

1. How do you define affordable housing?
 - No more than 30% gross income including utilities – Federal standard though not uncommon for households (both subsidized and non-subsidized) to pay up to 50%
 - -30% income = scalable, 70% per study is rent burdened
 - Some subsidized housing is an option, but don't forget people who make over 60% who work in the area
2. Thoughts on cross jurisdictional initiatives and work? How can/should City task force interface with County group discussing similar issues (not fully determined but general agreement should interface)
3. What do you think about using local public resources? Yes
 - Land -- not banked, which land?
 - Budget – limited given need to maintain correct infrastructure
 - Fee schedule – low already
 - Regulations – tight must be rewritten, not easy
 - Challenge = Cost and market
 - Taxes? City portion is not high; already get significant tax on vacation rentals
 - Appeal to expand UGB for affordable housing?
4. How many workers need housing and work here but can't afford to rent or buy? Hard to tell from employer survey but Survey for Strategic Plan update (going out in January and results in March) should help inform this process
5. How many WANT to live here?
 - Family challenges? Schools? Transportation? Others outside of affordability?
6. What besides housing influences decisions?
7. Schools?
 - None here now

- Charter school F/2016 x-1 approved but will charter group get 44 kids by fall 2016
 - Not just any school, but quality of schools?
8. Sense of desolation? Who actually would choose to live here?
9. NEED more younger families to have a healthy rounded community
- How do we attract and maintain?
 - Idea to hold Focus group of new families within 1-5 years
10. Options: Employee housing models
- Research S/T and L-T
 - Two different models to explore
 - Pendulum is out of balance
11. Interesting issue: Out migration, but jobs are here
- Why? What forces are at work?
12. Jobs
- Generally \$18/hr – some seasonal, some year round
 - AMI? (employer survey indicated this translates to over 60% AMI but less than 80%)
 - Dependability of jobs is dynamic so hard for employees to count on this income – so the actual annual wages may be lower, even though hourly rate is \$18 on average
13. What is a reasonable objective “end goal”
- Hospitality industry LT and ST employee housing
 - 2-3 bedrooms, 1.5 bath < \$1,000-\$1,500
 - Subsidized if needed
 - Hybrid model? Mixed income
14. Piece of solution may be limiting private home conversion to S/T rental; on the table, now in place

- Further discussion?
- 30% of homes are by primary homeowners; 70% are 2nd homes; how many of these 2nd homes are rented out?

15. Reversion of rentals? = precedence?

- Examples
- Challenges but put on table, forest land

16. Is our housing issue possibly partially or fully resolved by transit? Infrastructure investment? Is our housing solution in Seaside?

17. Who is it that we NEED to live here? Critical service workers and professionals....

-Police, 8 – one lives here but he inherited as a long time family resident

-Public works – 80% of staff also live in Cannon Beach. how? Inherited? bought before price hikes?

-Fire, volunteer – all live in Cannon Beach b/c are full time residents who volunteer

-First responders and medics – most in Seaside (problem)

-Emergency management staff and critical community employees?

-Health care (providence?) -- ???

-Skilled professionals work and invested in city – recruitment

18. Versus who is it that we WANT to live here? Employees (short and long term) in the tourist economy and families

-Next Steps

- Identify focus group participants, January
 - a. Families here for 1-5 years?

- b. Service industry employers?
- Retail hospitality
- Task force member “brain dumps” to Terri on ideas not discussed
 - a. Formal task force feedback on two previously written studies
 - b. Ideas of examples for consultant to explore
- Liaison to larger county housing taskforce – overlap MFO sharing AKA housing huddle – who should be assigned or who will volunteer to attend? (outstanding question)
- 1:00 subcommittee meeting every second Wednesday starting February 10, 2016