

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)

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

NOTES/THOUGHTS: