

## **SUMMARY/OVERVIEW OF CANNON BEACH HOUSING TASK FOR DISCUSSIONS**

### **PREPARED FOR REFERENCE – FOCUS GROUP DISCUSSION – APRIL 13<sup>TH</sup>, 2016**

“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?
  - 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. What 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 2<sup>nd</sup> homes; how many of these 2<sup>nd</sup> 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?

11. How is our discussion directed/informed by the recently completed Strategic Plan?

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?

## Goal as Stated by Cannon Beach Housing Task Force:

“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.”

## 2014 Employer/Employee Survey Overview:

- Businesses claim that affordable housing is needed for employees
  - Finding affordable housing is a problem for their employees
- Finding affordable housing is a barrier for finding qualified applicants
- Finding affordable housing is a barrier to retaining quality employees

### **Out of 1104 employees~**

- 481 (43%) make less than \$11 an hour (est. 37%-50% AMI) -- 301 are year-round workers
  - 460 (42%) make between \$11-\$16 an hour (est. 50%-75% AMI) -- 367 are year-round workers
  - 163 (15%) make between \$16-\$21 an hour (est. 72%-100% AMI) -- 128 are year-round workers
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NOTES/THOUGHTS:

## Relevant Research Data (2014):

<http://factfinder.census.gov/>

### Population and Income

- ❖ Population has been fairly stable since 2014
- ❖ In 2014, Area Median Income (AMI) was \$44,423
- ❖ This AMI is about 6% lower than the AMI for Clatsop County as a whole (\$47,337)
- ❖ There was a 6% growth of AMI in Cannon Beach from 2010 to 2014
  
- ❖ Estimated 35% ≤ 60% AMI, up to \$26,653
- ❖ Estimated 45% > 60% AMI up to \$75,000
  
- ❖ Approximately 78% of households consist of 1-2 people
- ❖ Approximately 22% of households are 3+ people, average household size is 2.7 people
  
- ❖ Of the households that are families, an estimated 45% or 145 make > 60% AMI (\$35,000-\$100,000)

## Housing Snap Shot (2010)

- ❖ Total Units = 1812
- ❖ Occupied = 759
- ❖ Vacant = 1,053
- ❖ Owner Occupied = 440 of 759 (58% of occupied units)

- ❖ Renter Occupied = 319 of 759 (42% of occupied units)
- ❖ Subsidized Affordable Rental = 70 of 319 (22% of rental units)

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NOTES/THOUGHTS:

## Community Housing Models:

### **Aspen/Pitkin County**

<http://www.apcha.org/>

- Year round units and seasonal units available
- Year round units are given to people on waiting lists, priority to ‘essential workers’
  - Must apply through Aspen Pitkin County Housing Authority
- Must be working at least 30 hours a week for a minimum of 9 months out of the year

### **Sun Valley/Blaine County**

<http://www.bcoha.org/community-housing-guidelines.html>

- Uses a point based system to determine priority for housing
  - Points are awarded for:
    - Number of people in applicants household
    - What kind of job the applicant has
- How long the applicant has been waiting in the database for housing to become available
  - When housing is available, applicants with the most points get priority for the unit

### **Vail County**

<http://www.vailgov.com/departments/human-resources/employment/employee-housing-opportunities>

- Assists full time County employees by offering a loan to get into LT rental housing
- Loan will be up to \$2000 to help with upfront costs (first and last month’s rent, security deposit)
  - Loan must be paid back to the Town of Vail
- Employees can send an application to the Town of Vail to get the loan

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NOTES/THOUGHTS:

## **OPEN DISCUSSION/ROUNDTABLE**

### **INITIAL QUESTIONS TO STIMULATE GROUP CONVERSATION**

- Given the data, what kind of households do you want to cater to?
- You want families, but how will you attract them? Most existing HH are 1-2 people?
- Seeing the housing models and how they use priority to see who gets housing first, how would you prioritize people?
- Maybe prioritize families?
- Which housing model is the most attractive to the needs of this community?
- Could none of them be what you need and more research need to be done?
- How is our discussion directed/informed by the recently completed Strategic Plan?
- Other?

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NOTES/THOUGHTS: