

SUMMARY/OVERVIEW OF CANNON BEACH HOUSING TASK FOR DISCUSSIONS

PREPARED FOR REFERENCE – FOCUS GROUP DISCUSSION – APRIL 13TH, 2016

The goal is “To forge housing strategy that encourages and facilitates the creation of long-term workforce rental housing for in Cannon Beach – identifying long term and short term strategies and solutions that are inclusive of all in the workforce.” This means that, though some finance tools may include income qualification for lower income workers, the intent is to provide affordable housing solutions to an array of incomes and avoid disqualifying many of the residents who help create and support a vibrant, healthy community.

1. 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
 - a. How many WANT to live here?
 - b. Family challenges? Schools? Transportation? Others outside of affordability?
 - c. What besides housing influences decisions?
 - d. Schools? Sense of desolation? Who actually would choose to live here?
2. NEED more younger families to have a healthy rounded community
 - a. How do we attract and maintain given barriers?
3. Options: Employee housing models (see attached examples)
4. Interesting issue: Out migration, but jobs are here
 - a. at forces are at work?
5. Jobs/Income
 - a. Generally \$18/hr – some seasonal, some year round
 - b. AMI? (employer survey indicated this translates to over 60% AMI but less than 80%)

- c. 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
6. What is a reasonable objective “end goal”
7. Hospitality industry LT and ST employee housing – settled on realization that LT is priority and not seasonal housing
 - a. 2-3 bedrooms, 1.5 bath < \$1,000-\$1,500
 - b. Subsidized if needed
8. Hybrid model? Mixed income
 - a. Piece of solution may be limiting private home conversion to S/T rental; on the table, now in place
 - b. 30% of homes are by primary homeowners; 70% are 2nd homes; how many of these 2nd homes are rented out?
 - c. Reversion of rentals? = precedence? Examples? – general discussion of this option appeared dubious
9. Is our housing issue possibly partially or fully resolved by transit? Infrastructure investment? Is our housing solution in Seaside? Ties into the interjurisdictional question above. Merits more discussion.
10. 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

- Employees (short and long term) in the tourist economy and families
- Service industry employers? Retail hospitality?

Examples on the table that could be parts of the potential solution include:

- prioritization for critical public employees
- lottery for long term service/hospitality employees
- mixed income
- partially subsidized by below market rate loan products (HUD loans, for example)
- city land lease (as subsidy)
- city fees/waivers (as subsidy)
- other?