

# Cannon Beach Housing Task Force

## Overview of Initial Research of Housing Models February 11<sup>th</sup>, 2016

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Below is a very brief summary of three housing models in other communities who are highly dependent on the tourist industry and which have similar challenges to those expressed by the Task Force. A comprehensive analysis has not yet been completed. This summary, and the attachments, are provided to stimulate discussion and ideas for moving forward.

### **Aspen County Workforce Housing: <http://www.apcha.org/>**

Program provides seasonal and year round rentals to full time workers in Aspen/Pitkin County, there are units available for rent and for sale. A housing real estate transfer tax and a portion of city sales tax are used as funding for the program.

Renting in Aspen County: Priority is given to certain persons when an available unit for rent is available. Priority is as follows: Emergency workers, mobility disabled applicants, senior applicants (only at Aspen County Inn), and residents displaced by Affordable Housing Property Development.

Seasonal Units: Tenants must qualify through Aspen Pitkin County Housing Authority (APCHA) prior to moving in or executing a lease. Persons working at least thirty hours per week during the months November- April will be eligible for rental of an APCHA seasonal units at designated properties. Application plus required documents must be submitted.

Home Ownership: Pitkin County also has a fund dedicated to affordable housing in Pitkin County. Eligibility: must work full time in Pitkin county, APCHA unit must be the primary residence, can't own developed residential property within Ownership Exclusion Zone. Various documents must be sent to APCHA in order to be considered for a rental or sale unit. Bids can be submitted to APCHA by qualified applicants, but bids higher than the sales price are not accepted. At the end of the bid period, bids at the listed sales price that meet all top priority criteria are considered first and are placed into a lottery. Lotteries will occur at noon on the Monday following the end of a bid period. So this model is essentially a lottery too, similar to Marin County.

**Vail County Housing Assistance Program: <http://www.vailgov.com/departments/human-resources/employment/employee-housing-opportunities>**

Rental and Ownership: Vail County will assist with renting or buying a place of residence for full time employees who live in Vail County. Up to \$2000 will be loaned for upfront costs by the Town of Vail and must be paid back. Employees must submit an application to the county to apply for the loan. There is also the option of an Employee Home Ownership Program (EHOP), which is an Equity share loan to assist employees in purchasing primary residence. Eligible employees must work full time and have worked full time in Vail County for six months. Loans are processed on a first come first serve basis as long as funding is available.

**Sun Valley/ Blaine County Housing: <http://www.bcoha.org>**

Blaine County uses a point system based on household dynamics, job, and time spent waiting on getting community housing. The applicants with the most accumulated points are given priority when a new community house becomes available for rent or purchase. Households can be low and moderate working in the County or retired from working full time in the County, but are ranked in priority based on characteristics such as essential worker, first responder, length of employment in the community, time on waitlist for Community Housing, etc. The point system identifies who is next in line for what they term a Community Home, and there is a detailed description of who can develop a Community Home and where.

**Consultant Initial Questions:**

1. What measures should be put into place to assure affordable rent on seasonal units over the long term? What type of rent restrictions and under what type of ownership structure?
2. How could seasonal housing be utilized in the off season?
3. The point system may work for permanent renting, but what adjustments to the model would need to be made to apply it to seasonal housing?
4. How would programs be funded? Generally program examples are run by tax dollars and donations to the housing authorities.
5. MORE?