



Krysti Ficker <krysti@cityofgearhart.com>

Form submission from: Gearhart Elk & Wildlife

1 message

City of Gearhart Oregon via City of Gearhart Oregon <info@ci.gearhart.or.us>

Wed, Nov 13, 2019 at 12:01 PM

Reply-To: City of Gearhart Oregon <info@cityofgearhart.com>

To: krysti@cityofgearhart.com

Submitted on Wednesday, November 13, 2019 - 12:01pm

Submitted by anonymous user: 75.164.38.91

Submitted values are:

First Name: Steve

Last Name: Larkins

Email Address: bandidog@q.com

Phone:

Type of Wildlife Encountered: Elk

Type of Experience: Negative

Feedback/Please Describe Your Experience: This morning November 13th at 8:15 the local elk passed through our yard north of Gearhart. We have a enclosed 5 ft high woven fenced back yard for our Siberian dogs. One dog was laying in the yard next to the fence when a cow elk charged the fence. I was in the house when I heard a thud and the dog barking. The elk hit the top rail of the fence. We have another section of fenced yard and the elk can't seem to clear a 4 ft high fence. I am getting tired of having to go out and fix the fence everything they roam through the yard. Something needs to be done to control this herd. I am getting tired of the excuses that the Biologist from ODFW is using for not managing the herd.

Would you like us to forward your feedback to the ODFW (Oregon Department of Fish & Wildlife): Yes

The results of this submission may be viewed at:

<https://www.cityofgearhart.com/node/1441/submission/15571>



CEDR- Cities & County Housing Update. Plus- Employer Feedback

Tammy Lambert <tlambert@clatsopcc.edu>
To: "krysti@cityofgearhart.com" <krysti@cityofgearhart.com>
Cc: Kevin Leahy <KLeahy@clatsopcc.edu>

Thu, Nov 21, 2019 at 12:17 PM

Hi Krysti,

My name is Tammy Lambert, and I'm the Executive Assistant for Kevin Leahy under Clatsop Economic Development Resources (CEDR).

We're working on a Housing Update right now, and he was wondering if you can send out his message below with the attachments to Gearhart's Council members, Mayor Brown, and Chad Sweet for their distribution.

Thank you so much for your help with this.

Tammy Lambert

HOUSING UPDATE-

At the September CEDR Board meeting, the majority of the meeting time was spent on Housing.

Each City & Clatsop County shared updates on work being done to address the housing shortage throughout Clatsop County.

Two recaps are attached to this email. One has each city and a separate one from Clatsop County.

In addition, many employers throughout the county responded to a questionnaire of how the housing shortage has impacted their business, **and also shared thoughts on proposed solutions.**

The recap is attached to this email, including updates received after the September meeting.

There has been positive movement here, and it is important to share forward steps.

There is much work ahead and CEDR will continue to represent the Business Voice of Clatsop County, and appreciates the efforts each city and Clatsop County are taking to address the recommendations from the recently completed housing study.

Please share with me any updates and solutions-driven responses that reinforce what is recapped here, or new thoughts, strategies or ideas you have not listed here.

Thank you.

Clatsop County Housing Study | City & County Housing Feedback

Information Recapped and Reported at the CEDR Board Meeting on September 24, 2019

City of Astoria - Action Plan – Brett Estes- City Manager

Here are actions completed or underway which address the strategies:

- During development of the Hosting Study, the Astoria City Council has passed ordinances which regulate and ultimately limit short term rentals in the City. Astoria has not permitted vacation rentals in residential zones but the new ordinances regulate further what would be eligible to be considered a short term unit. The code was developed to not allow a portion of a house which could be considered a possible housing unit (having a kitchen) to not be a short term rental. The code amendments also prohibited the conversion of existing residential units in commercial zones to short term rentals.
- The Uniontown Reborn code amendments which go to City Council on September 30th include provisions which support high density housing in commercial zones. This is primarily along Marine Drive west of the Uniontown core.
- As a part of ongoing code amendments along the Columbia River waterfront there are discussions about incentivizing affordable housing with allowing an additional height when that development occurs.
- At the direction of City Council, the Planning Commission will be reviewing the ADU codes which were adopted several years ago which expanded where ADUs were permitted. This code amendment process will be including review of recommendations included in the housing study (it is expected owner occupancy and design provisions are topics of discussion). City staff are currently completing background work on this to bring to Planning Commission late fall / early winter.

City of Cannon Beach - Action Plan- Bruce St. Denis- City Manager

The Council has not discussed housing since the Clatsop County housing report presentation by Johnson Economics at Council's June 12, 2019 meeting.

However in 2017 Council adopted an ordinance regarding the construction excise tax to set aside money to be used as an incentive for building affordable housing.

In 2018 when the Sea Lark Apartments burned down and Mike Clark (Coaster Properties) began reconstruction, he worked out an arrangement with the city. Basically he agreed to build 6 one-bedroom apartments and 2 studios with rents that were worked out between Coaster and the City. Any changes to the rents must be agreed to by the City.

City of Gearhart - Action Plan- Matt Brown-Mayor

Key findings presented in study:

- There is technically an "oversupply" of housing in Clatsop County.
- 58% of new homes built in the county since 2010 are used as short-term rentals. The situation is more acute in the beachside communities in southern part of the county.
- Short-term rental activity exacerbates the perceived housing shortage and lack of affordability
- Investors seeking short-term rental properties likely bid up housing prices for local residents
- New technology has made it easier to manage vacation homes for income generation

Gearhart's comprehensive plan policy and current limitations:

- Gearhart is designed as a low-density residential community
- The comp plan stipulates limited commercial and high-density residential zones
- Gearhart has a small geographic area with a smaller supply of buildable lands

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Actions taken thus far:

- Gearhart implemented common sense short-term rental regulations.
- The regulations in effect put a cap on the amount of STR's being operated currently and would not allow new permits in the future.
- The number of short-term rentals in the R-1 and R-2 zones has gone down from 92 permits to 79 permits currently being operated. This has helped open up potential full-time market rate housing availability.

What's ahead:

- County staff to officially present housing study at Gearhart public meeting. Council, staff, and public to ask questions and give feedback.
- City council to schedule work session to discuss key findings and potential new action items pertaining to Gearhart.
- Possible discussion topics could be:
 - Looking at available land within urban growth boundary for potential higher density residential zones
 - Look at future infrastructure needs, current commercial zoning pertaining to residential, potential expansion of urban growth boundary in non-incorporated areas.

City of Seaside - Action Plan- Seth Morrissey-City Councilor

City Council & Planning Commission Join Work Session

After receiving the housing study, the Seaside City Council scheduled a joint work session with the Seaside Planning Commission, I had the privilege to chair this meeting. The agenda items for the joint work session included workforce housing and vacation rentals. During the work session, the group discussed the housing report findings and recommendations. Each recommendation outlined in the report was discussed and debated. Each member in attendance had the chance to weigh in on each potential recommendation, and give feedback. At the end of the discussion, I directed each member to give their input on which items they would like to pursue and in which order. In the end, the Seaside City Council recommended that the Seaside Planning Commission take strong action around the following items:

- Research the legality of a temporary vacation rental moratorium
- Raise the yearly vacation rental licensing fee to fund a compliance officer
- Hire a full-time compliance officer working for the City of Seaside
- Pursue limitations on the total number and location of vacation rentals
- Pursue strategies to incentivize more work force type housing
- Pursue a plan to ensure remaining land parcels are developed at high-density
-

Planning Commission Progress & Update

Vacation Rental Dwelling (VRDs): The Planning Commission and Council have been discussing additional VRD policies that will ultimately result in further limitations on VRDs. These draft policies are summarized below: In the area where VRDs are still supported (roughly the residentially zoned property west of Neawanna Street & Holladay Drive, excluding Ocean Cove Estates)

Policy 1 The Planning Commission will not support the approval of a VRD Conditional Use Permit application if the percentage of currently licensed VRDs within 100' and/or 200' of an applicant's property exceed 40%.

Exceptions:

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1. This percentage would not be applied within the RR zone since motels are an outright permitted use within that zoning district.

2. VRDs within the RR zone will not be counted for the purposes of determining if the surrounding percentage exceeds 40%.

3. This percentage would be increased to not exceed 50% for those properties in the following area:

-Starting at the south end of Sunset Boulevard, including those lands on the ocean side of the road up to The Cove parking lot, then including the properties abutting the opposite side (south) of Sunset Boulevard from The Cove parking lot up to the Sailors Grave, from there, going back to the lands on the ocean side of Sunset Blvd and continuing north up Beach Drive until reaching the RR zoned property at Avenue G. Starting again at 12th Avenue continuing north to include those lands along the ocean front area that abut the platted portion of Ocean Avenue up to 15th Avenue and then including the lands on the ocean side of North Columbia that abut the platted portion of North Prom up to 19th Avenue where it reaches the Open Space Park (OPR) zone. See Attached Map

Policy 2: The Planning Commission and the Planning Director will only support approval of one VRD license for a single owner or ownership. If an owner has more than one home, a duplex or triplex, only one dwelling unit shall be approved for VRD use.

Policy 3: The Planning Commission and Planning Director will require local contacts to sign a Local Contact Acknowledgment Form as a routine condition of approval.

-The local contact must sign a Local Contact Acknowledgment Form that indicates they are aware of the Commission's expectations concerning response to complaints by neighboring residents and maintain a complaint response log that would be made available to the city upon request. The signed form must be returned to the Community Development Department so it can be included in the land use file. An updated form must be submitted by the owner any time a new contact person is established.

Policy 4: The Commission and the Planning Director will include the following condition on future VRD approvals as a matter course:

-The VRD will be subject to an annual compliance inspection when the City hires a Compliance Officer whose job will be to perform regular inspections of VRDs. The owners will be notified when the annual inspections are required.

The Commissioners all support:

1. Raising the annual VRD license fee. This is not a policy, but it is supported by the Planning Commission and it would need to be approved by City Council. The Commissioners have discussed the potential of utilizing the added funds to provide additional VRD compliance personnel and it would also provide a potential disincentive for maintaining some of the older licenses that routinely do not rent.

2. Hiring a VRD Compliance Person:

3. Establishing a Maximum # of VRDs as a percentage of the total housing within the areas of Seaside where they previously indicated they would support the approval of VRDs where second home ownership is prevalent. Staff has not yet established the total number of dwelling units within that area or estimated the percentage of second homes there. When those numbers are determined, the Commission can further discuss the justification of additional limits that may exceed the 40% and 50% limitation established under Policy 1.

Accessory Dwelling Units (ADUs): Although it was not recognized in the original draft housing report, the City of Seaside has amended the Seaside Zoning Ordinance so that it permits ADUs 525 square feet or less and conditionally allows them over 525 and not over 800 square feet in all zones that permit single family dwellings. If permitted as an ADU, a VRD is not permitted in either the primary dwelling or the ADU. Smaller ADUs only require one additional parking space that can be accessed independent of the other two spaces required for the primary dwelling.

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System Development Costs (SDCs): These fees are currently bondable over a ten year period of time and the Council recently allowed for the delayed payment until a certificate of occupancy is issued. The Planning Commission and Council have discussed the consideration of proportional SDCs under a re-evaluation of the methodology in an attempt to promote the development of smaller work force housing such as ADUs and reduce upfront costs for their development.

Parking Restrictions: The Commission is still planning to consider an amendment that will reduce the off street parking restrictions for residential over commercial within the Central Business District (CBD) areas of Seaside in an attempt to promote the development of work force housing above the existing commercial building in the CBD. They are also interested in reducing the current parking standard (two spaces per dwelling unit) so it can be reduced for smaller studio and one bedroom apartments.

Urban Growth Boundary: The City has not yet reopened the consideration of expanding the UGB; however, with movement of the school, additional residential land will become available for potential housing development. The Council has also looked favorably on two zone change requests that up zoned Suburban Residential Property to High Density Residential and a rezone from commercial to residential commercial. Based on the costs associated with providing services to any new lands outside the current UGB it is very unlikely any new lands will provide opportunities for the development of new affordable housing; however, the City still plans to re-evaluate potential expansion under the revised UGB provisions intended to simplify the amendment process.

Revised Density Provisions: The Planning Commission and Council have not yet discussed potential ordinance changes that would establish minimum dwelling unit densities in medium and high density residential zones. The Planning Commission is interested in considering amendments that would provide for cottage cluster housing and they plan to review example provisions and discuss them at a future work session.

City of Warrenton - Action Plan - Henry A. Balensifer III, Mayor/Kevin Cronin-Community Development

We're working through the land use process for the PacFab/Pacific Coast Seafoods dormitory for 90 occupants. We're still working through the code amendments and they are bogged down in the planning commission, albeit will make it to the city commission probably before end of the year.

The City of Warrenton is working on...

- Implementing the Spur 104 neighborhood master plan which would allow up to 350 new housing units (proposed).
- Last stages of increasing our urban renewal funding for the downtown which could be used to leverage new mixed use projects.
- In terms of new construction, Skipanon Apts (37) in downtown are under construction with another 50 split between two projects in the planning approval stage.
- Created a successful homestay lodging program for short term rentals where there is almost 100% compliance.
- Finally, we have a local builder - Chuck Bergerson - who is venturing into the tiny home business.

Clatsop County Commission- See updated letter from County Manager Don Bohn dated September 20th, 2019. Monica Steele-Assistant County Manager Recapped.



Clatsop County

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TO: Clatsop Economic Development Resources

FROM: Don Bohn, Clatsop County Manager

DATE: September 20, 2019

RE: **SUMMARY OF UNINCORPORATED CLATSOP COUNTY HOUSING ACTIONS**

HOUSING STUDY ACTIONS

In 2018, Clatsop County partnered with the cities of Warrenton, Gearhart, Seaside, Cannon Beach and Astoria to complete a countywide housing study. Angelo Planning Group and Johnson Economics were selected by representatives from the partner entities to complete the study. The purpose of the study was to detail the current and future housing conditions in the county and to develop recommended strategies to better align the housing supply with local needs.

The consultants met with the technical committee on August 9 and September 24, 2018. Two open houses were held in November 2018 with the purpose of obtaining public input. The draft Strategies Report was submitted to the partnering entities in March 2019. The consultants then scheduled meeting dates with the elected officials from the County and the individual cities in order to present and discuss the draft recommendations contained in the report.

Representatives from Angelo Planning Group and Johnson Economics presented preliminary recommendations to the Clatsop County Board of Commissioners at a work session on Wednesday, April 10, 2019.

On April 9, 2019, the Clatsop County Planning Commission reviewed the draft report and provided the following recommendations to the Board of Commissioners:

- Parking standards for residential development should be reviewed to ensure that it is appropriate
- Housing types and price points should be integrated
- The highest density developments should be within the incorporated areas of the county
- Consider allowing more accessory dwelling units in unincorporated areas of the county
- Strongly consider limiting short-term rentals in unincorporated areas of the county

The Planning Commission's recommendations were reviewed by the Board on April 24, 2019. The Board did not take any action on the recommendations at that time. An excerpt from the April 24, 2019, Board of Commissioners meeting minutes containing the relevant discussion is attached to this memo.

The final report was delivered to the County on August 26, 2019. The final report contains several recommendations that can be utilized by the County to streamline permitting processes, revise code requirements to allow more dense housing in appropriate areas of the County, and strategies

to partner with other agencies to promote and encourage the construction of workforce and affordable housing.

COMPREHENSIVE PLAN UPDATE

In February 2019, the County launched a 33-month process to begin a comprehensive review and update of its Comprehensive Plan. As part of that effort, the public, stakeholders, six citizen advisory committees, the Planning Commission and the Board of Commissioners will be reviewing Goal 10 – Housing. Public input received at open house events and public meetings have identified the following areas of concern:

- The housing stock in the Elsie-Jewell / Seaside Rural planning areas is aging and many homes are no longer habitable or are in need of significant renovation. Residents in these areas have expressed a desire to allow more housing development in this area of the County. An example of impacts to the community from lack of available housing is the Jewell School. The school district is proposing to construct additional faculty housing on its campus in order to facilitate recruitment of qualified instructors.
- The Arch Cape and Falcon Cove Beach communities have expressed concerns about the impact of short-term rental units on housing availability and quality of life within their respective neighborhoods. The proliferation of short-term rental units has also begun to affect the provision of water service within these areas.

HOMELESSNESS FUND

On April 11, 2018, the then County Manager presented an item to the Board that would have approved the sale of county-owned property in Warrenton and using the proceeds to seed a county-controlled fund to assist in addressing homelessness in Clatsop County. At that time, a homelessness fund, and associated policies and guidelines, had not been established.

On May 9, 2018, the Board again considered this issue. Although there was still not an established fund and guiding policies, the Board voted 4-1 to sell the property at public auction and to use the proceeds to establish a homeless fund to be used to support community efforts to reduce homelessness.

On November 7, 2018, the Board of Commissioners held a work session to explore possibilities for creating an income stream for a possible homelessness fund. Sources identified included reservation of the County's share from the sale of foreclosed properties; implementation of a construction excise tax; and utilization of general fund monies. The question of what types of housing projects would be eligible for funding was also raised. The Board directed staff to obtain feedback from the public.

Staff posted a questionnaire on the County's website to gauge public support for various funding mechanisms that could be used to support efforts to address homelessness within the County. The questionnaire also asked for input regarding housing types that should be supported. There were 743 responses to the questionnaire, which was available from November 16, 2018, through January 31, 2019. Of the responses, 67.5% stated that it was the government's job to provide aid to homeless citizens. With regard to housing types, 54.8% supported transitional housing, 45.1% supported permanent supportive housing, and 42.6% supported homeless shelters.

On February 9, 2019, the Board held a work session to discuss the results of the questionnaire. The process, use of funds and guidelines for allocating funds were discussed. No action was taken during the work session. The County approved a resolution and order on February 27, 2019,

affirming the County's commitment to explore opportunities for alternative housing for the homeless and homeless relief services.

PUBLIC/PRIVATE PARTNERSHIPS

Clatsop Community Action

On June 28, 2017 the Board of Commissioners approved the transfer of a single family dwelling foreclosed property to Clatsop Community Action under ORS 271.330. CCA paid a total of \$26,548 in senior deferral and property taxes for the property. After cleaning up the home and property, as well as making minor repairs, CCA was able to sell the property for \$131,000 in August of 2018. The intention was to then be able to take the profits earned to use toward affordable housing.

Greater Oregon Behavioral Health Inc (GOBHI)

On March 28, 2018, the Board of Commissioners approved the transfer of foreclosed property to GOBHI, under ORS 271.330. Over the next year, GOBHI gutted and rehabilitated the building into four transitional housing units.

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Recapped at CEDR Board Meeting on September 24th, 2019 and updated in November with Additional Input

Astoria Gold & Country Club – Suzy

-Has the housing shortage impacted your business/organization? Yes

If yes, how? Can be difficult to hire reliable employees. I've had increased turnover due to inability to find stable/permanent housing.

Bill Montero - Seaside Oceanfront Inn, Beachside Inn, Maggie's Restaurant, Hamilton Market and Cornet Properties

-Has the housing shortage impacted your business/organization? Yes

If yes, how? We have had a difficult time recruiting servers, cooks, and housekeepers in the past because of the lack of affordable housing close to their worksite only in the hospitality and food service business. Retail workers and maintenance/service technicians on the other hand seem to draw from a larger pool of available residents and are not as hard to recruit.

Is it better or worse from a year ago? In our/my case it is better. We have tapped into an offshore workforce source and have purchased local housing units that we have converted from vacation units to workforce housing.

-What is the most important housing need for your business and employees?

Studio to one-bedroom units in the \$500-750 monthly rent range with less stringent requirements for deposits and last month rents within a 30-minute transit radius of Seaside. Hefty deposits for some Utilities make it difficult and unaffordable for the new employees or a transient workforce in the Service industry.

-What are the top three recommendations you would give to our elected officials?

(Housing Study Recommendations attached for reference)

1. Property Tax incentives or Transient Lodging Tax rebates for property owners who convert vacation homes or multi-unit vacation units to workforce housing at a reasonable rate for a specific period (number of years).
2. Increase the size and scope of the Sunset Empire Transportation District with a larger transportation fleet servicing more remote areas with smaller, more energy efficient vehicles (buses). This should include more stops, more frequently, and seven days a week. The medical, service, hospitality and retail industries do not take the weekend off.
3. Public land and future public acquisitions can be leased for a long-term development at a relatively low rate with the commitment to affordable housing. Eligible tenants should be restricted to income within a range of the average local Housing Wage. The land should be rezoned with a minimum and maximum higher density to encourage multi-tenant housing and mixed commercial uses with less stringent parking requirements. The development should be within a reasonable walking distance of multi-modal transportation opportunities to urban/commercial areas.

-Our elected officials have told us that the most important thing the business community can do is to come to Commission/City Council/Commission meetings to have the business voice heard.

Would you be willing to come to a meeting or write a letter to be included in the public record, or both?

Yes, to both.

Campbell & Popkin, LLC - Lawrence J. Popkin, JD, LLM

The only significant point I would make is that things are so over-regulated that it makes development incredibly expensive and frustrating for all involved. The system completely lacks flexibility. For example, I am aware of a property that Gearhart would like to incorporate, but the process is too cumbersome and lengthy, so the lots will remain in the county and therefore will have to be 1 acre parcels (using density credits to reduce from the 2 acre minimum) instead of small lots, which would be possible if the property were incorporated into the City of Gearhart. As a result, the developer has to develop the property to accommodate more expensive homes to justify the costs involved, instead of

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lower cost housing on smaller lots. This is a losing proposition for everyone. Gearhart loses affordable house and revenue, the community loses potential lower cost housing, the developer loses and the County loses tax revenue since there will be fewer homes.

Cannon Beach Chamber of Commerce - Jim Paino, Executive Director

-Has the housing shortage impacted your business/organization?

Yes, it impacts our entire business community.

If yes, how?

Every year going into summer, we have many people at our office that have found jobs in Cannon Beach. Unfortunately they often haven't secured a place to live first. Once they begin looking, they discover that Cannon Beach is too expensive to live in. Next they look to Seaside or other surrounding communities and find the options are still limited. Ultimately we have lost many job seeking individuals because they couldn't find a place to live. This has hurt our ability to fulfill the workforce needs in Cannon Beach.

Is it better or worse from a year ago?

Our community has remained the same size for years, so I believe the problem has stayed the same year over year. But I will admit that it does feel like it is getting worse each year and I hear comments to that fact from the community.

-What is the most important housing need for your business and employees?

Workforce house during the summer is vital. Without proper staffing, all employees carry a heavier workload, adding to the frustration levels as business expands and grows.

-What are the top three recommendations you would give to our elected officials?

(Housing Study Recommendations attached for reference)

1. Look at the communities needs from a business perspective. Too often officials look at issues only from a residents view. A strong business community is a vital part of a healthy overall community and should always be considered in decisions.
2. Develop the missing middle housing options for each community. Take a holistic view of our cities and county needs and strive to provide for them.
3. Having a healthy community that supports the needs of all people who live in should be paramount. Don't fear that changes will result in the loss of our communities' character. A thriving city with appropriate housing options for all will encourage a vibrant and happy community.

-Our elected officials have told us that the most important thing the business community can do is to come to Commission/City Council/Commission meetings to have the business voice heard.

Would you be willing to come to a meeting or write a letter to be included in the public record, or both? Yes, I have and I will continue to be a voice for the business community.

Chuck & Sarah Meyer – Retired Retail

-Has the housing shortage impacted your business/organization? It did not 1977 – 2008.

-Is it better or worse from a year ago? Today we would be hard pressed to employ the quality workers at a wage that would keep us in business & they in homes.

-What are the top three recommendations?

1. Encourage upstairs housing.
2. Allow some Astoria downtown commercial property to be change to housing.
3. Allow trailer courts.

-Would you be willing to come to a meeting or write a letter to be included in the public record, or both? We do.

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Coast Community Radio – Susan Peterson

-Has the housing shortage impacted your business/organization? Yes, programmers move away to find affordable housing. It's worse than a year ago. Less places and higher rents.

-What is the most important housing need for your business and employees?

Affordability

-What are the top three recommendations you would give to our elected officials?

1. Funds for subsidized rent.
2. Open up apartments in downtown (zoning)

Columbia Memorial Hospital, Zach Schmitt

-Has the housing shortage impacted your business/organization? Yes

If yes, how?

Affordable housing has prevented qualified caregivers from being able to retain or get a job at CMH. Many of our employees struggle with finding affordable housing due to lack of inventory or just sky-high rent and housing prices. We have a number of caregivers who have to move out of the area because rent is so high. This problem becomes even more exasperated if they have or are trying to start a family.

Is it better or worse from a year ago?

Seems to be worse.

-What is the most important housing need for your business and employees?

Affordable single-family house and location to food, resources, school, etc.

-What are the top three recommendations you would give to our elected officials?

(Housing Study Recommendations attached for reference)

1. Refrain from legislation or economic factors driving high housing costs.
2. Identify low cost strategies to fund and enable affordable housing.
3. Happily welcome, and take serious, feedback from community members.

Da Yang – Chih Wang

This is key we are also in need of more process crew now.

We are looking for at least 50 apartments next season

Englund Marine & Industrial Supply – Kurt Englund

-Has the housing shortage impacted your business/organization? Not directly with our employees, but it has affected our customers.

If yes, how? Our fish processing customers are having a hard time filling their employment needs of which some is due to a lack of affordable housing.

Is it better or worse from a year ago? Not sure. Probably the same

-What is the most important housing need for your business and employees? We have been fortunate enough to not have a lot of turnover so it hasn't been a major issue. More housing inventory should help the problem.

-What are the top three recommendations you would give to our elected officials?

(Housing Study Recommendations attached for reference)

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1. Reduce the regulatory costs of housing projects, and speed up the permit process so developers are incentivized to invest in these projects.
2. Be more liberal in allowing housing projects on available lands. We can't ask for more housing projects then reject them because no one wants it in their backyard.
- 3.

-Our elected officials have told us that the most important thing the business community can do is to come to Commission/City Council/Commission meetings to have the business voice heard. Would you be willing to come to a meeting or write a letter to be included in the public record, or both?

I would write a letter with some assistance in talking points.

Fish Hawk Fisheries - Steve Fick

-What are the top three recommendations you would give to our elected officials?

1. Outside the city limits be able to create an apartment out of a garage for another spot of occupancy.
2. Make a smaller footprint for the housing, but more community cluster areas for community use to have the latitude and lack of congestion.
3. The cities need to be more flexible as far as housing opportunities like the group of people in Astoria that don't want any housing along the waterfront unless it's low income housing.

GreenWood Resources/Lewis & Clark Timberlands Contact: Mark Morgans

-Has the housing shortage impacted your business/organization?_Yes

If yes, how?

Difficulty for staff to locate affordable/available housing within short commute to office. Larger percentage of their salary allocated to housing compared to other areas. Requesting more compensation. Contractor base difficulty with finding and affordable housing at industry standard wages. Increased operating costs (higher wages, etc.) required to offset employee housing costs. Decreases desirability to operate in region due to higher costs and/or lower workforce availability.

Is it better or worse from a year ago?

It's not getting any better. Increasing references to housing cost by staff & contractors as justification for salary/hourly rate increases. Difficulty attracting employees due to limitation/cost on housing.

-What is the most important housing need for your business and employees?

Available and affordable for entry to mid-career staff and contract labor that have a \$40-60K salary.

Single family structures generally preferred over multi-family buildings.

-What are the top three recommendations you would give to our elected officials?

(Housing Study Recommendations attached for reference)

1. Embrace the 2019 CC Housing Study Summary Report and its Strategies & Initiatives.
2. Focus on situation created by underutilized housing created by demand for recreational housing (second homes).
3. Protect/enhance quality of life and the environment by managing for sustainable development. Incorporating infrastructure needs and the limitations on scarce resources such as drinking water. Think about emergency preparedness and disaster response (resiliency, recovery, etc.) and anticipated environmental impacts associated with Climate Change (rainfall, sea-level, etc.).

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-Our elected officials have told us that the most important thing the business community can do is to come to Commission/City Council/Commission meetings to have the business voice heard.

Would you be willing to come to a meeting or write a letter to be included in the public record, or both?

Yes, but time wise, letter might be preferred over additional meetings.

Hampton Lumber- Jed Arnold

-Has the housing shortage impacted your business/organization?

Yes

If yes, how?

Difficulty recruiting skilled employees as they are unable to find housing. Some employees forced to make long commutes due to lack of housing.

Is it better or worse from a year ago?

Worse

-What is the most important housing need for your business and employees?

Affordable homes for purchase for skilled/long-term employees

Available homes for rent for newly recruited employees / entry level employees

**-What are the top three recommendations you would give to our elected officials?
(Housing Study Recommendations attached for reference)**

1. Recognize the tension between continual expansion as a destination/tourist location and livability issues for residents. Many homes which are potential rental properties are instead used as vacation homes, unoccupied for much of the year, and short-term vacation rentals. Locations which could be developed as multi-family housing complexes are instead developed as hotels.

-Our elected officials have told us that the most important thing the business community can do is to come to Commission/City Council/Commission meetings to have the business voice heard.

Would you be willing to come to a meeting or write a letter to be included in the public record, or both?

Yes

Martin North –Tamara Roberts

-Has the housing shortage impacted your business/organization?

If yes, how? It has forced us to rent 1-2 houses to accommodate the J1 visa students we hire from outside the country.

Is it better or worse from a year ago? The same for us.

What is the most important housing need for your business and employees?

Apartments that a family or single adult can afford.

**-What are the top three recommendations you would give to our elected officials?
(Housing Study Recommendations attached for reference)**

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1. Lower Development Fees
2. County property tax relief where possible
3. Buy developable land and build

Providence Seaside Hospital - Donald Lemmon, CEO

-Has the housing shortage impacted your business/organization?

If yes, how?

Affordable housing creates challenges in recruiting caregivers to the area. Many of our challenges revolve around entry level positions.

Is it better or worse from a year ago?

I wasn't here a year ago so I can't answer that.

-What is the most important housing need for your business and employees?

Affordability

**-What are the top three recommendations you would give to our elected officials?
(Housing Study Recommendations attached for reference)**

1. Affordable rental properties (not just vacation rentals)
2. Affordable single family homes
- 3.

Providence Seaside Hospital and North Coast Clinics - John Anglim – Human Resources

-Has the housing shortage impacted your business/organization? Yes

If yes, how? Current employees have struggled to find available and affordable housing near their jobs in Seaside. Many have had to move to Warrenton and have seen increased costs for transportation. We have also had candidates for positions in the Seaside area withdraw their candidacy after evaluating the cost and availability of housing in the area.

Is it better or worse from a year ago? It seems to be about the same. It is worse when it is vacation season as the availability of rentals decreases.

-What is the most important housing need for your business and employees? At this time affordable single family for purchase as well as affordable monthly rentals for singles and families.

**-What are the top three recommendations you would give to our elected officials?
(Housing Study Recommendations attached for reference)**

1. Opportunities for multi-family affordable housing near or in Seaside
2. Single family homes for purchase opportunities in Seaside and Warrenton
3. Collaboration with area employers to explore opportunities for partnerships between business and builders to share in development cost/opportunities.

Seaside Providence – Pam Cooper

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- Shortage has impacted us in that we have had caregivers accept positions with us and then have to change their minds due to “NO” housing.
- We have a small group of rentals that we keep for occasional/on call caregivers when we have to bring staff from the Portland service area
- We paid a significant amount to the hotels to house folks on a temporary basis to keep certain key depts. open
- When doctors and leaders join our team; we scramble to help them connect on affordable housing. Even physicians come out of school with a “mortgage” from school debt so affordable housing is important.
- Due to the “call” requirements for certain clinical caregivers, our housing has to be within a certain driving distance to the hospital; Warrenton just makes it but not further....Astoria is a challenge.

Worse than a year ago.

Most important housing need is affordable rental units for a family of at least 4 – 6. The apartments built in Seaside behind the hardware store were the first affordable units built in last 20 years. They are full and only 4 occupants due to 2 bedroom size. We rent two of those for transitional housing until caregivers can find permanent housing.

Builders need to be encouraged to build apartment units in Seaside; the challenge is space for the units as well as the traffic challenges; the units for North end of Wahanna were rejected due to traffic.....our roads cannot handle and will be challenged when the schools are re-located.

I have attended the meeting where the study was shared.

Seaside Brewing - Jim Griffin

I hope you guys can help move the ball a little farther down the field. It's caused me to start making plans to shrink the business out of necessity and to plan growth in other areas where employees can have their own housing.

Seaside Oceanfront Inn – Sadie Mercer

In 2013, we purchased the Seaside Oceanfront Inn and Maggie's On The Prom Restaurant, and moved here from Eugene to run our businesses.

Even in 2013, we struggled to find housing for my husband, myself, our toddler and infant. We started looking in April of 2013 and when closed on our business purchase, in June, we still did not have a place to live. We considered parking our travel trailer on our hotel property, until we could find housing. As we were buying a hotel, we considered losing revenue and occupying a hotel room, until we could find housing, but that was not an option, as by June, no room was available throughout the summer months.

With our home in Eugene, packed and ready to moved to storage, we obtained housing 1 day before our moving truck was set to arrive.

Over the past six years, we have worked very hard, and have been very blessed to grow our business, year over year.

The economy has improved, the City of Seaside has done a tremendous job advertising and bringing more and more people to Seaside. The Chamber of Commerce, the Seaside Downtown Development Association, and the Seaside Civic and Convention Center play a huge part in giving more and more people opportunities to visit Seaside. Business is doing very well.

We purchased our second hotel property, here in Seaside, in 2015.

We added 2 new hotel rooms to Seaside Oceanfront Inn in 2016.

We remodeled our restaurant to increase capacity in 2016.

Our partner purchased a 3 unit hospitality property in 2017.

We expanded our restaurant to encompass a catering company in 2019.

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All totaled, we have 31 hotel units, a rapidly growing catering company, and a 48 seat restaurant - 80 seat when the outdoor patio is open.

With increase in property size, and a huge increase in business, comes the need for more employees.

In 2013 we had 13 employment positions company wide. Today, we have 35 full time, year round positions, and an additional 15 seasonal positions.

The housing crisis is only second to the workforce crisis, and they are very much linked. We have been advertising non-stop, to try to hire, across all departments, with very little success.

In 2017, we decided to hire two J-1 Work Visa students from Lithuania, as we were unable to hire locally, and we were in desperate need of staff, if we wanted to stay open for business.

Our j-1s worked out wonderfully, so in 2018 we hired 11 from Lithuania, 1 from Kazakhstan, and 2 from Puerto Rico.

This year we have 9 from Lithuania, 1 from Dominican Republic and we are looking to recruit 4-6 people from Puerto Rico or Jamaica.

The stipulation of hiring through the J-1 Visa Program, is that you have to guarantee them housing, which is in very short supply.

When recruiting from out of the area, which is vital now-a-days, it is essential that we have, at the very least, temporary housing, as it can, and does take several months to find rentals.

This year, our search for employee housing began in February. After several months of search, we have signed year-long leases on 2 two bedroom apartments, as well as a studio. Year long leases pose an additional expense to our business, as our foreign workers, and summer business, only last from June to the beginning of September, leaving the units empty and paid for, for nine whole months. The cost of paying for those units, above and beyond when we need them, is \$26,000. Money that could have gone to paying wages. It is a totally necessary expense, as we HAVE to have the staff for our businesses.

In addition, our partner has purchased two duplexes, which are occupied by our permanent employees, and we are closing on a 5 unit property in the middle of June, with the sole purpose of housing our employees. All of the units combined, we have invested more than 1.2 Million JUST for employee housing.

I can assure you, we are not the exception. The Hillcrest Inn, Tsunami Sandwich, Beach Day Coffee, Crabby Oyster, Pelican Brewing, Martin Hospitality are ALL hiring through the J-1 program and facing the exact same problems.

What does it mean if we can't find housing? It means no more growth, and limited success. It means less than optimal service and a lessened experience for our guests, the tourists to Seaside whom everyone has worked so hard to get. It means overworked employees whose wages can't increase enough to pay for the increase in rent, owing to supply v. demand. Lack of housing is holding us back, and costing us money that could be spent on bettering the business or our employees.

I don't have a solution for the housing crisis in Clatsop County, but I would ask of anyone who is in the position to affect any changes needed to facilitate the building of medium to high density housing, to please do all they can. It is essential for the growth and success of the businesses in Seaside, and across Clatsop County.

More willingness to convert property back to residential zoning from commercial, would be helpful.

Purchasing the High School and Middle School land and offering it exclusively to medium / high density developers could be helpful.

Expanding the urban growth boundary would be helpful.

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Limiting the conversion of homes to vacation rentals for a few years, could be helpful.

Whether any of these ideas would be impactful or not, I couldn't say, but we need to do anything we can.

Seaside School District – Sheila Roley & Susan Penrod

-Has the housing shortage impacted your business/organization?

Yes

If yes, how?

Candidates who have been offered jobs and declined due to housing.

Is it better or worse from a year ago?

Same

-What is the most important housing need for your business and employees?

Middle range availability (\$40,000/yr salary)

-What are the top three recommendations you would give to our elected officials?

1. Flexibility in zoning
2. Priority to reach out developers.
3. Grants for abatement and demolition costs.

The Wine Shack & Puffin Wines – Steve Sinkler

-Has the housing shortage impacted your business/organization? Yes. There is a staffing shortage in Cannon Beach and much of it is due to a lack of affordable housing.

Better or worse? Same

-What is the most important housing need for your business and employees? Affordable low rental availability.

-What are the top three recommendations you would give to our elected officials?

1. Ease restrictions to promote ADU.
2. Ease restrictions to allow tiny homes.
3. Promote and encourage a variety of new housing development to include townhomes, condos, and multi-units.
4. Restrictions & reductions on vacation rentals.

Would you be willing to come to a meeting or write a letter to be included in the public record, or both? Yes!