expensive even for middle class families to afford. Certainly, do not get the quality of home you hope for based on the rents charged.	1/23/2024 11:49 AM
90	Affordable housing for seasonal workers is an issue - since our business community depends on them to support the tourist industry in Cannon Beach.	1/23/2024 11:09 AM
91	The city council and design review board like to cite "village character" when talking about housing in CB, yet there is zero village character about the McMansions on Ocean Ave and Oak St and throughout town. Village character only works for the city council when they want it to. I'm sure hardly any of their homes exude "village character." The saying "it takes a village" doesn't at all describe CB. Instead, there is a ton of NIMBYism - not in my backyard-ism. The gentrified wealthy of the town make the rules and have made zero progress on affordable housing for the workforce or even those who are middle or upper middle class. We've lived in town for 12 and 6 years respectively, working in town and in Clatsop County, and would love to raise our family here, but will likely never be able to afford it and are looking to buy in Warrenton or Astoria instead as they are much more welcoming to families and the middle class. We are tired of the drama and politics of Cannon Beach and the unwelcome and unaffordable atmosphere, even though we love the town and the beach.	1/23/2024 10:55 AM
92	East of 101	1/23/2024 10:36 AM
93	We are in a long-term rental and have to move out as the owners are moving in. Finding a reasonable place to rent is next to impossible. Buying, the quality and size of the homes for the price does not make much economic sense. We're trying to stay close to work and avoid using the car, reduce our footprint, or keep the footprint as small as possible, but the economics do not make sense with what people can earn around here, which is causing us to look elsewhere. Financing rule of thumb has pretty much always been to keep housing expenses 30% of below revenue, 35% at the most, which is not conceivable and throws people in a perpetual economic downfall. I hear "housing problem" all the time. I think one of the problems is that the "problem" is ill-defined. The housing problem is a symptom, not the cause. Policies have allowed for poor housing inventory management in favor of speculation. It's about how resources are managed. If it were simply a housing problem new construction (increasing supply) would have solved the problem, which has not. New homes end up in the premium pricing category of homes and forms that do not cater to family housing.	1/23/2024 10:36 AM
94	Cannon Beach has allowed too many homes to become short-term rentals or investment properties owned by people who do not live full-time in town. On our street where we rent, there is one other home occupied full-time. The rest on the street and even around the corner are second homes with owners who are barely around.	1/23/2024 10:24 AM
95	Too many houses in CB are used as investments, short term rentals, rather than homes, either primary or secondary,	1/23/2024 10:24 AM
96	Cannon Beach ignores full time residents' needs. Inexpensive cafes, restaurants at which residents can meet and swap gossip and engage in public life around a reasonable breakfast, lunch, snack to shoot the shit. I once went regularly to Sherries--pleasant, inexpensive, locally oriented, gathered regulars. Closest meeting place to hear local gossip and discuss whatever current scam ciity hall was running up the flagpole.	1/23/2024 10:23 AM
97	Not enough affordable housing.	1/23/2024 10:11 AM
98	ADU's should be allowed on any lot even if lot coverage already maxed out.	1/23/2024 10:08 AM
99	There needs to be insensitives for unused homes like tax breaks for full time rental and a vacancy fine. Limit on str. No fractional ownership etc	1/23/2024 10:01 AM
100	There are too many empty housing sitting around. People using apartments as vacation rentals. My neighbors were using WORKFORCE housing as vacation rentals all last year. If	1/23/2024 9:39 AM

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there is an apartment it's going to be so expensive for the average cannon beach worker (someone who works at the restaurants or shops, not some lawyer or doctor) to rent..... people are misusing the space and houses in cannon beach and leaving the workers in the dust.

101	We need more 1-3 bedroom apartments in Cannon Beach. The wait lists are too long. These would provide workforce housing.	1/23/2024 9:20 AM
102	You have to know people in town in order to live in town, which has worked for me. It's very expensive though, and my rent continues to go up. I'd love to buy, but every single price is way out of my price range. There's so many homes sitting absolutely empty 11 months out of the year.	1/23/2024 9:15 AM
103	There is almost no housing available to working renters in CB and if you to get a spot it's very expensive. It's hard to attract good workers to the area because of housing and affordability.	1/23/2024 8:47 AM
104	The availability and ease that developers can build a large home intended as a rental or a wealthy investor purchasing a home fir use as a second home significantly contributes to the artificial rise in value this leading to artificially high property values. This prices locals out of renting or owning even modest homes on the east side of hemlock. That is when a home actually comes onto the market. This artifical value bump draws in investors to buy homes the day the go to market ensuring that there is little to no available housing stock.	1/23/2024 8:23 AM
105	Excluding the most expensive listing in CB (\$6.5mm and land/timeshares) there are 9 homes available at present on Zillow averaging \$1.4 mm; only two are less than \$1 million. So we have a supply problem coupled with the unchangeable dynamic of the desirability of CB. Building meaningful supply of both ADUs and multifamily is the only option	1/23/2024 7:51 AM
106	It's not for everyone. More people is not a good thing. It is not uncommon to have to commute to a job 20-30 minutes. So is more housing really necessary for our small town? I don't know what the answer is.	1/22/2024 7:31 PM
107	I work Cannon Beach full time, up to 60 hours a week in summer, and have found it impossible to find housing for a single person like myself. My coworkers all live outside of Cannon Beach as well, unable to find housing for couples and families. The apartments are all low income, which none of us qualify for, however we do not enough to purchase a home here.	1/22/2024 1:57 PM