



# Clatsop Regional Housing Taskforce

## **Meeting Four**

October 26, 2022



# Clatsop Regional Housing Taskforce

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**October 26, 2022**

**1-3 PM**

Bob Chisholm Community Center  
1225 Avenue A.  
Seaside, OR 97138

## Agenda

- I      Welcome & Introductions**
- II     Meeting Three Review**
- III    Asset Mapping**
- IV    Foundational Documents**
- V     Affordable & Workforce Housing in Model Communities**
- VI    Taskforce Timeline**
- VII   Next Steps**



# Welcome & Introductions

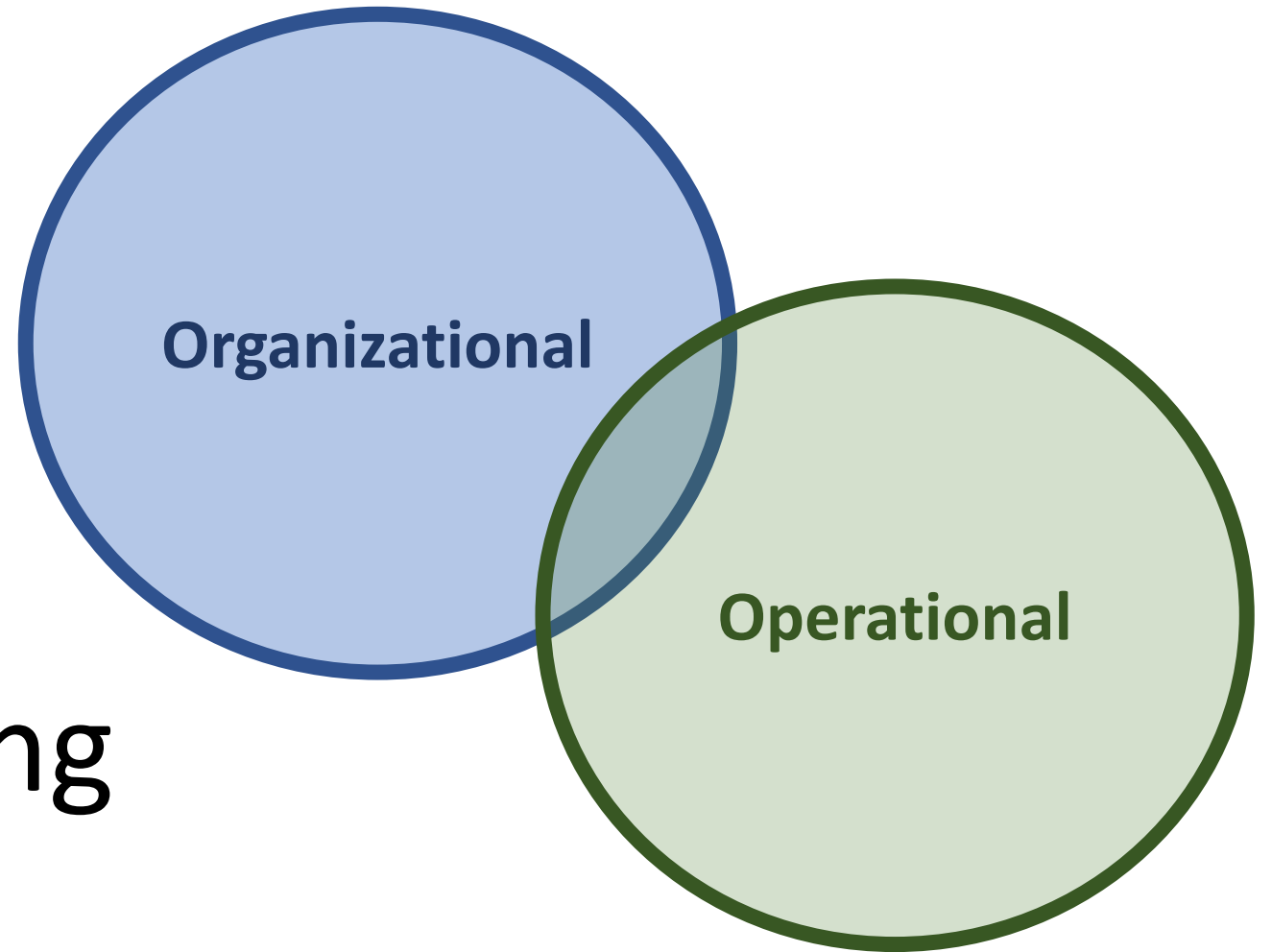


# Review of Meeting Three



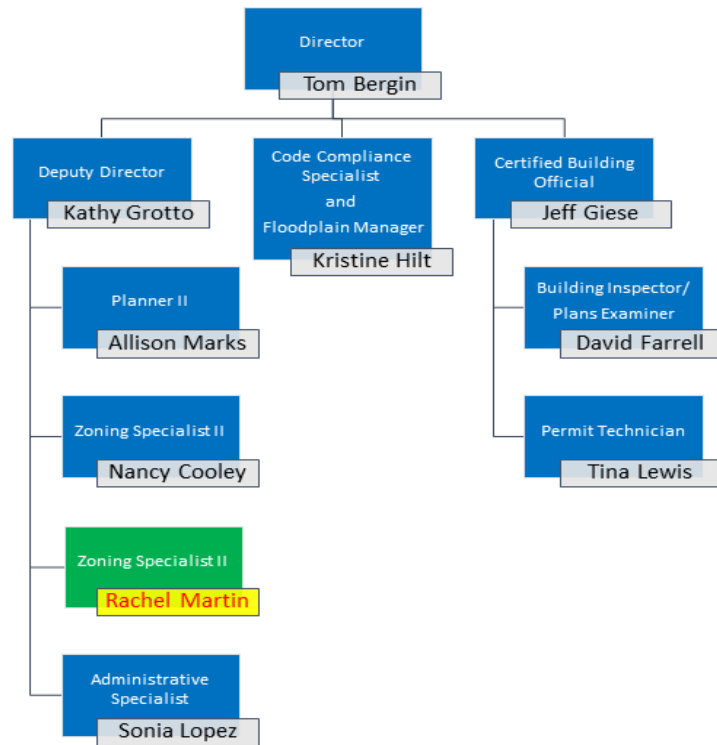


# Capacity Building



# Organizational

## Housing & Planning



## Clatsop Regional Housing Taskforce

# Operational

## Programs & Policies



SERVICES COMMUNITY BUSINESS **GOVERNMENT** VISITOR CITY PROJECTS

### Affordable Housing Fee:

The City of Bend was the first city in Oregon to implement an Affordable Housing Fee. Proceeds from this fund have been employed to develop a wide variety of housing throughout Bend. To date, the fund has generated approximately \$7 million. In turn we have loaned out over \$14 million dollars leveraging over \$77.6 million in State and Federal funding and \$28.4 million in private equity. 770 units have been funded.

### Affordable Housing FAQ:

#### What is Affordable Housing?/How is Affordable Housing Defined?

Housing is considered affordable if a household is paying no more than 30% of their gross income on rent or a mortgage. Thus, what is affordable varies by each family's income. Some calculations include basic utility costs, though many do not account for transportation and other needs.

#### How many houseless people are in Bend?

A regional houseless count is conducted annually, led by the Homeless Leadership Coalition. This is a single point in time count, performed every January and counting those who meet a federal homeless definition, "people living in shelters, transitional housing programs, or in a place not meant for human habitation." The count for 2019 identified over 400 people as meeting that definition on January 23rd, depending on how homelessness is defined that number could be higher.

You can find an exhaustive rundown of houseless count data since 2009 by [clicking here](#). The next count will occur January 29th - 31st of 2020.

#### How is the Bend Affordable Housing Program Funded?

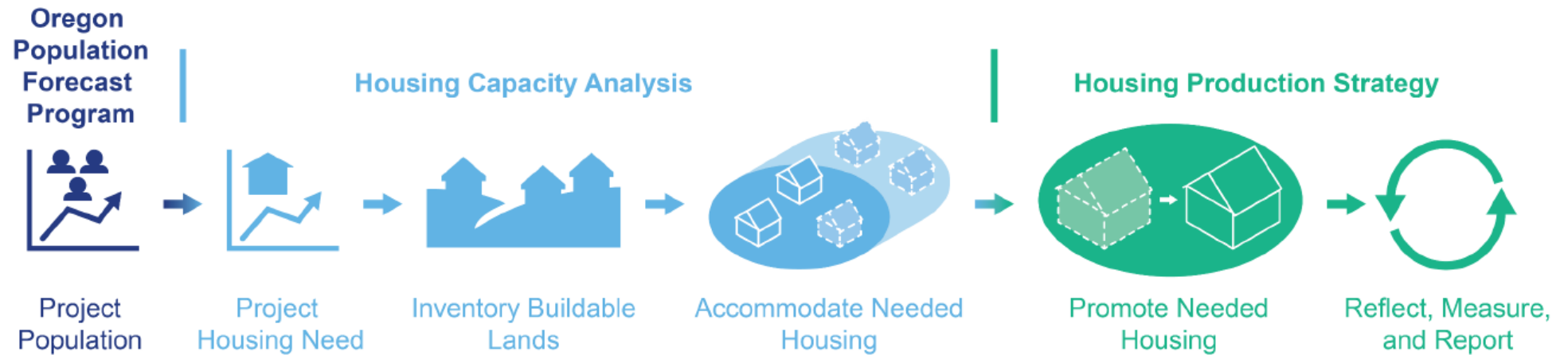
- Federal funds via Community Development Block Grants (CDBG) can go toward housing acquisition, rehab, or down payments. Since 2004 the city has received \$6,111,257 in CDBG funds, which has been leveraged against private and public funding to secure another \$21,056,064.
- The City's Affordable Housing Fee has been in place since 2006, collecting one-third of one percent of the total valuation on all building permits submitted to the City of Bend. In that time the program has collected \$6.4 million, which has leveraged an additional 106 million in public and private funding to construct 770 affordable units.



# Needed Housing

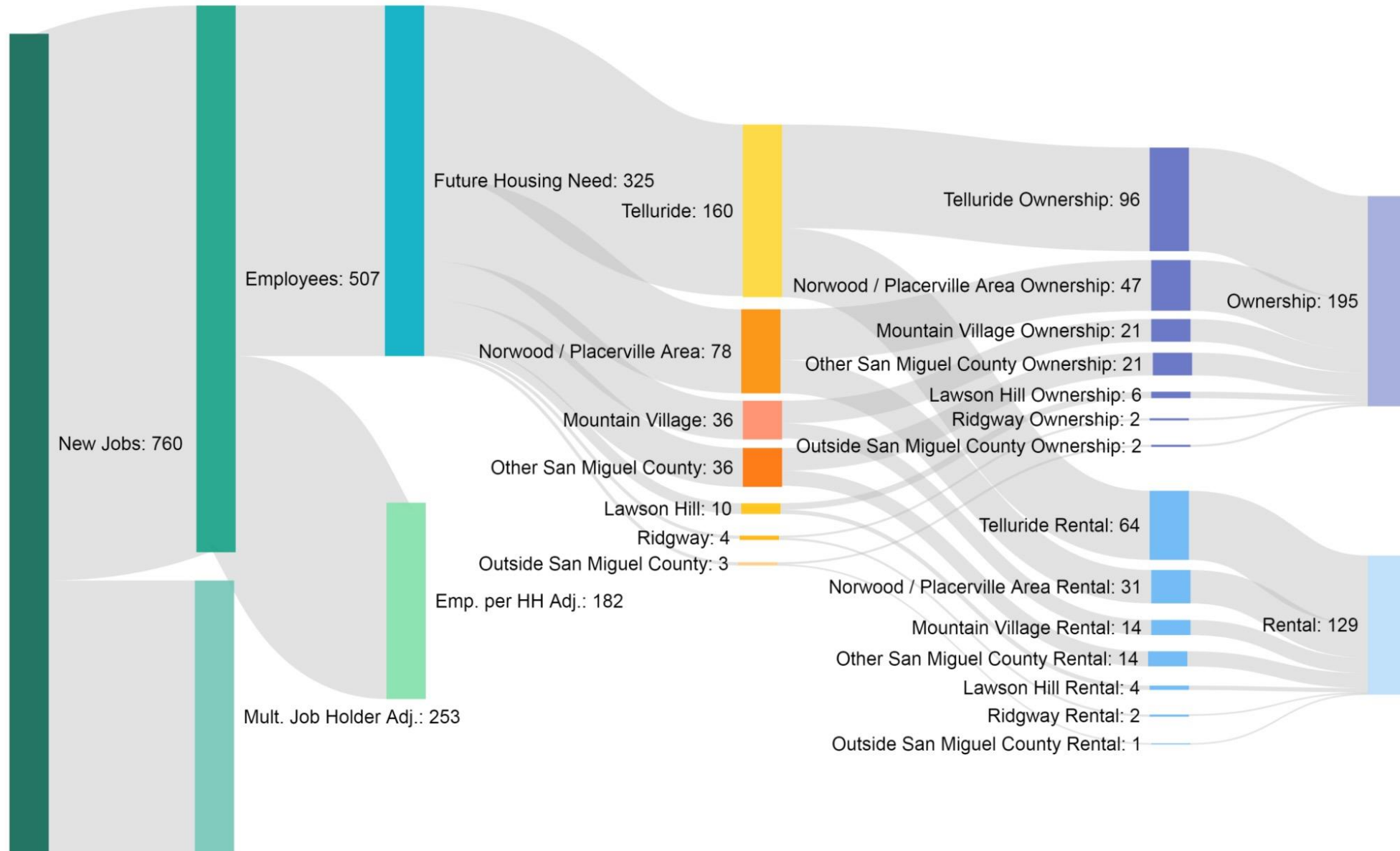
## Capacity & Need: Statewide Planning

### Goal 10 – Housing Planning



Clatsop Regional Housing Taskforce

**Figure 80**  
**Future Housing Need by Location and Tenure, 2016-2026**





# NWOHA Status Update

## **Elissa Gertler, NWOHA Director**



# Clatsop Regional Housing Taskforce

September 28, 2022

1-3 PM

Bob Chisholm Community Center  
1225 Avenue A.  
Seaside, OR 97138

## Attendees:

Denise Lofman, CREST; Brandon Ogilvie, City of Cannon Beach; Bruce St. Denis, City of Cannon Beach; Don Bohn, Clatsop County; Gail Henrikson, Clatsop County; Jeff Flory, City of Seaside; Steve Wright, City of Seaside; John Toyooka, Clatsop County; Amanda Rapinchuk, Clatsop County; Zach Hunt, Clatsop County; Brett Estes, DLCD; Jay Blake, City of Warrenton; Brent Warren, City of Gearhart; Angoleana Brien, City of Gearhart; Robert St. Clair, City of Cannon Beach; Jeff Adams, City of Cannon Beach; Jarrod Karnofski, Columbia Memorial Hospital; Elissa Gertler, NWOHA; Chet Moritz, Northwest Housing Solutions; Nancy McCarthy, City of Cannon Beach; Erick Bengel, The Astorian;

## Notes

### Meeting Two Review

Discussion of Mission, Vision and Plan touched on the need for the CRHTF, emphasizing that with the growing rate between Median Household Income and cost of housing in Clatsop County, building of organizational and operational capacity in housing expertise will be vital to closing this growing gap and providing workforce housing for the area's workforce.

### NWOHA Status Update, Elissa Gertler, NWOHA Director

After two-and-a-half months on the job, the Director spoke of the opportunities to build regional capacity around housing. Elissa comes from Portland's Metro, where she worked as Planning and Development Director, across jurisdictional lines and understand the need for multijurisdictional approach, especially at the intersection of housing and economic development. Elissa spoke of the NWOHA's checkered past, where funding was threatened and emergency measures resulted in a consulting firm being brought in from the East Coast in hopes to fight the fires and get the organization back on track. So she gives the previous interim director a lot of credit for getting things back on track and feels it is her responsibility to find out where the train is going and what does this next incarnation of the organization look like. The NWOHA owns and operates hundreds of very low income units, at 30% AMI and below and they have many people on the waiting list. These are not those competing for the 'workforce' housing that we've been discussing at the ranges of 60-120% AMI but are part of that housing spectrum that is still very necessary in our communities. There are many new housing units being built in Astoria and Warrenton and new construction projects being brought forward. Elissa spoke of the need to partner with local governments to understand the barriers to development and what are each project's land, regulation, political and financial hurdles. It will take us all to support these housing efforts and the development of a variety of tools. Currently the NWOHA has four people serving these three counties and it the challenge begins with getting their own house in order. Elissa stated that they have to do more than rent apartments to primarily lower income people and expand their role towards being a good partner and facilitating development that builds community. NWOHA has restricted federal funding sources, but they are seeking to partner to broaden their efforts to provide housing expertise to the region.





City of

# Cannon Beach

[GOVERNMENT](#)[SERVICES](#)[COMMUNITY](#)[VISITORS](#)

## Housing Matters



In a report entitled “City of Cannon Beach Affordable Housing Task Force Report on Findings and Deliberation Affordable Housing Needs Assessment and Implementation Plan,” dated October 2016, a vision statement was attached, “to forge a housing plan that encourages and facilitates the creation of long-term workforce rental housing in Cannon Beach – identifying long term and short term strategies and solutions that are inclusive of all in the workforce.”

This is just one of many task forces and reports that fill the agendas and shelves of Cannon Beach with lofty goals of constructing 25 units of long-term rental housing, building Park Home Communities on City-owned land and developing other strategies for solving the workforce housing issues. A 2013 & 2014 housing report offered a problem statement that could still hold true today:

“People who work in Cannon Beach cannot afford to live in Cannon Beach; this has become a strain not only on local employers but on the community itself...which needs an array of residents/families to maintain its social balance and economic well-being.”

Over the years, following these discussions, Cannon Beach has seen the passage of a construction excise tax in 2017 to benefit ‘affordable housing’ units and the construction of eight ‘affordable housing’ units with the Sea Lark Apartments Quadplex in 2018. There have also been a number of Accessory Dwelling Units built over the past ten years, which under the Cannon Beach Municipal Code cannot be used as Short-Term Rental units, yet there is no record of whether they are being utilized for long-term rentals or workforce housing.

### PLANNING

[+ Community Development Department](#)[ePermit Portal](#)[ePermitting Tutorial](#)[Cannon Beach Code Audit](#)[Cannon Beach TSP](#)[Dark Skies in Cannon Beach](#)[+ Development & Management Plans](#)[FAQs](#)



- Two and a half months on the job
- NWOHA getting things back on track
- NWOHA owns and operates hundreds of very low-income units
- Part of housing spectrum
- NWOHA currently has four people serving three counties
- Seeking to partner to broaden their efforts to provide housing expertise to region



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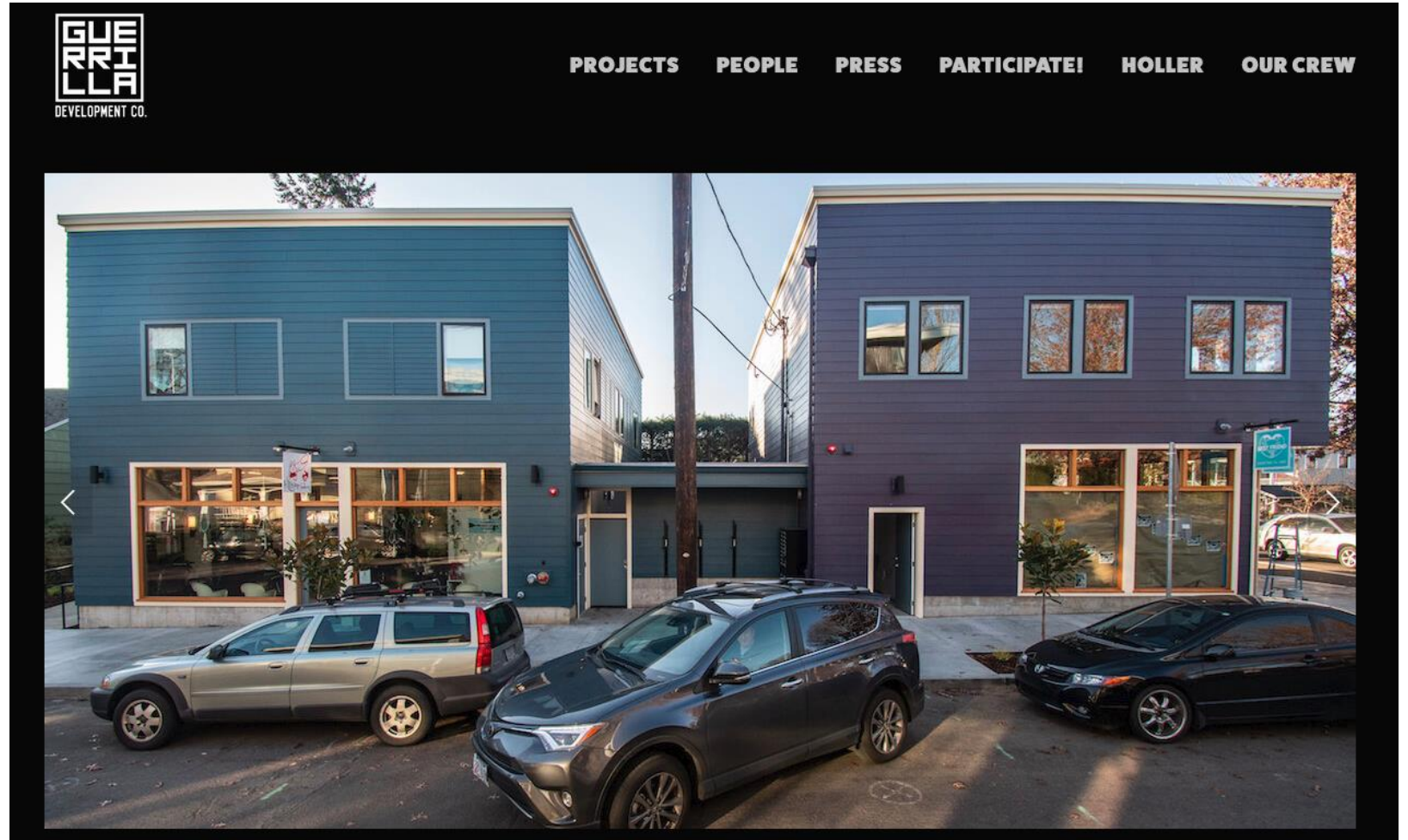
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### Notes



# HomeWork: Scenario One

Guerrilla Development's Jolene's First Cousin SRO



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# HomeWork: Scenario Two

## New Apartments planned for Seaside

Developer intends to convert wrecking yard, By R.J. Marx, *The Astorian*

**SEASIDE** – Two properties used as a wrecking yard off U.S. Highway 101 Complex with open space or a playground for residents.

Randy Stemper, representing the property owners, went before the City Council to request a Zoning change from medium-density residential to high-density residential.

“One of my goals that I’ve been working on for a long time is to make Seaside more affordable. It’s incredibly expensive,” Stemper said. “One of the ways to do that is to increase the density of the housing.”

The units, a mixture of two- and three-bedroom apartments, will be developed by Seaberg of North Coast Rentals and Illume Property Partners, market rate. A two-bedroom apartment.

According to draft plans, there will be 20 parking spaces – two for each unit.

“I think anything we can do to get more workforce housing is great, [Plans] are great for it.”

After recording, return to:  
City of Cannon Beach  
Attn: City Manager  
P.O. Box 368  
Cannon Beach, Oregon 97110

Until a change is requested,  
All Tax Statements will be sent to:

No Change Requested

### COMMUNITY HOUSING DEVELOPMENT AGREEMENT

This Community Housing Development Agreement (“Development Agreement” or “Agreement”) is made and is effective as of the date hereof (“Effective Date”) by and between Coaster Properties, LLC (“Developer”) and the City of Cannon Beach, an Oregon municipal corporation (“City”).

#### RECITALS

A. Developer is the owner of the certain real property located at 124 N. Larch within the City of Cannon Beach, Clatsop County (the “Development”) and described on attached Exhibit A. Developer intends to develop the property as an eight unit multi-family development. In an effort to encourage affordable housing in the City, the Developer has agreed to enter into this Development Agreement with City and to develop the Development for Community Housing pursuant to this Agreement. “Community Housing” is defined as long term rental units that do not exceed the Community Rental Rates listed in this Agreement.

B. In order to assure compliance by Developer with the provisions of this Agreement, the Developer and City intend that the City shall have the right to approve any changes in the plans and specifications for the Development prepared by Telovana Architects dated 9/13/2018 (“Plans and Specifications”), and to inspect the Development for compliance with this Agreement and the Plans and Specifications.

NOW, THEREFORE, for consideration, the adequacy and sufficiency of which is hereby acknowledged, Developer and City agree as follows:

#### 1. Incorporation of Recitals.

The Recitals are incorporated herein as part of this Development Agreement.

#### 2. Term and Termination

A. This Development Agreement shall be in effect from the date of execution until December 31, 2029, unless terminated earlier by either party by giving written notice of termination to the other party. In the event this Agreement is terminated, either party shall, upon request of the other party, promptly execute and deliver to the requesting party a document evidencing the termination.

(00649924; 1 )Community Housing Development Agreement

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## Clatsop Regional Housing Taskforce





# HomeWork: Scenario Three

Arch Cape Community Forest



Clatsop Regional Housing Taskforce



## Scenario Three

**Chet Moritz, Northwest Housing Solutions**



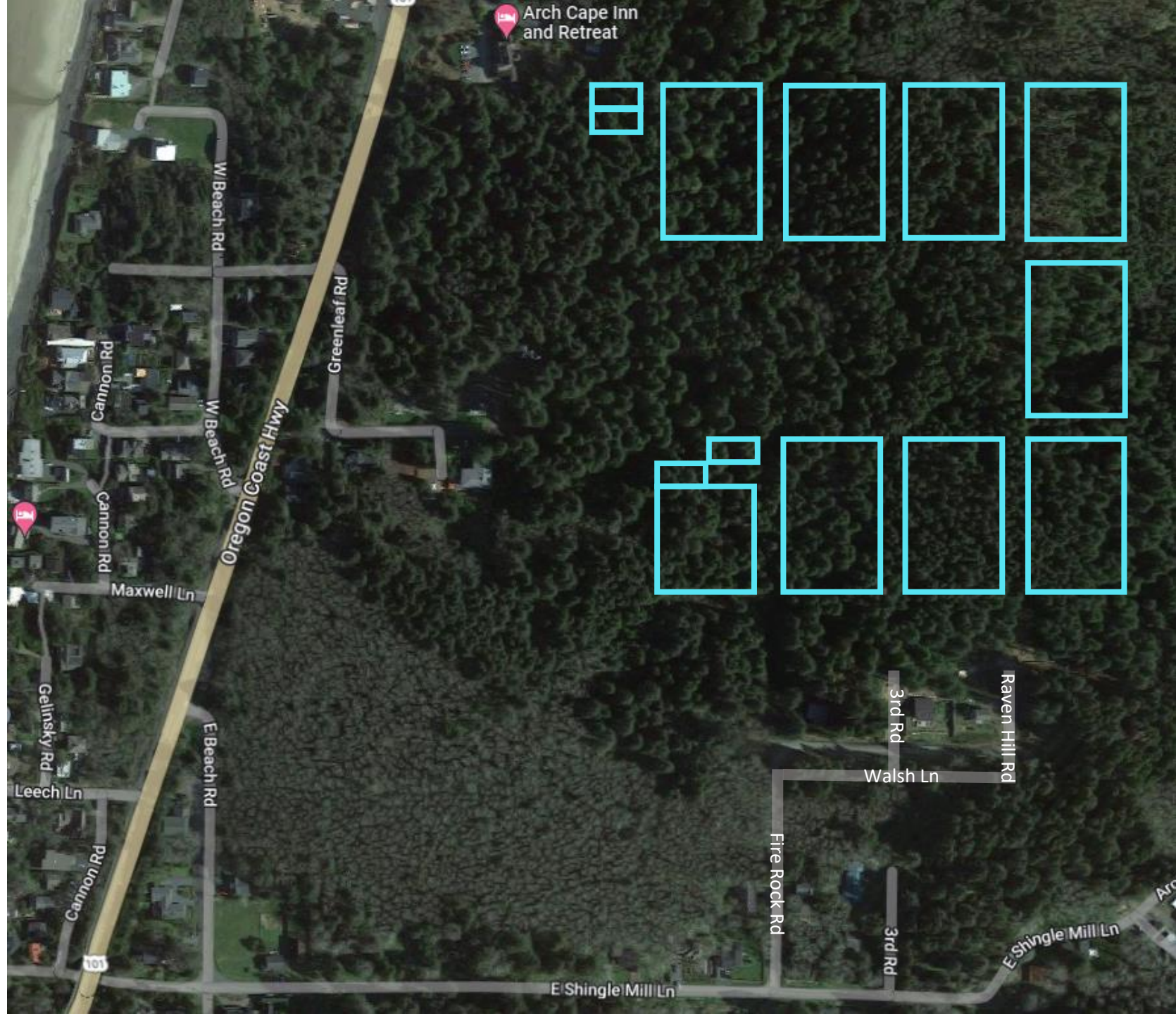
# Arch Cape Community Forest

Housing the working members of our community



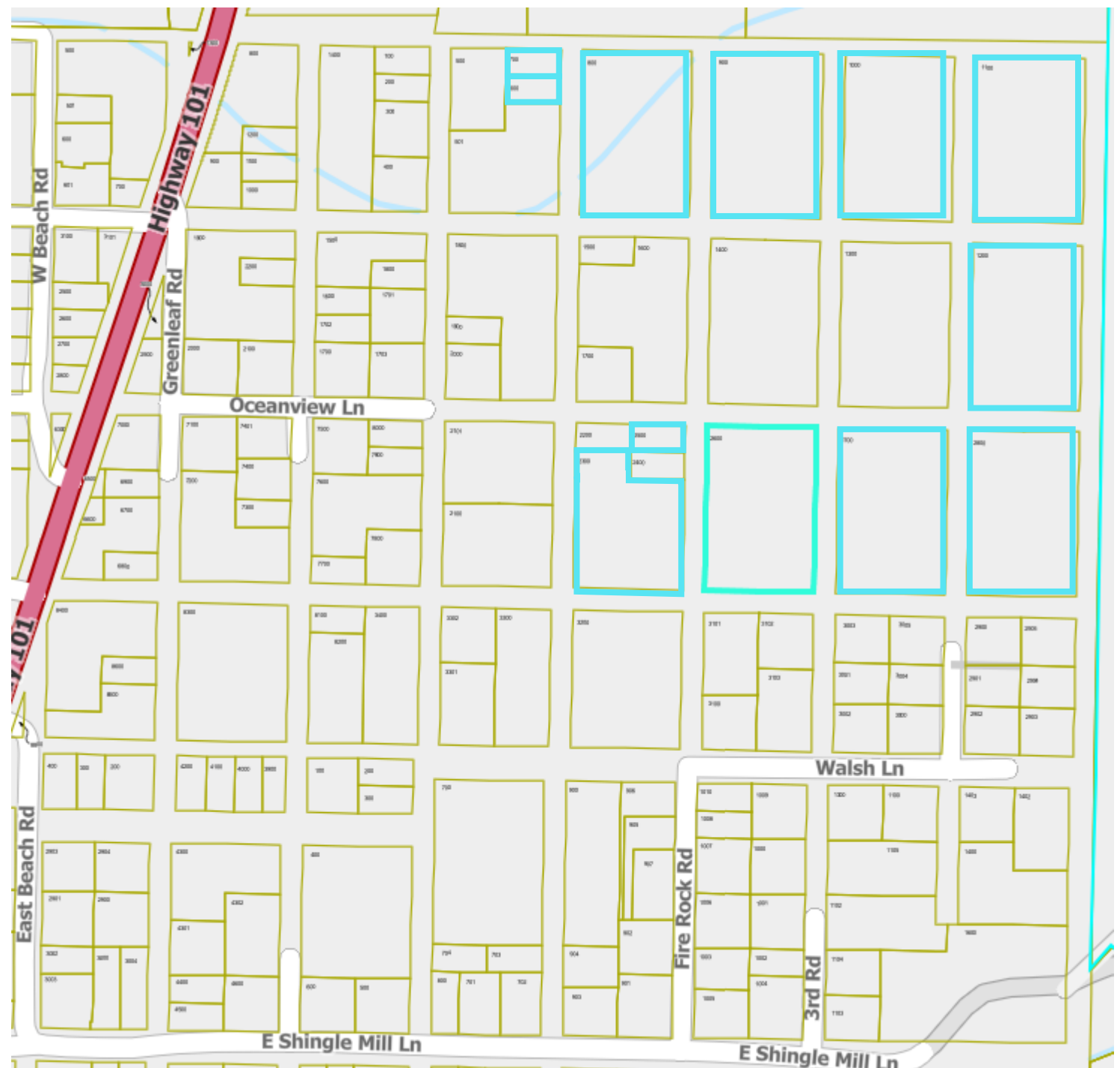
# Arch Cape Community Forest Overview

- **13 tax parcels, 11 acres**
- **Access** to southern edge of property via paved 3<sup>rd</sup> Rd. and Raven Hill Rd.
- **Utilities** to southern edge
- 70-year-old **forest**
- **Gentle slope** on southern lots, steeper slope on northern lots





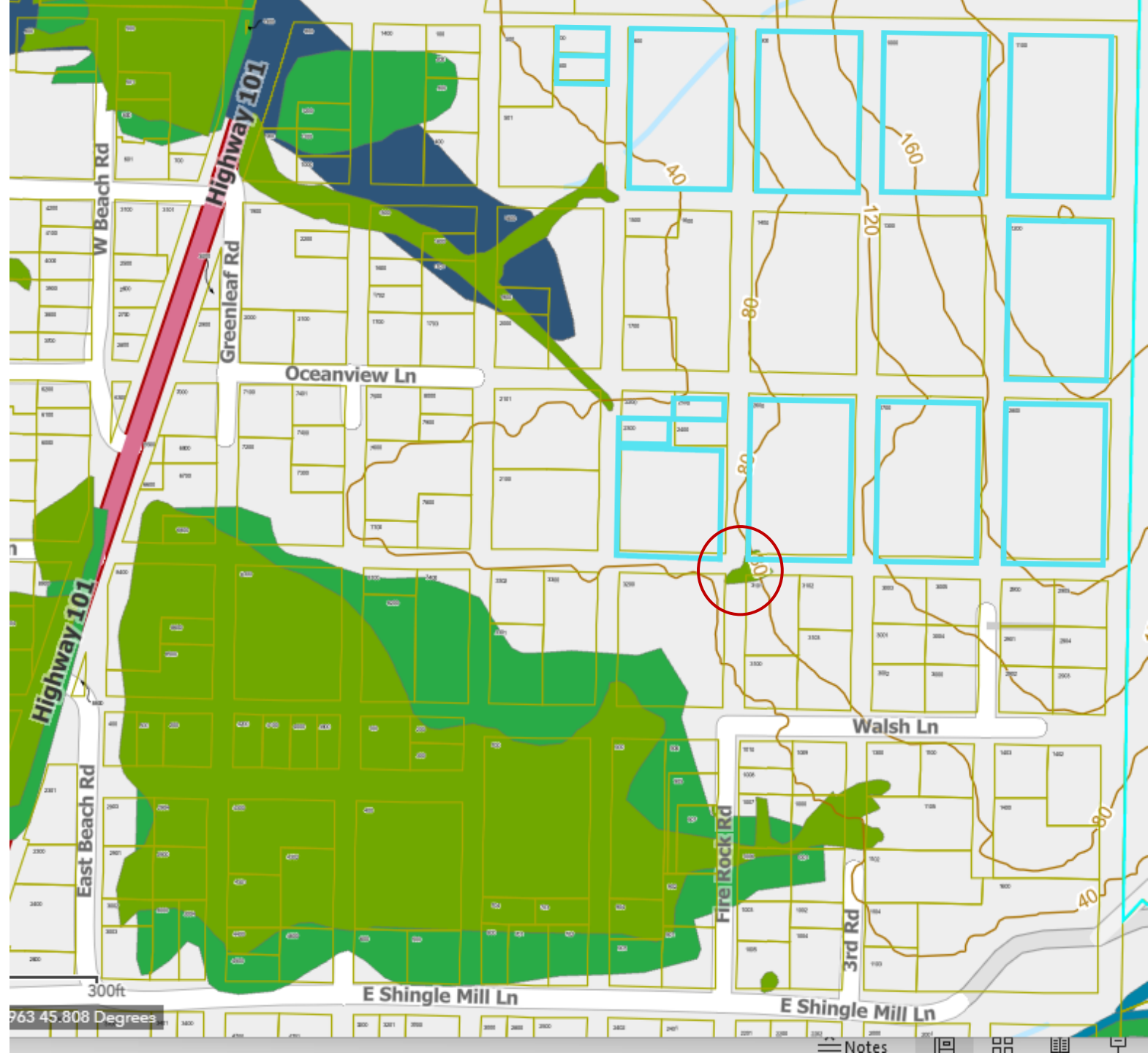
# Arch Cape Community Forest Surplus Lands



# Arch Cape Community Forest

## Elevations & Wetlands

- **Elevations:** ~40-200 ft ASL
- **Slope:** Southern lots slope gradually up to the east, with several flat plateaus and ridge tops to the west
- **Wetlands:** Only present on Fire Rock Rd easement





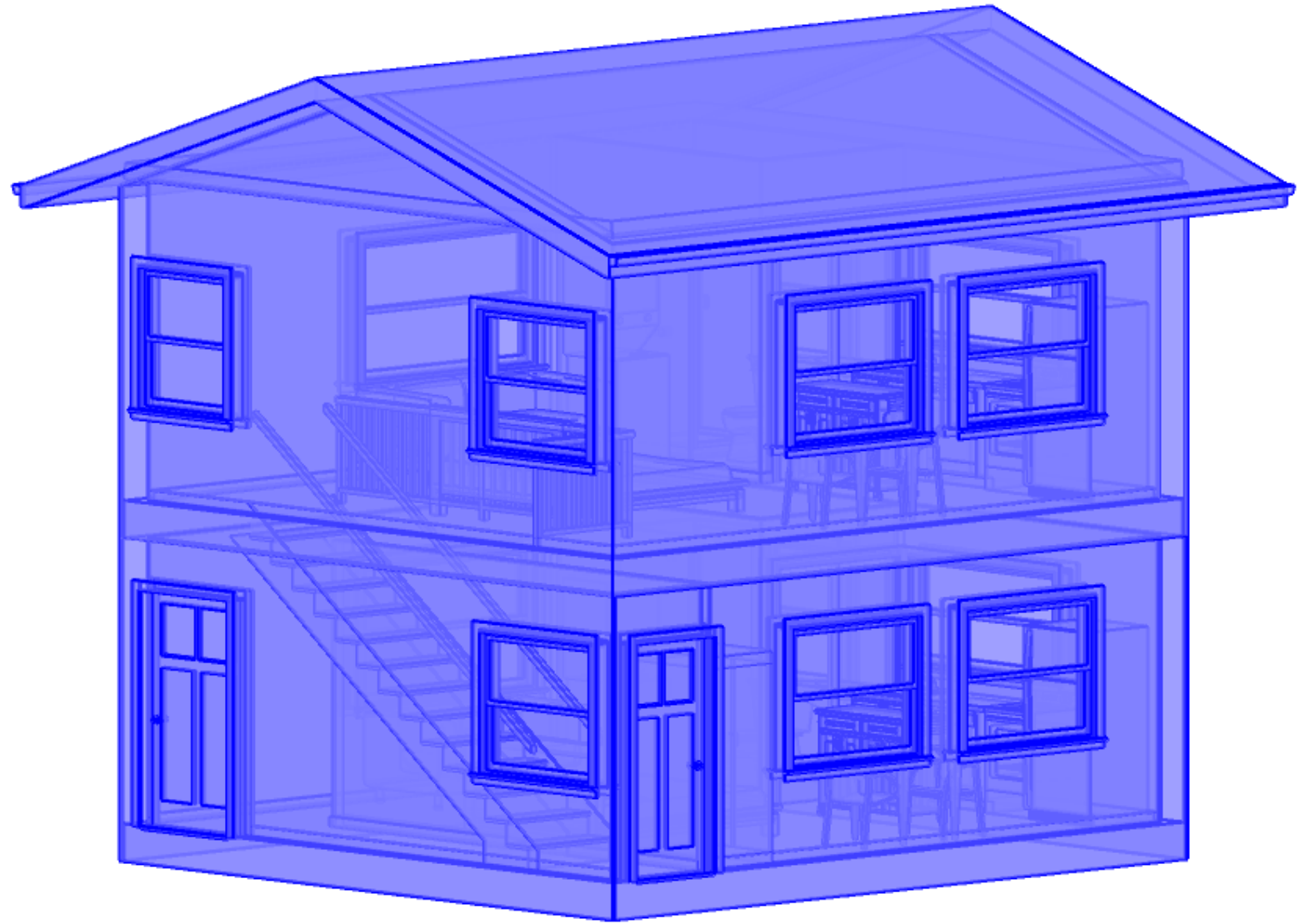
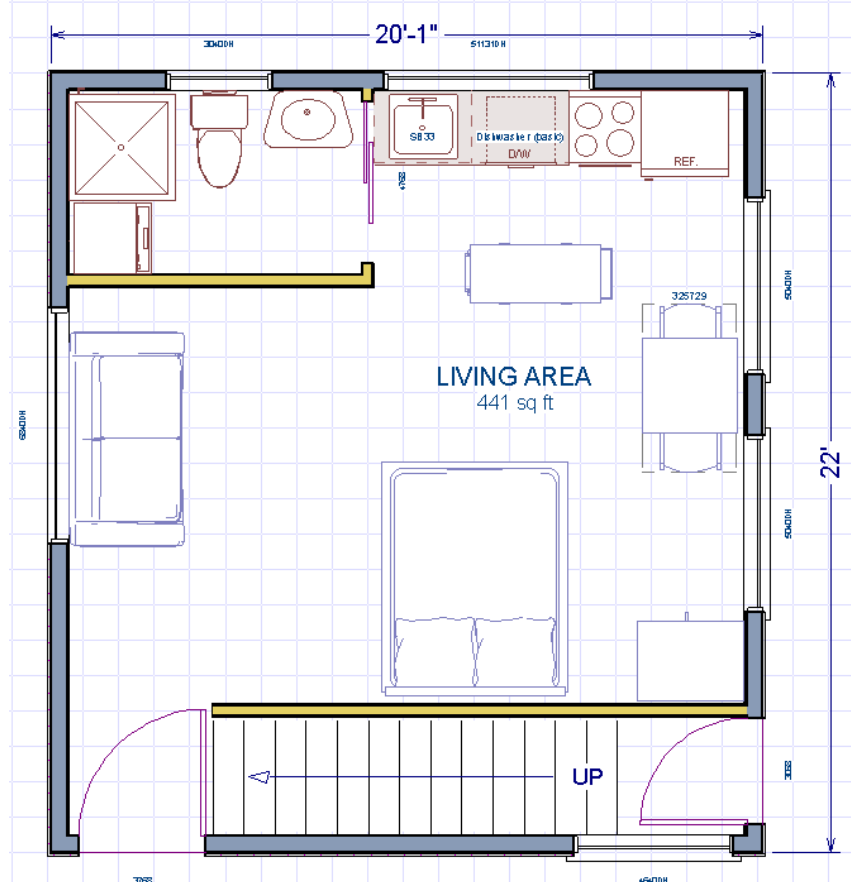
# Arch Cape Cottage Clusters among the Forest



- Ross Chapin Architects
- Stastny Architects
- Renovate PDX



# Arch Cape Community Forest Floor Plans



440 ft<sup>2</sup> Studios as  
Cottage Duos



# Arch Cape Community Forest

Housing the working members of the north coast



# HomeWork: Scenario Three

## Survey Says?

“Could this type of Cluster Development (CD) be developed in your jurisdiction?”

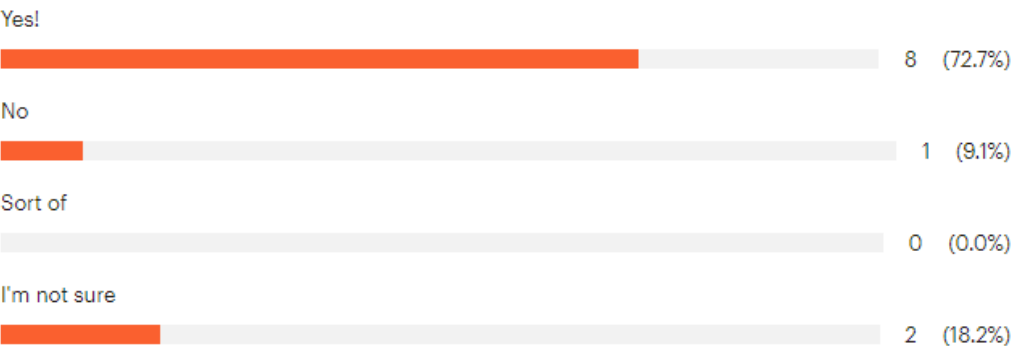


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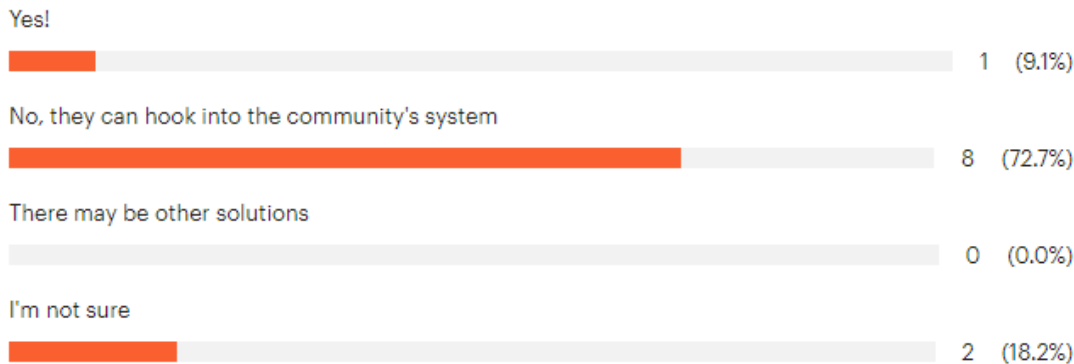
“How many on-site parking spaces would be required or would they be required to seek a variance?”



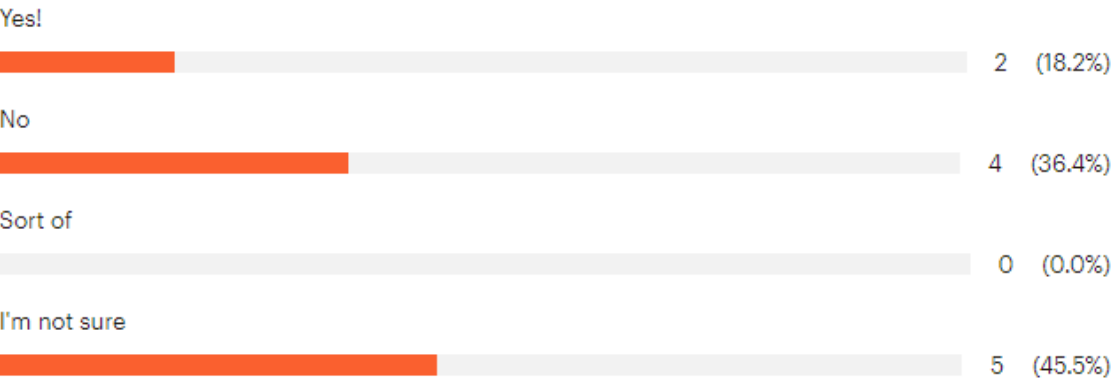
“Does your jurisdiction require they hook-up to community water system?”



“Would they need to provide their own septic on-site?”



“Is this an outright use in most of your community's residential zoning districts?”



“What would be the largest barriers to such a development?”

"lack of available land"

"Land"

"land use and zoning"

"Yes. Surrounding property owners."

"Environmental and NIMBY"

“Our community has no provisions for cluster housing development. The minimum lot size for each dwelling is 10,000 SF. Two parking spaces per dwelling unit required. A zone code text amendment would be required to accommodate the use."

"Public opposition"

"This is a tough one to answer as they would be required to improve access for ingress/egress as well as connection to the cities utilities. Without more specificity on the type of housing we could not calculate an exact parking demand. Depending on the zoning, only one structure for dwelling purposes would be allowed per lot. "

"I believe going through the paperwork and approvals process with the powers that decide whether variances or changes can be made. This costs lots of time and money and some developers may be scared off with this in mind."



“Do you have incentives for such affordable developments,  
if they came forward?”

“No”	3
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“Not yet”	2
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“?”	2
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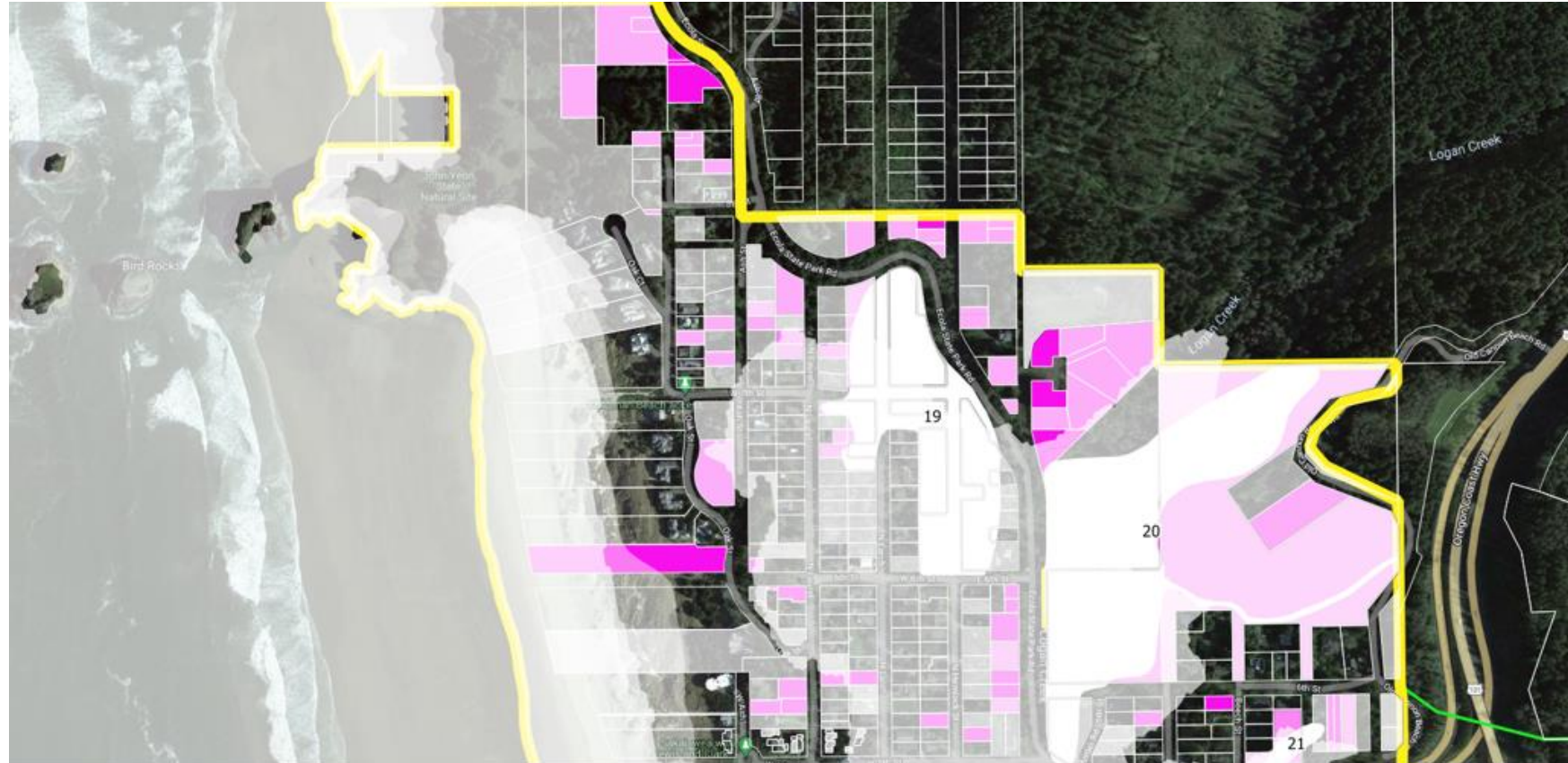
“Land”	
--------	--

“Does your jurisdiction have comparable examples?”

“No”	7
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# HomeWork: Scenario Four

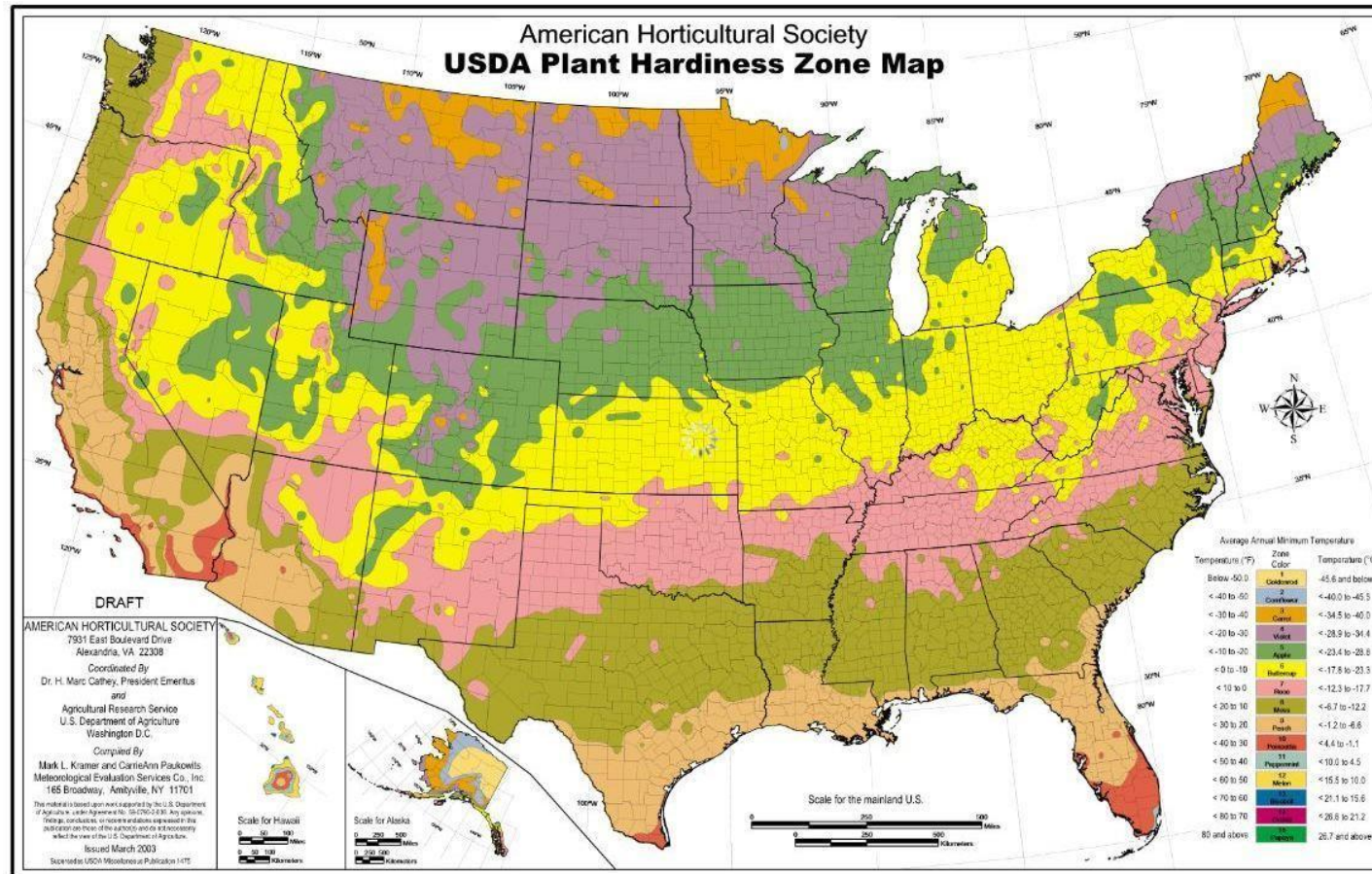


Northside: Vacant Lands

Clatsop Regional Housing Taskforce



# HomeWork: Scenario Four

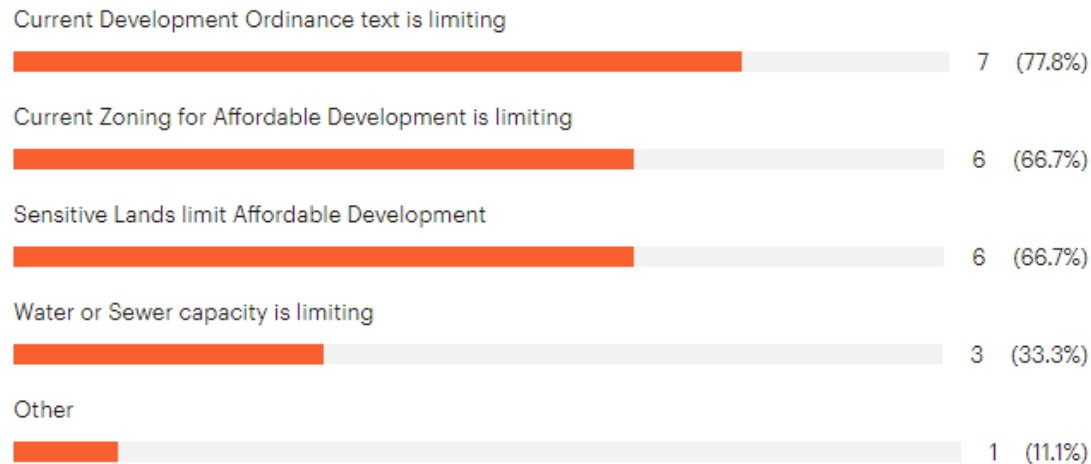


Clatsop Regional Housing Taskforce

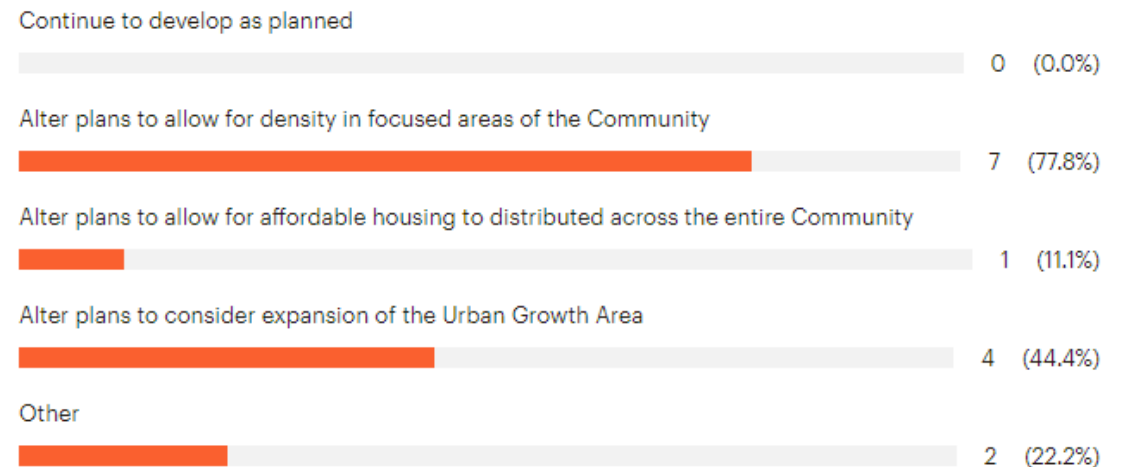
# HomeWork: Scenario Four

## Survey Says?

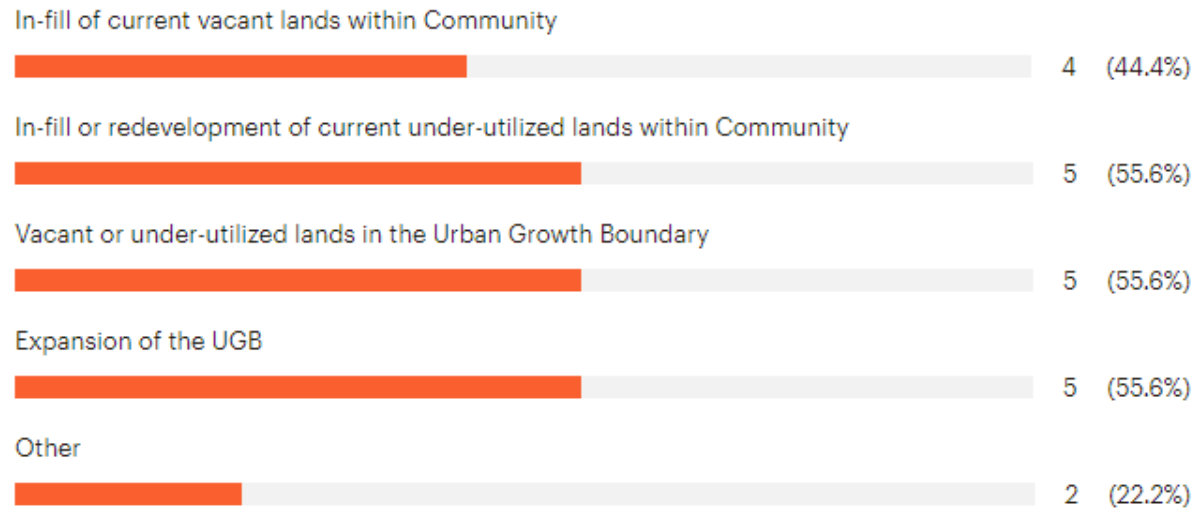
“What are the biggest constraints to future affordable housing development in your community?”



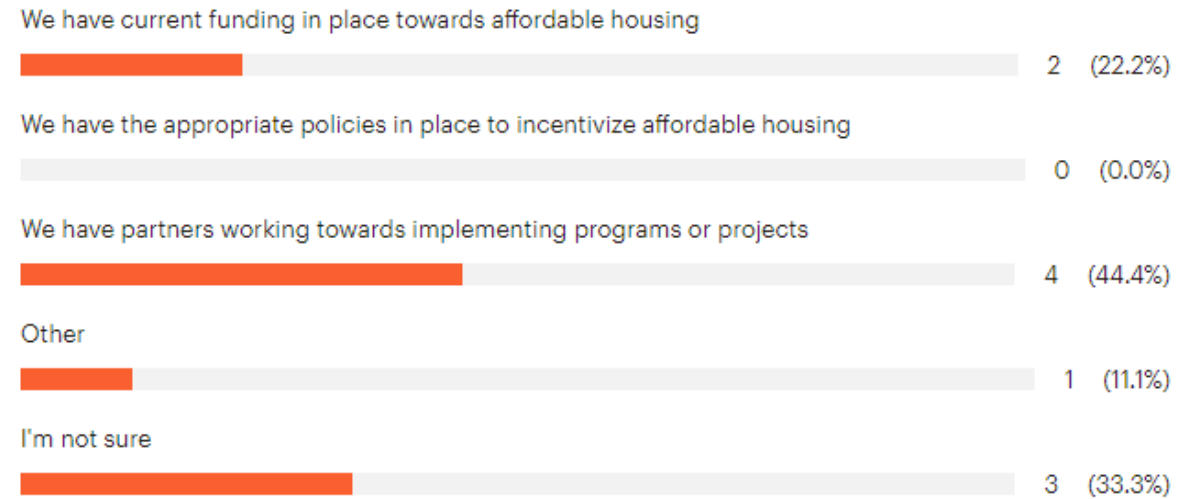
“How should your community develop to best meet the affordable housing needs?”



## “Where should your community develop to best meet the affordable housing needs?”



## “What are your community’s biggest assets towards affordable housing?”



## “What are the biggest barriers to affordable housing in your community?”

"Lack of buildable high density residential land that can be developed in a cost effective manner. "

"available land; rules for development in tsunami zones"

"Septic systems constrain density opportunities. Low inventory of multi-family housing zone sites or opportunities. No provisions for ADU's or minimum densities. Outdated parking requirements. No design review and no streamlined permitting or review processes."

"Finding contiguous undeveloped or under-developed sites without environmental constraints and matching it to a developer."

"Development outside UGBs is strictly limited by state statute. Rural residential lands are required to be a minimum of 2 acres. The County's zoning ordinance could be amended to allow housing in commercial areas. Rural ADUs have been put on hold pending completion of the wildfire risk map by ODF. NIMBY-ism.

The list goes on and on."

"Limited space. Housing must be a regional action where lower value lands can support the needs of the region . The five cities can not bear the weight with a scattering of effort ."

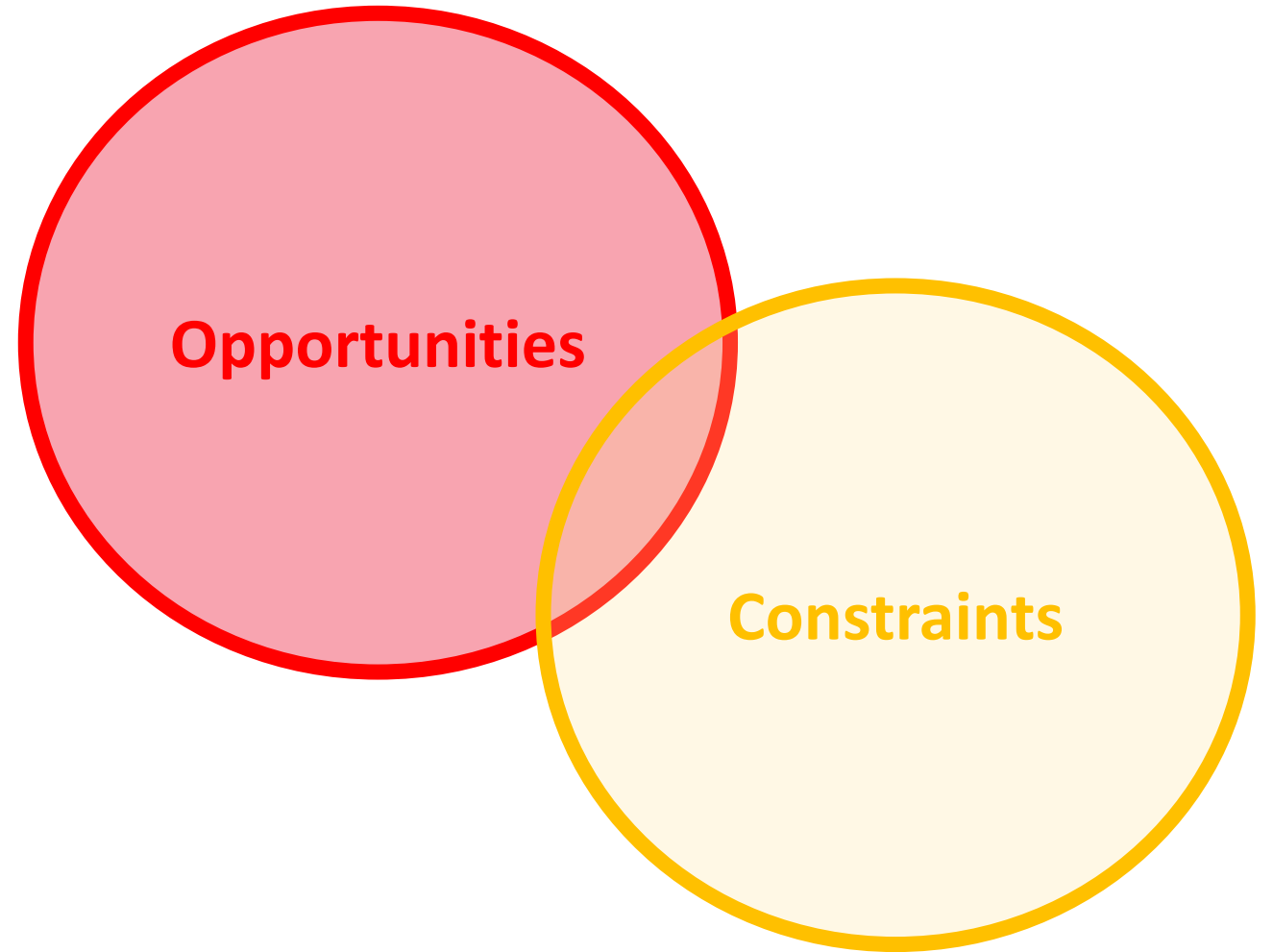
"I believe its finding people that want to take on that responsibility of purchasing property without the knowledge of whether it will or will not be able to be developed, and how long that process of getting approval will take. I believe a piece of property that has already been approved for high density affordable housing would be more enticing to a potential owner/developer than a piece of property that may end up being essentially valueless if housing at higher densities will not be approved."

"Available lands and infrastructure."

"Buildable land, zoning, OR & FEMA hazard mapping/regulations. Look at the Hawaiian islands for example - you can't produce more buildable land, we must work with what we have. If folks can't afford to live here then they shouldn't live here. "



# Clatsop Regional Housing Taskforce



# Asset Mapping in Cannon Beach

# Terms of use

## Affordable Housing

- Housing is considered “affordable” by HUD when a household spends no more than 30% of its annual income on housing costs.
- Mortgage lenders typically require that households spend no more than a set percentage of income on mortgage payments, taxes, and insurance.
- HUD guidelines are directed to serve households at or below the 60% Area Median Income level.

## Workforce Housing

- Homeownership and rental housing that is reasonably affordable to middle income employees including retail salespeople, office and service workers, and public employees such as police officers, firefighters, and teachers who are integral to a community but too often cannot afford to live in the communities they serve.
- Urban Land Institute defines workforce housing as being affordable to households earning between 60 and 120 percent of the area median income.





# Terms of use

## Affordable Housing

(1) As used in this section, “affordable housing” means residential property:

(a) In which:

(A) Each unit on the property is made available to own or rent to families with incomes of 80 percent or less of the area median income as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development; or

(B) The average of all units on the property is made available to families with incomes of 60 percent or less of the area median income; and

(b) Whose affordability is enforceable, including as described in ORS 456.270 to 456.295, for a duration of no less than 30 years.



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# Terms of use

## Affordable Housing

(2) A local government shall allow affordable housing, and may not require a zone change or conditional use permit for affordable housing on property if:

(a) The housing is owned by:

(A) A public body, as defined in ORS 174.109; or

(B) A nonprofit corporation that is organized as a religious corporation; or

(b) The property is zoned:

(A) For commercial uses;

(B) To allow religious assembly; or

(C) As public lands.





# Terms of use

## Affordable Housing

(3) Subsection (2) of this section:

- (a) Does not apply to the development of housing not within an urban growth boundary.
- (b) Does not trigger any requirement that a local government consider or update an analysis as required by a statewide planning goal relating to economic development.
- (c) Applies on property zoned to allow for **industrial uses** only if the property is:
  - (A) Publicly owned;
  - (B) Adjacent to lands zoned for residential uses or schools; and
  - (C) Not specifically designated for heavy industrial uses.
- (d) Does not apply on lands where the **local government determines** that:
  - (A) The development on the property **cannot be adequately served by water, sewer, storm water drainage or streets,** or will not be adequately served at the time that development on the lot is complete;
  - (B) The property contains a **slope of 25 percent or greater;**
  - (C) The property is within a **100-year floodplain;** or
  - (D) The development of the property is constrained by land use regulations based on statewide land use planning goals relating to:
    - (i) **Natural disasters and hazards;** or
    - (ii) **Natural resources,** including air, water, land or natural areas, but not including open spaces or historic resources.



# Terms of use

## Needed Housing

- (1) The availability of affordable, decent, safe and sanitary housing opportunities for persons of lower, middle and fixed income, including housing for farmworkers, is a matter of statewide concern.
- (2) Many persons of lower, middle and fixed income depend on government assisted housing as a source of affordable, decent, safe and sanitary housing.
- (3) When a need has been shown for housing within an urban growth boundary at particular price ranges and rent levels, needed housing shall be permitted in one or more zoning districts or in zones described by some comprehensive plans as overlay zones with sufficient buildable land to satisfy that need.
- (4) Except as provided in subsection (6) of this section, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing. The standards, conditions and procedures:
  - (a) May include, but are not limited to, one or more provisions regulating the density or height of a development.
  - (b) May not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.



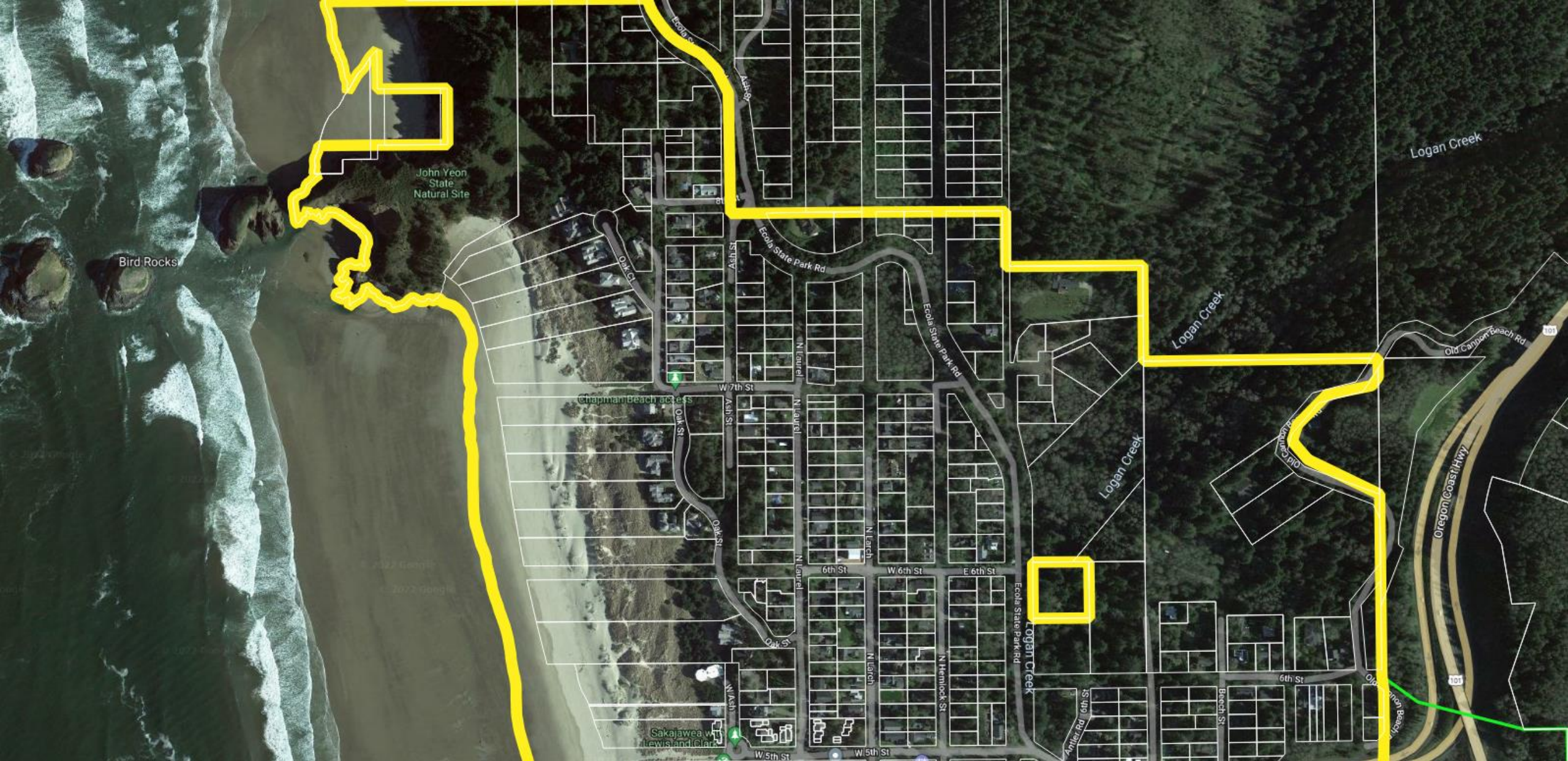
# Terms of use

## Needed Housing

- (6) In addition to an approval process for needed housing based on clear and objective standards, conditions and procedures as provided in subsection (4) of this section, a local government may adopt and apply **an alternative approval process** for applications and permits for residential development based on approval criteria regulating, in whole or in part, appearance or aesthetics that are not clear and objective if:
- (a) The applicant retains the option of proceeding under the approval process that meets the requirements of subsection (4) of this section;
  - (b) The approval criteria for the alternative approval process comply with applicable statewide land use planning goals and rules; and
  - (c) The approval criteria for the alternative approval process authorize a density at or above the density level authorized in the zone under the approval process provided in subsection (4) of this section.







Northside





## Northside: Steep Slopes





## Northside: Floodplain





## Northside: Wetlands





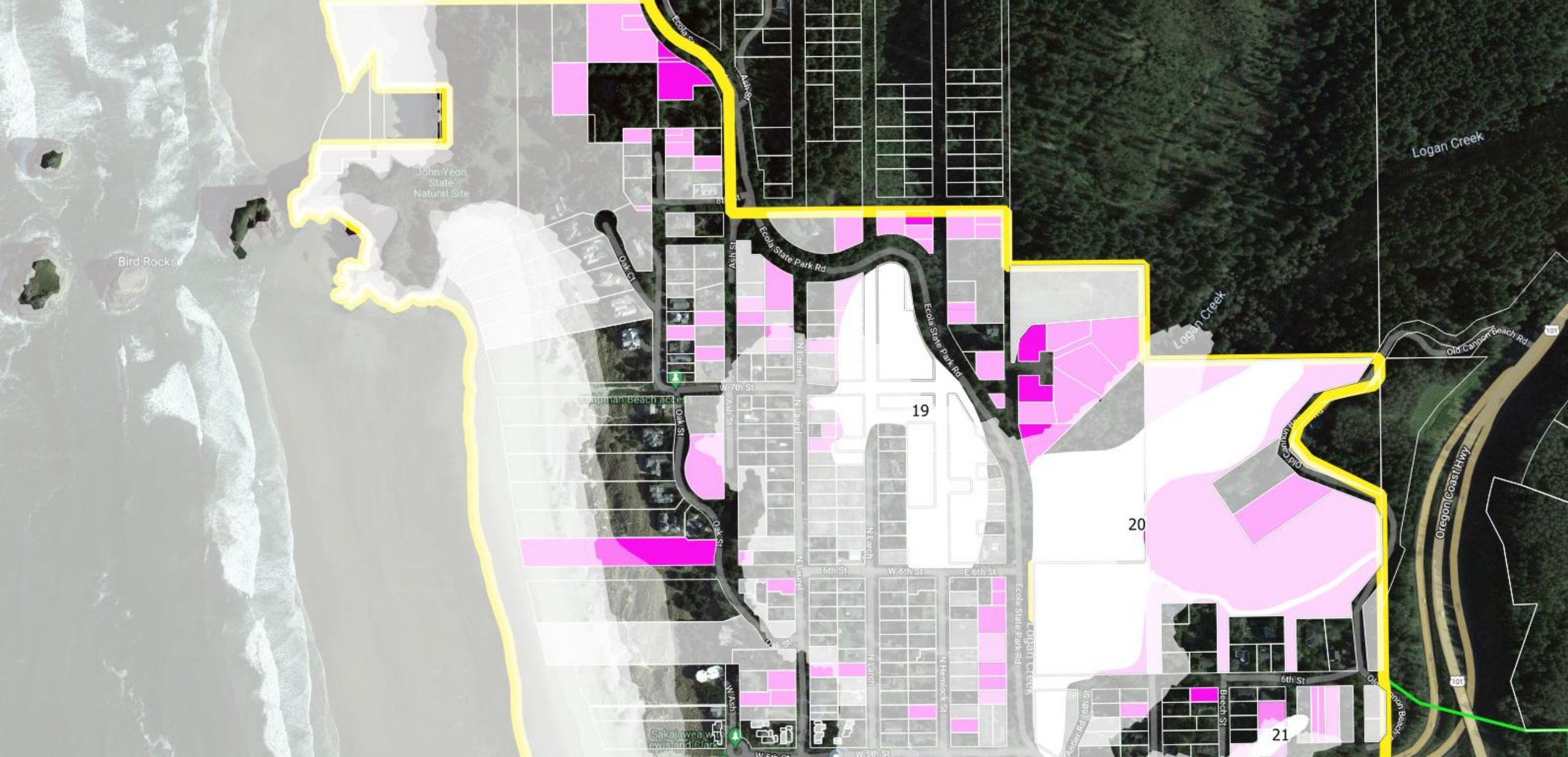
## Northside: Wetland Lots of Record





Northside: Tsunami Small & Medium Inundation Areas





## Northside: Vacant Lands





## Northside: Vacant and Zoned Multi-Family Lands





## Northside: Publicly Owned Lands





## Downtown: Vacant Lands





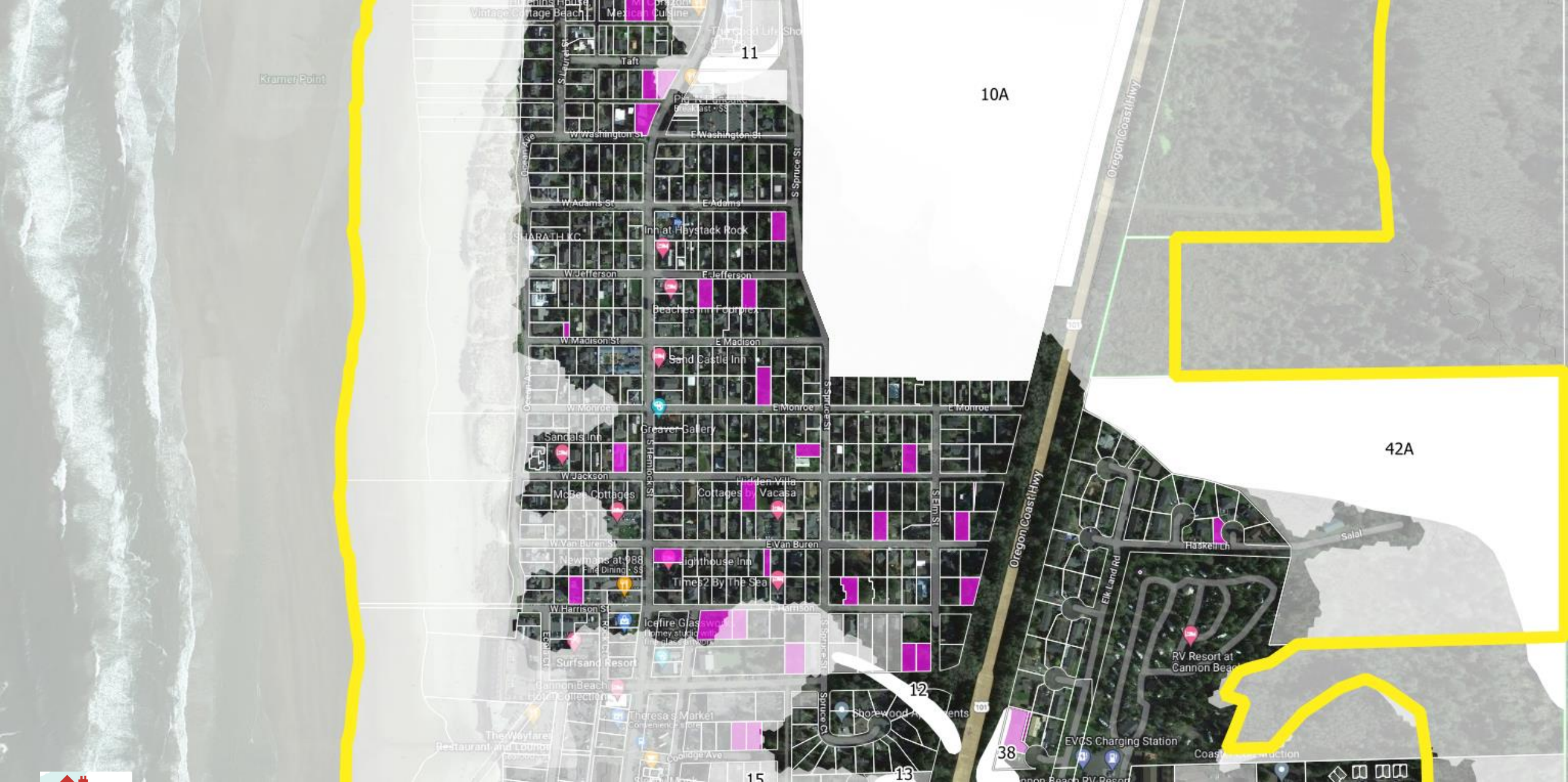
## Downtown: Vacant and Zoned Multi-Family Lands





Downtown: Publicly Owned Lands





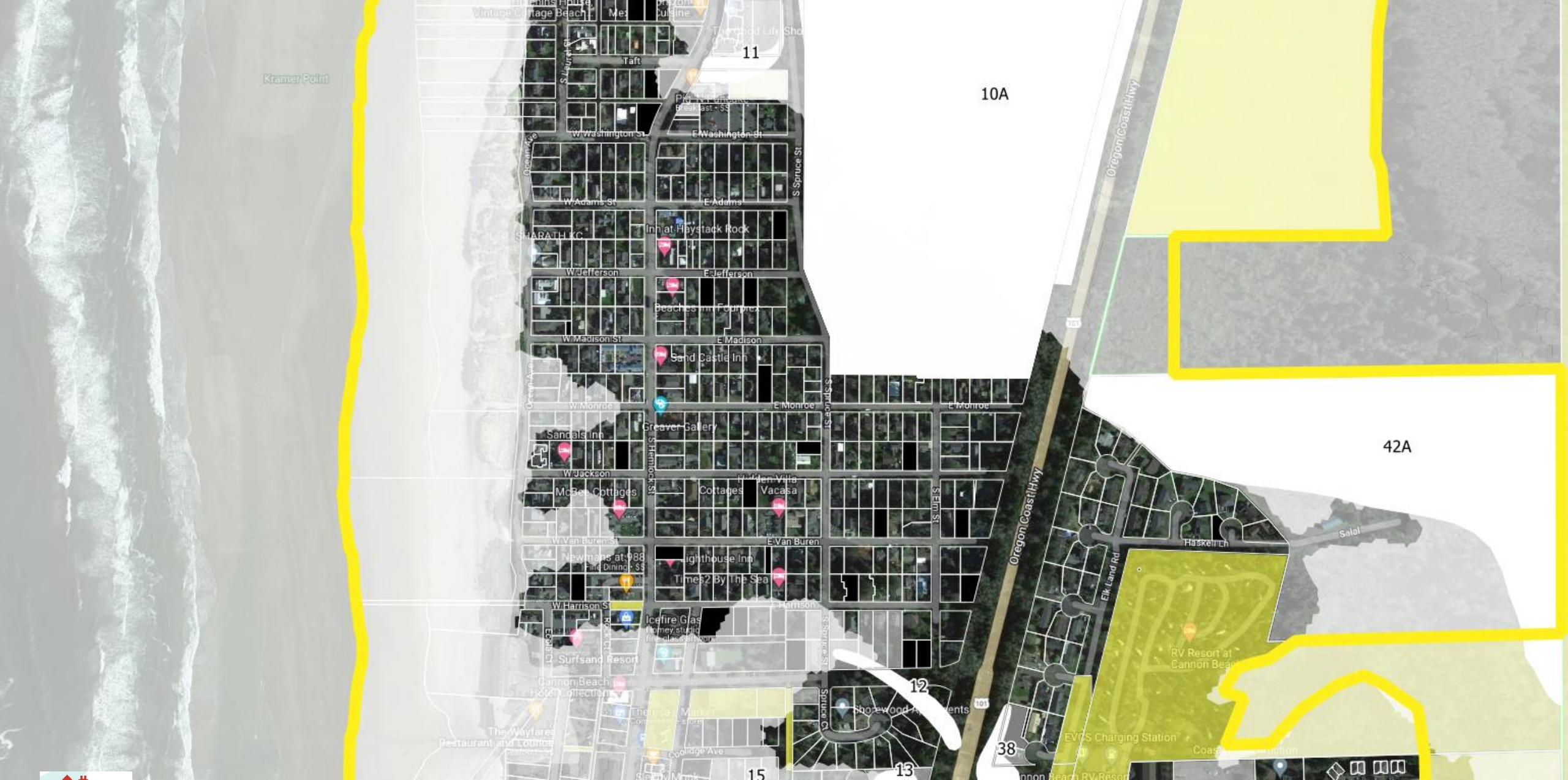
## Presidentials: Vacant Lands





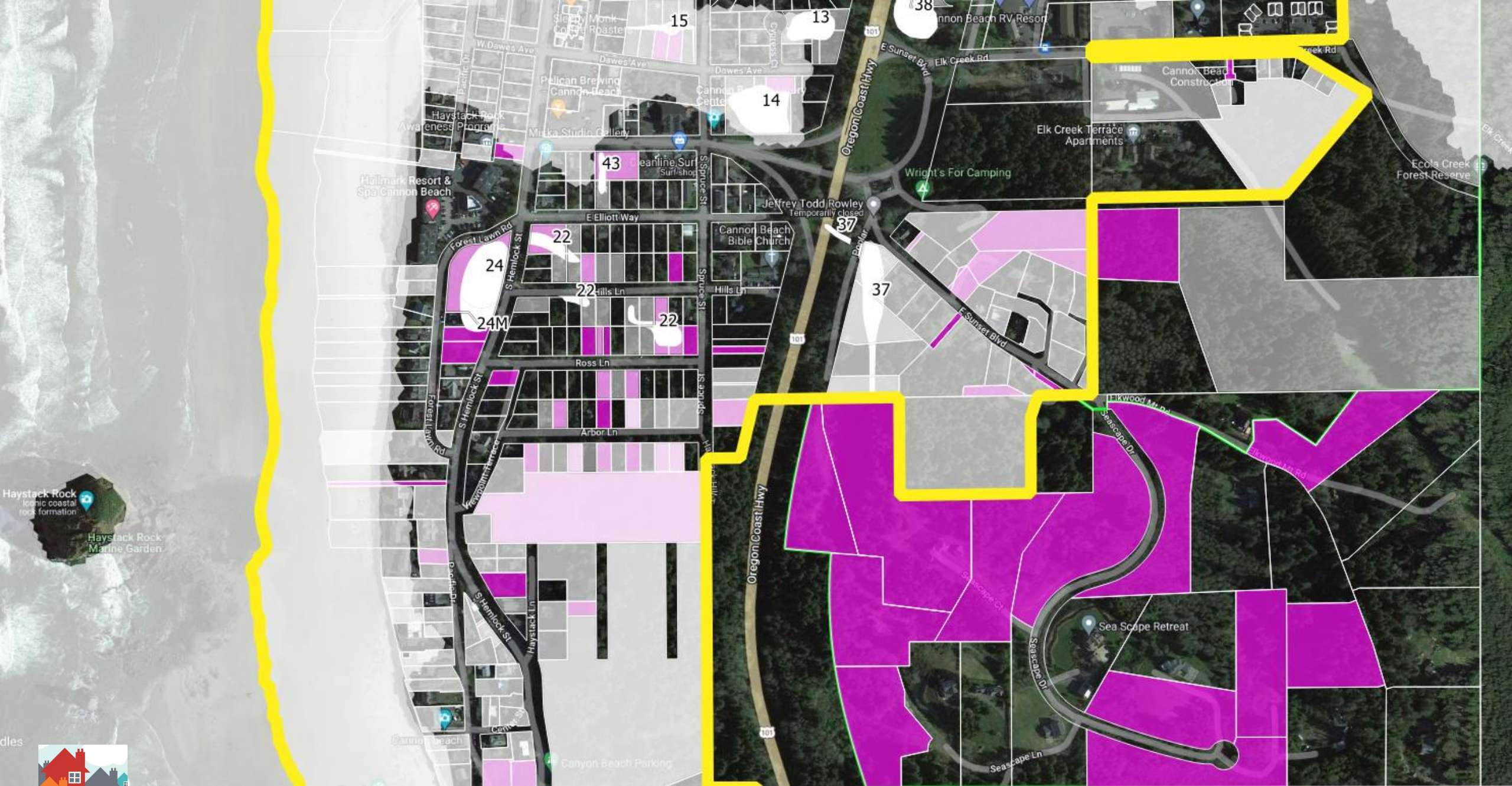
## Presidentials: Vacant and Zoned Multi-Family Lands





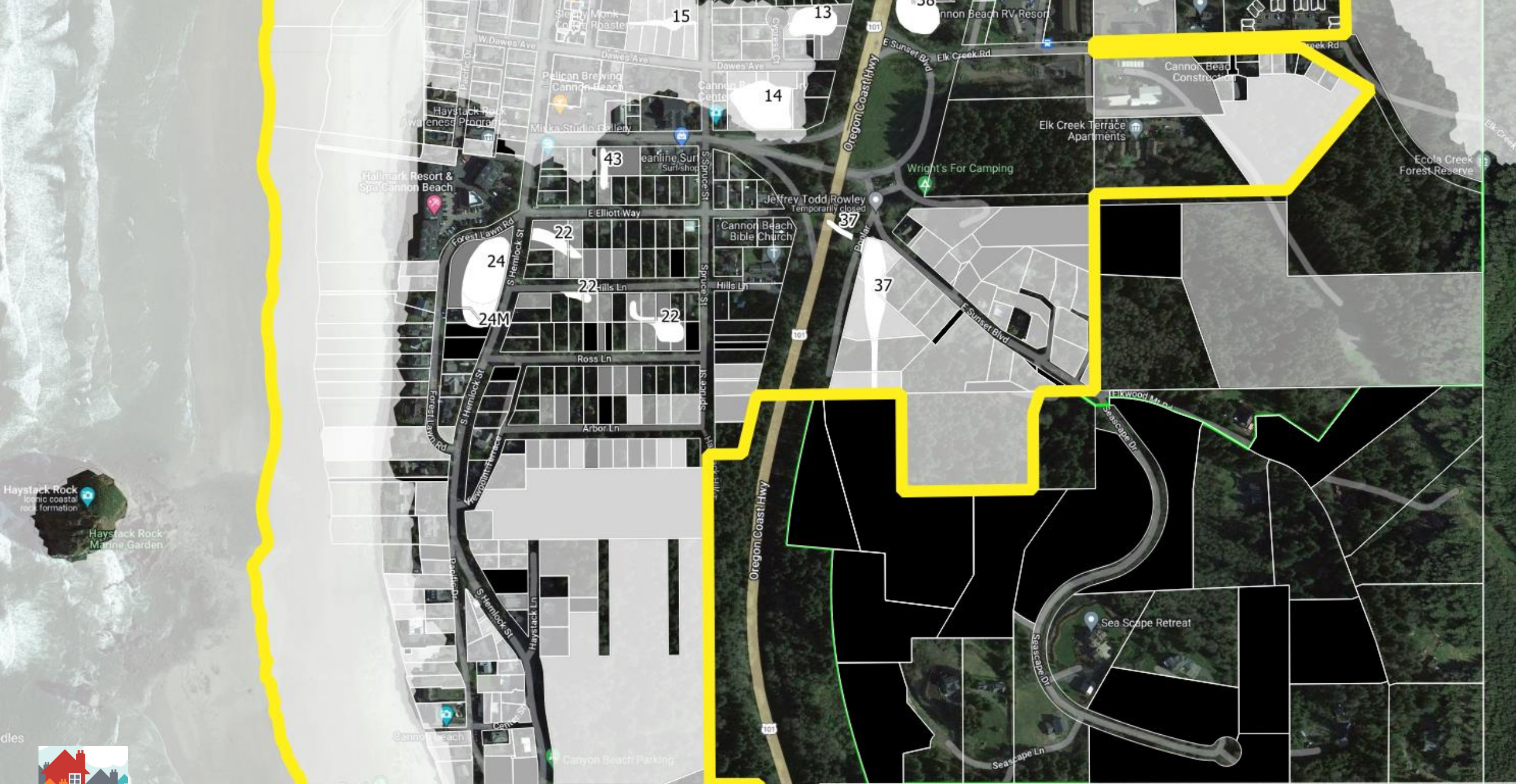
# Presidentials: Publicly Owned Lands





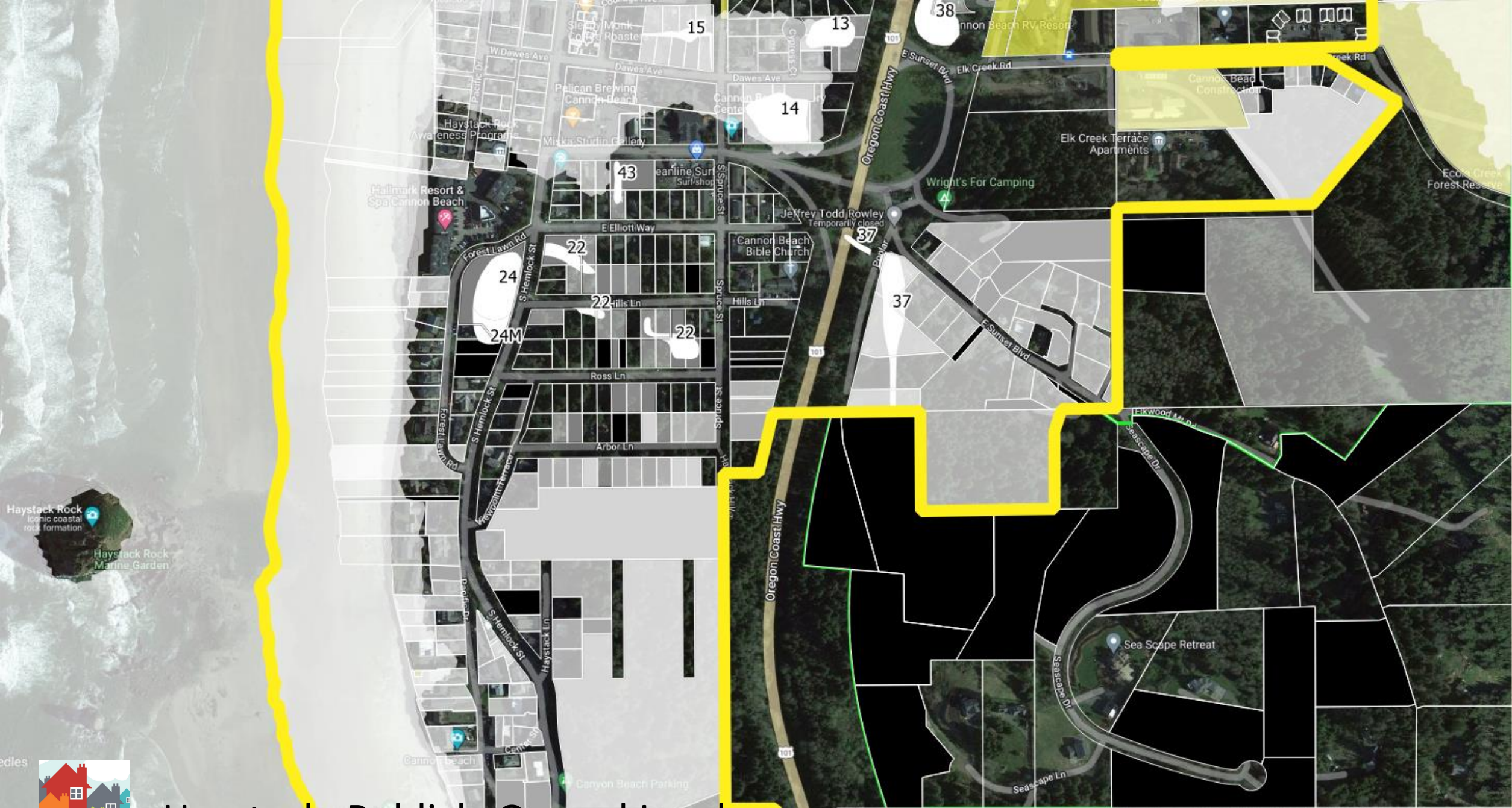
Haystack: Vacant Lands





Haystack: Vacant and Zoned Multi-Family Lands





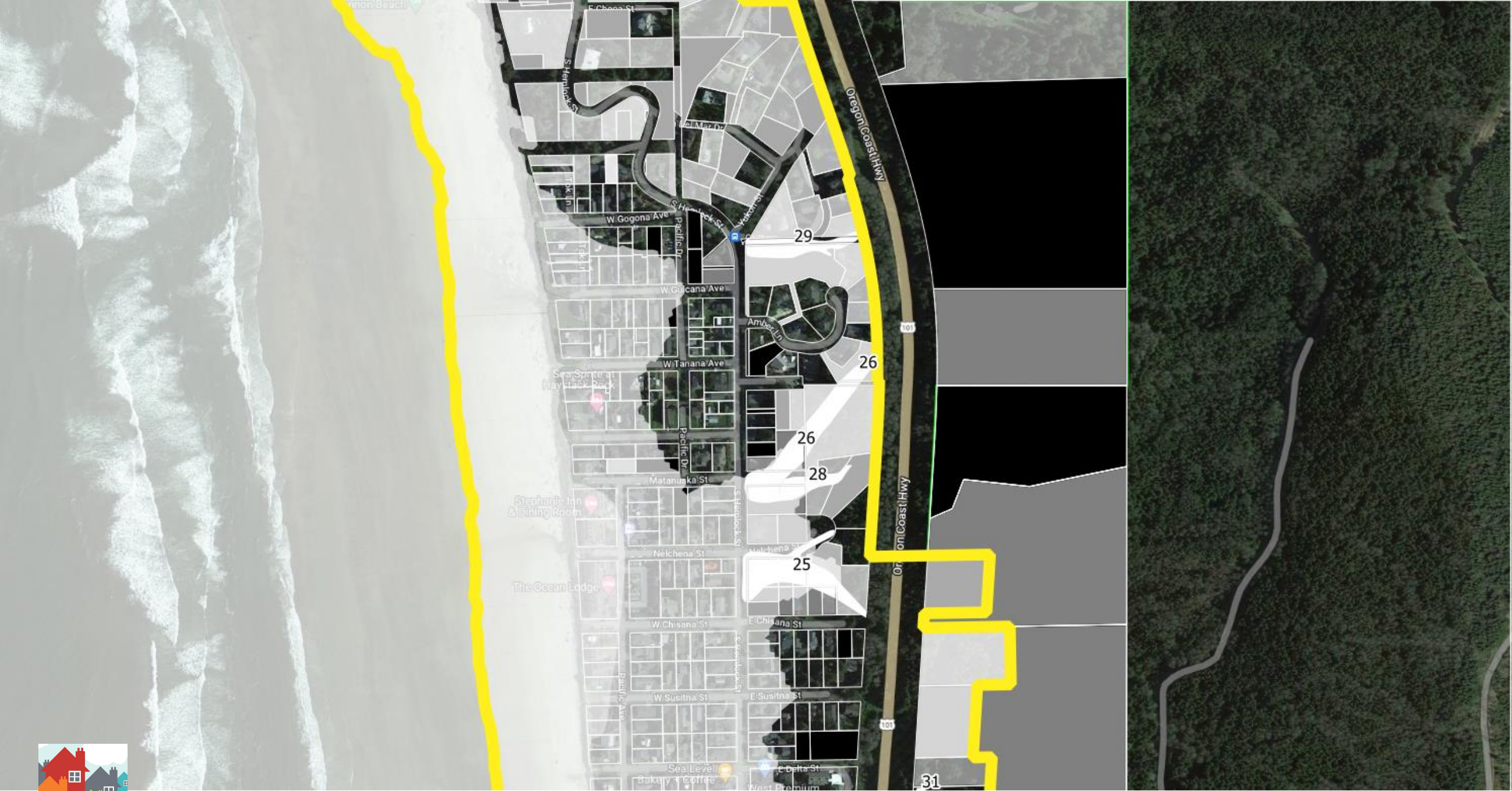
Haystack: Publicly Owned Lands





North Tolovona: Vacant Lands





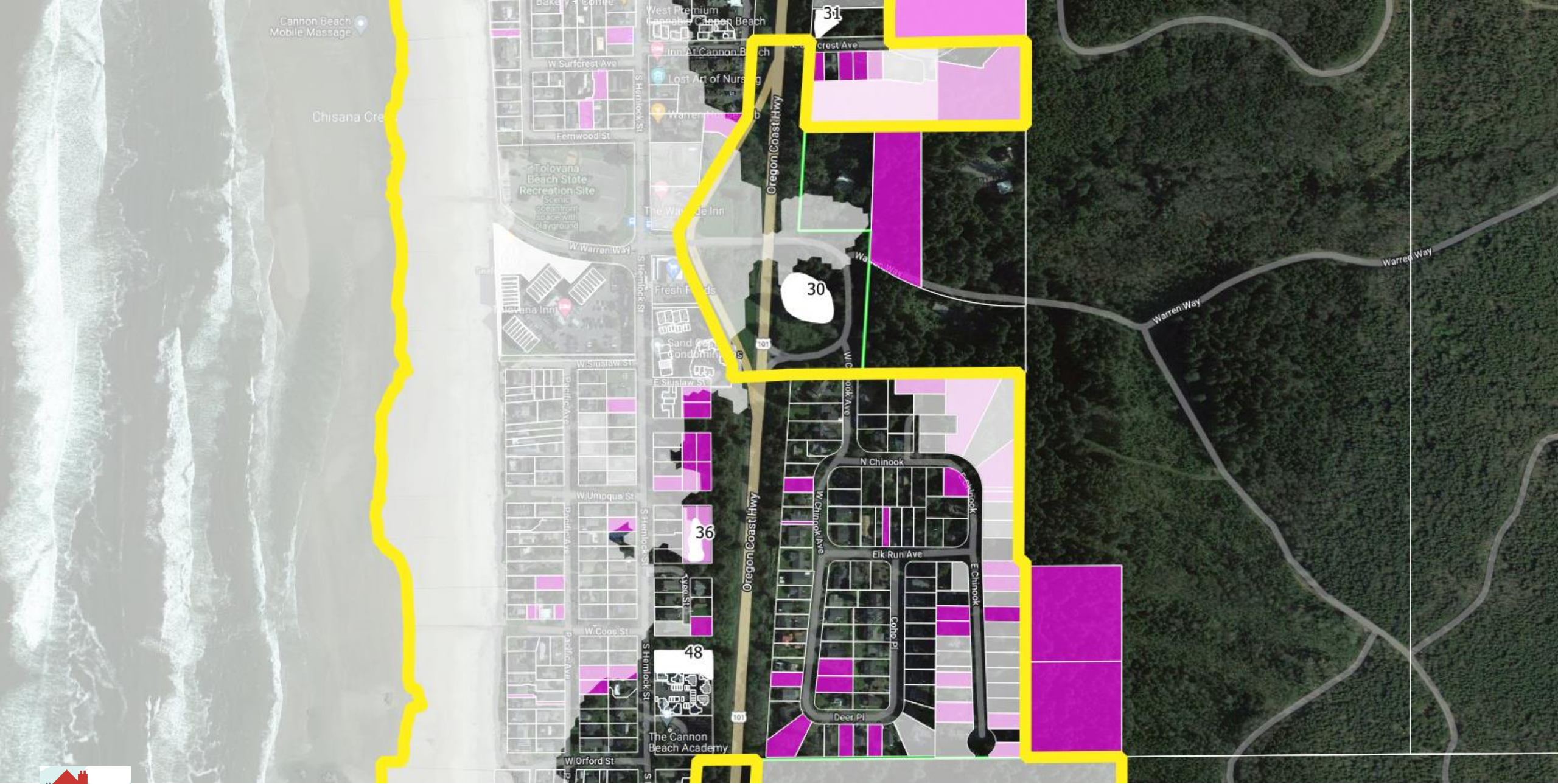
North Tolovona: Vacant and Zoned Multi-Family Lands





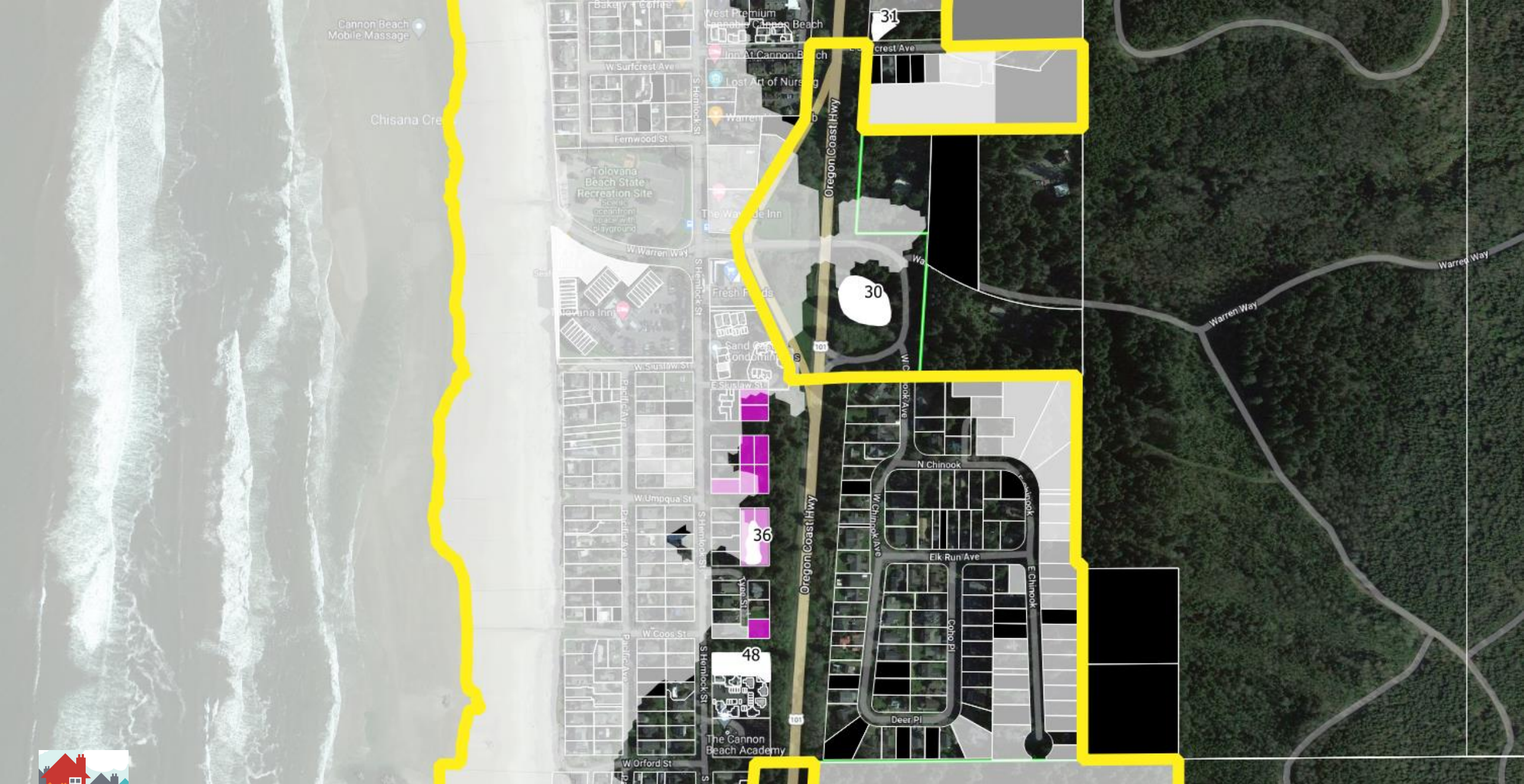
North Tolovona: Publicly Owned Lands





Tolovona: Vacant Lands



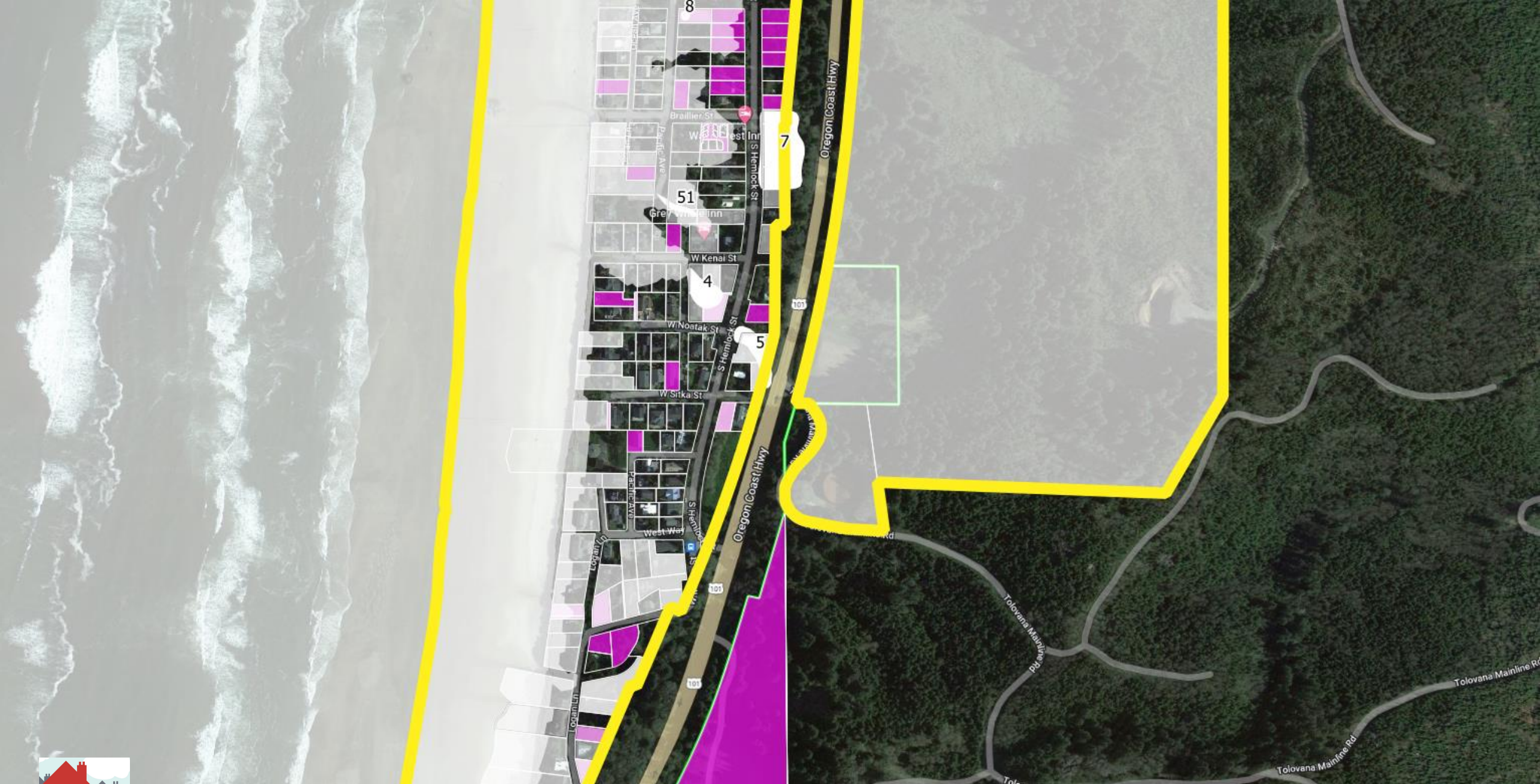


Tolovona: Vacant and Zoned Multi-Family Lands



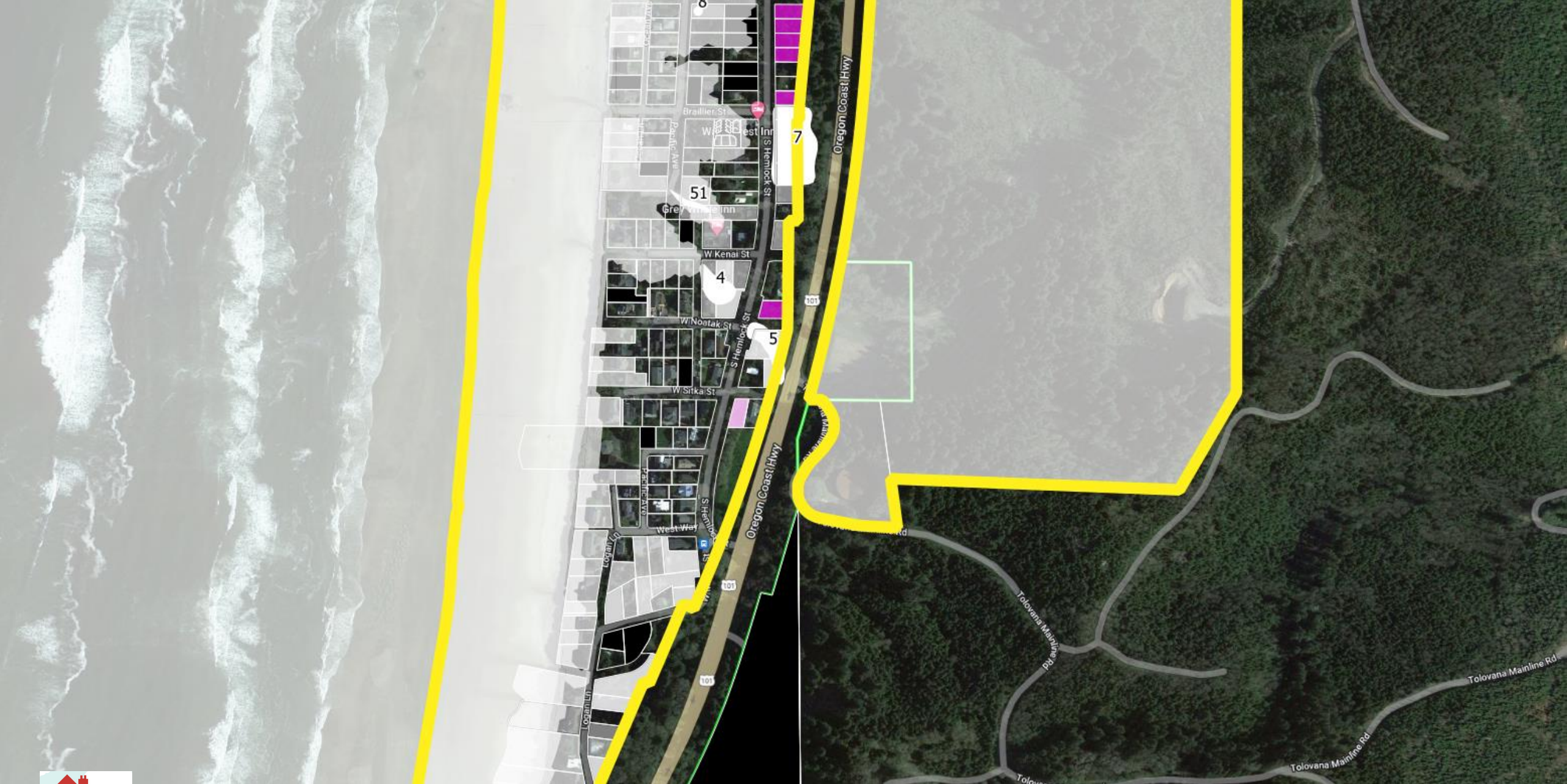






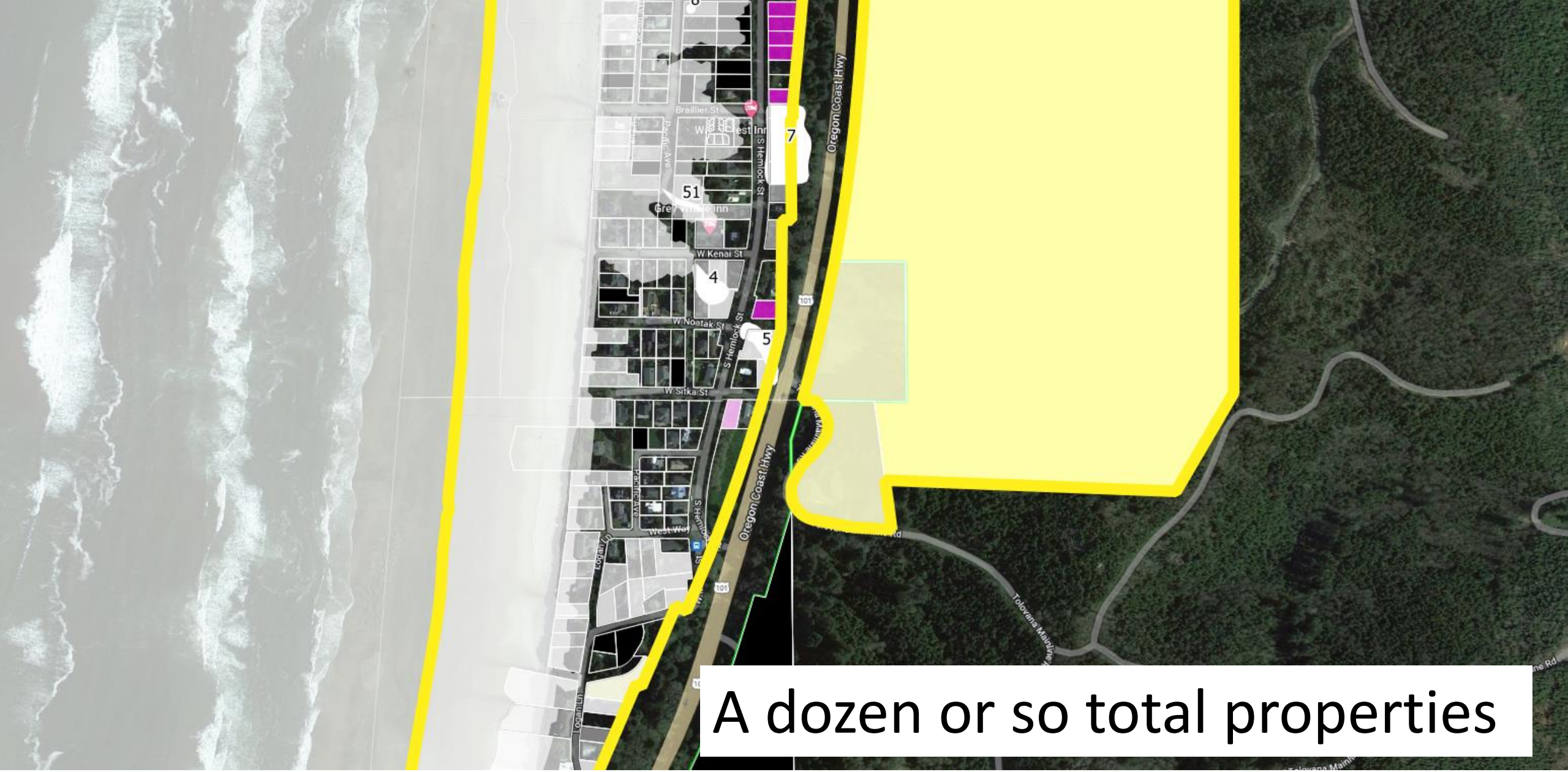
South Tolovona: Vacant Lands





South Tolovona: Vacant and Zoned Multi-Family Lands



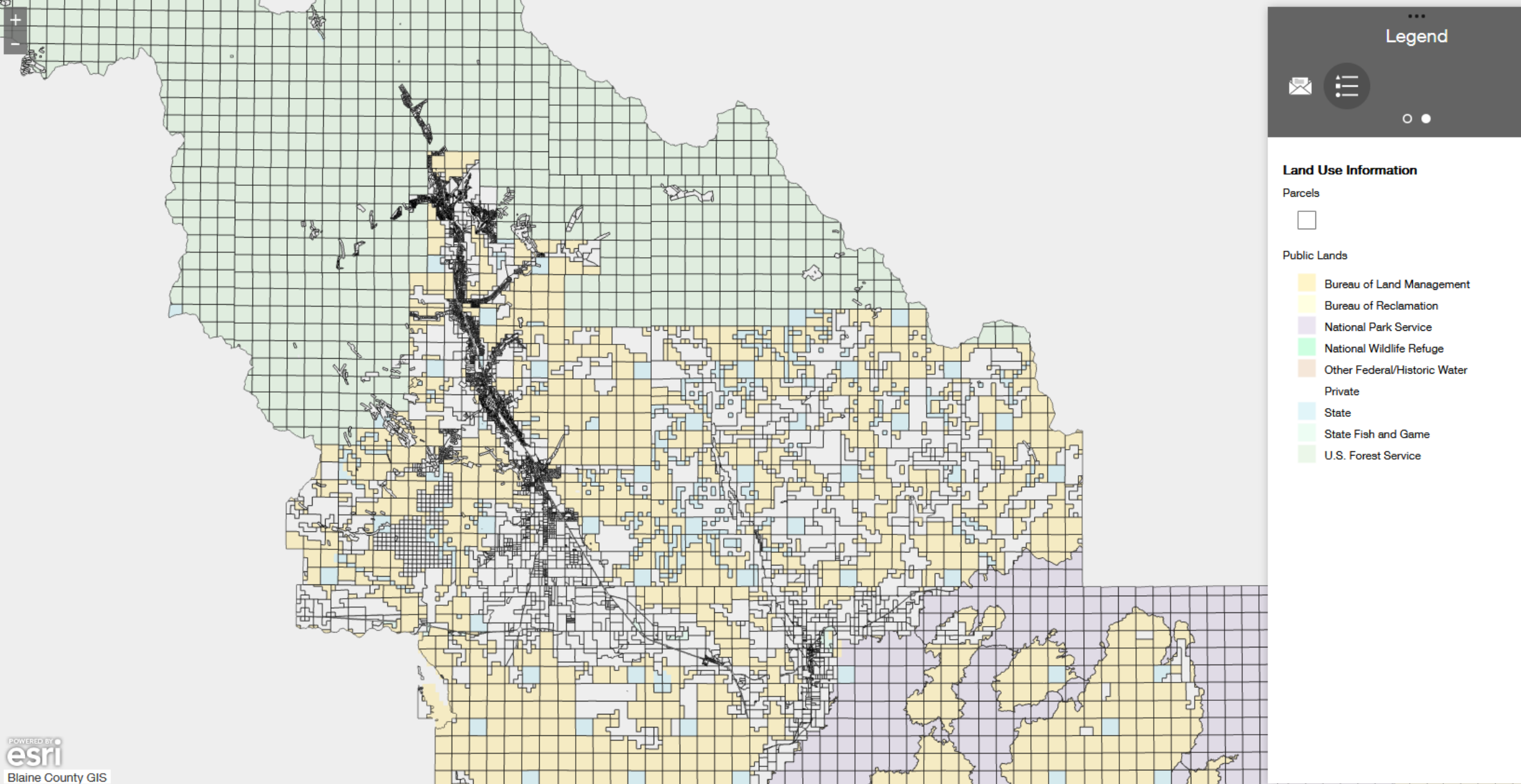


A dozen or so total properties

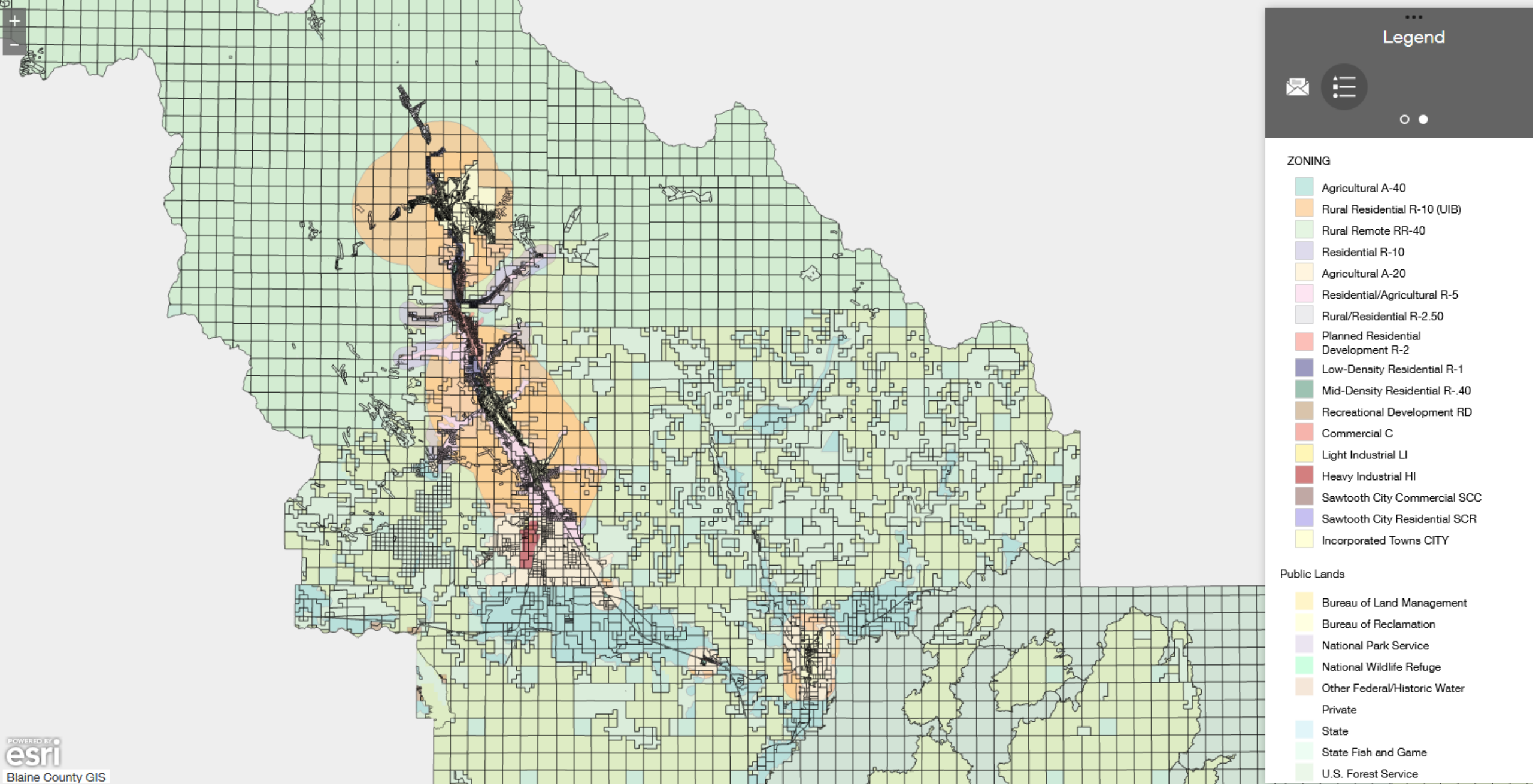


South Tolovona: Publicly Owned Lands



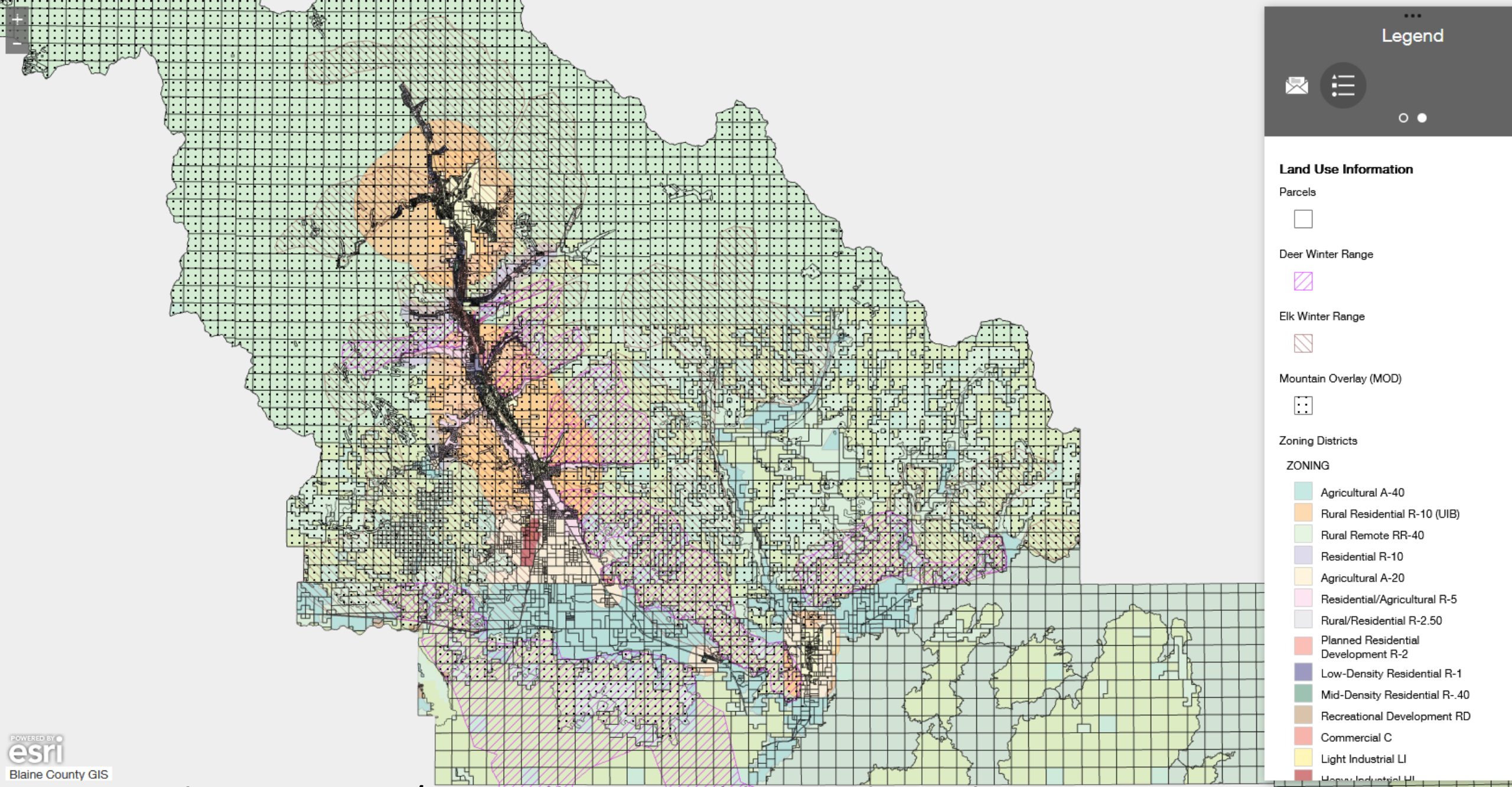


Blaine County/Sun Valley, ID Public Lands



Blaine County/Sun Valley, ID Public Lands, with Zoning





Blaine County/Sun Valley, ID Public Lands, with Zoning & Constraints



# Foundational Documents



# Sea Lark Development Agreement

- Eight 'affordable' units
- Restricted to 80% AMI
- Utilities not included
- Building permit fees and SDCs waived
- No STRs



Clatsop Regional Housing Taskforce

After recording, return to:  
City of Cannon Beach  
Attn: City Manager  
P.O. Box 368  
Cannon Beach, Oregon 97110

Until a change is requested,  
All Tax Statements will be sent to:

No Change Requested

## COMMUNITY HOUSING DEVELOPMENT AGREEMENT

This Community Housing Development Agreement ("Development Agreement" or "Agreement") is made and is effective as of the date hereof ("Effective Date") by and between Coaster Properties, LLC ("Developer") and the City of Cannon Beach, an Oregon municipal corporation ("City").

### RECITALS

A. Developer is the owner of the certain real property located at 124 N. Larch within the City of Cannon Beach, Clatsop County (the "Development") and described on attached Exhibit A. Developer intends to develop the property as an eight unit multi-family development. In an effort to encourage affordable housing in the City, the Developer has agreed to enter into this Development Agreement with City and to develop the Development for Community Housing pursuant to this Agreement. "Community Housing" is defined as long term rental units that do not exceed the Community Rental Rates listed in this Agreement.

B. In order to assure compliance by Developer with the provisions of this Agreement, the Developer and City intend that the City shall have the right to approve any changes in the plans and specifications for the Development prepared by Telovana Architects and dated 9/13/2018 ("Plans and Specifications"), and to inspect the Development for compliance with this Agreement and the Plans and Specifications.

NOW, THEREFORE, for consideration, the adequacy and sufficiency of which is hereby acknowledged, Developer and City agree as follows:

#### 1. Incorporation of Recitals.

The Recitals are incorporated herein as part of this Development Agreement.

#### 2. Term and Termination

A. This Development Agreement shall be in effect from the date of execution until December 31, 2029, unless terminated earlier by either party by giving written notice of termination to the other party. In the event this Agreement is terminated, either party shall, upon request of the other party, promptly execute and deliver to the requesting party a document evidencing the

# DRAFT Regional Development Agreement

## CLATSOP REGIONAL AFFORDABLE WORKFORCE HOUSING DEED RESTRICTION GUIDELINES

### **INTRODUCTION:**

The purpose of the Clatsop Regional Affordable Workforce Housing Deed Restriction Guidelines ("Guidelines") is to outline the provisions that should be addressed in deed restrictions for affordable workforce housing units and other local housing programs located within the Region, including:

- Private sector development authorized through Regional land use approvals;
- Public sector development of affordable workforce housing in the unincorporated areas of the Region;
- Affordable workforce housing units in development projects that the Region contributes to financially (either within the unincorporated County or the incorporated Towns);
- Housing Helps deed restrictions, as applicable; and
- Accessory apartment deed restrictions, as applicable.

In addition to guiding the development of new deed restrictions, these Guidelines can also be used to guide amendments to existing deed restrictions in a manner that is consistent with current recommended best practices. Accordingly, owners of existing deed-restricted housing units may work with the Regional Authority to pursue amendments to existing deed restrictions in a manner consistent with these Guidelines, with such deed restriction amendments approved and executed by the Regional Authority in partnership with the current unit owner(s).

In some cases, the deed restriction standards set forth in these Guidelines are very prescriptive and contain minimum requirements that must be met (e.g., in the case of requiring occupants to be employed locally within Clatsop Region). However, in other instances a range of potential options may be acceptable, with the exact deed restriction language determined on a case-by-case basis depending upon the purpose and intent of a particular development, the current market conditions and other project specific considerations. The required elements and standards that must be contained in a deed restriction include, at a minimum, those described in these Guidelines. While the Guidelines set forth below outline the standard provisions to be included in all deed restrictions for affordable workforce housing units in the Region, it should be noted that additional provisions may be required to address circumstances unique to a particular project.



## Clatsop Regional Housing Taskforce



# Eagle County, CO

## Affordable Housing Guidelines



# Clatsop Regional Housing Taskforce

<b>Chapter 1 – Need and Purpose of These Guidelines</b>	<b>3</b>
1.01 Eagle County's Need for Housing	3
1.02 Purpose of the Guidelines	5
1.03 Applicability	5
1.04 Eagle County Affordable Housing Guidelines: Administrative Procedures	5
<b>Chapter 2 – Definitions</b>	<b>6</b>
<b>Chapter 3 – Requirements for Affordable Housing</b>	<b>8</b>
3.01 Mitigation for Residential Developments (Inclusionary Housing)	8
3.02 Mitigation for Commercial Developments (Commercial Mitigation)	8
3.03 Mixed Use Developments	9
3.04 Small Residential Developments	9
3.05 Residential Lots	9
<b>Chapter 4 – Acceptable Methods of Affordable Housing Mitigation</b>	<b>9</b>
4.01 Price Capped For Sale Housing	10
4.02 Affordable Rental Housing	10
4.03 Resident Occupied For Sale Housing	10
4.04 Land Donation	11
4.05 Off Site Development	11
4.06 Payment in Lieu	11
4.07 Affordable Housing Credits	11
4.08 Other Public Benefits	12
4.09 Price Gap Funding for Habitat For Humanity	12
4.10 Other Public Benefits	12
<b>Chapter 5 – Housing Plan</b>	<b>13</b>
<b>Chapter 6 – Miscellaneous Provisions</b>	<b>14</b>
6.01 Deed Restrictions	14
6.02 Unit Quality and Design	14
6.03 Affordable Housing Bedroom Mix and Size	14
6.04 Initial Sales and Marketing of Affordable Housing Units	14
6.05 Timing of Affordable Housing	14
6.06 Replacement Housing	14
6.07 Incentives for Exceeding the Guidelines	15
6.08 Liberal Construction	15
6.09 Severability	16

- About Us
- Current Listings
- Neighborhoods
- Downpayment Assistance
- Buy-Down Programs
- Classes
- Appraisal Request
- Success Stories
- News
- Resources
- How To Videos
- Contact Us

[Access Miller Ranch Application](#)



The Valley Home Store

Welcome to The Valley Home Store

We are Eagle County's definitive source of information for affordable homes and rentals.



# Clatsop Regional Housing Taskforce





## Aid For ADUs Program | Program Guidelines

*These Guidelines are subject to change based on availability of funds, conditions of property and market conditions. ECHDA does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation, gender identity, or national origin.*

The Aid For ADUs Program, a loan program to support the creation of new units, will support an existing property owner ("Owner") with a low cost loan for the construction or conversion of existing space to an Accessory Dwelling Unit ("ADU") on the Owner's property, where permitted. Through the Aid For ADUs Program, the Eagle County Housing and Development Authority ("ECHDA") may provide up to one hundred thousand dollars (\$100,000) in the form of a Loan, secured by a Promissory Note and Deed of Trust, to the Owner. In exchange, the Owner will lease the ADU to an Eligible Household at a monthly rental rate no higher than 100% of area median income of rental rates. The intent of the program is to create new housing units for the year round Renter at attainable rental rates in units that are available today in Eagle County.

In Eagle County, ADUs have different names throughout the community, such as an in-law apartment, secondary suites, garage apartments, lock-off or the like, however the definition of an ADU for the purpose of this program is at a minimum, a separate dwelling unit subordinate to the principal use of the property which contains kitchen facilities (at minimum a sink and stove or oven in a room or portion of a room devoted to the preparation of meal), bathroom (including toilet, sink, and shower or bathtub), living, and sleeping area(s). The intent of an ADU is to fully house individual(s) separate from those living in the main residence with no dependence upon the main residence for essentials. The ADU may be located within or attached to the structure containing the principal use of the property, or it may be detached from that structure. The Owner is solely responsible for confirming that ADUs are permitted on the Owner's property, for obtaining any required approvals or permits from the local governing jurisdiction and for compliance with all rules and regulations of such jurisdiction, including all building code requirements.

A condition of the Loan is that the Owner shall rent the ADU to an Eligible Household. No short term rentals are permitted. The Rent For Locals Program is compatible with this Program.

Purpose of Program	This Program is intended to allow an Owner to construct or convert living space for an ADU that shall be rented to an Eligible Household at no more than 100% of area median income rental rates.
Eligible Households	An Eligible Household is defined by the most recent Eagle County Affordable Housing Guidelines and Administrative Procedures and subject to policies contained therein. ADUs shall be rented to those that make Eagle County their permanent residence. No short term rentals are permitted.
Eligible Property	This program will support the construction or build-out of ADUs within or attached to existing structures containing the principal use of the property, or detached from that structure, that are on a permanent foundation taxed as real property within the jurisdictional boundaries of Eagle County. Owner is responsible for

Effective 05/24/2022



## Eagle County Good Deeds Program | Program Guidelines

*These Guidelines are subject to change based on availability of funds, conditions of property and market conditions. ECHDA does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation, gender identity, or national origin.*

Eagle County has created the Eagle County Good Deeds program which will allow the County to make a contribution toward an Eligible Household's purchase price in exchange for recording a Eagle County Housing and Development Authority ("ECHDA") deed restriction against an open market property. This Good Deeds program ("Good Deeds") will support the local deed restricted inventory of for sale homes available to Eligible Households who make Eagle County their permanent residence. The intent is to deed restrict a property to an Eligible Household, through either a Resident Occupied or Price Capped deed restriction. By converting an existing open market home into a deed restricted home, that home will be preserved for a local Eligible Household for the future. The Good Deeds Program will be administered by the ECHDA and/or The Valley Home Store ("TVHS") pursuant to the guidelines set forth below.

Eligible Households	An Eligible Household is defined by the most recent Eagle County Affordable Housing Guidelines and Administrative Procedures and subject to policies contained within.
Eligible Properties	Single family homes, condominiums, townhomes, duplexes, modular homes or manufactured homes on a permanent foundation taxed as real property within the jurisdictional boundaries of Eagle County that are not currently encumbered by a deed restriction, right of first refusal, occupancy requirement, Land Use Regulatory Agreement, or similar program. Buyer to complete due diligence and confirm property eligibility at time of application.
Maximum Purchase Price of Property	\$850,000
Primary Residence	Buyer is required to be an Eligible Household and use the property as a primary residence, as defined in the Eagle County Affordable Housing Guidelines.
Buyer Down Payment	Minimum down payment of 3% contributed directly by the Buyer towards the purchase price of the property, excluding any down payment assistance funds, employment assistance program, or others.
Deed Restriction	Either an ECHDA Resident Occupied or Price Capped deed restriction will be recorded against the property with Eagle County Clerk and Recorder's office.
County Payment	Payment of 5% of purchase price in exchange for Resident Occupied Deed Restriction; payment of 15% of purchase price in exchange for Price Capped Deed Restriction, not to exceed \$127,500 for either Deed Restriction. Funds are wired directly to the title company at closing on the property.
Program Compatibility	This Program is compatible with all Eagle County Down Payment Assistance Loan programs.

Effective 10/19/2021



# DRAFT Clatsop Regional Affordable & Workforce Housing Guidelines

## Table of Contents

<b>Chapter 1 – Need and Purpose of These Guidelines</b>	<b>3</b>
1.01 Clatsop Regional's Need for Housing	3
1.02 Purpose of the Guidelines	5
1.03 Applicability	5
1.04 Clatsop Regional Affordable Housing Guidelines: Administrative Procedures	5
<b>Chapter 2 – Definitions</b>	<b>6</b>
<b>Chapter 3 – Requirements for Affordable Housing</b>	<b>8</b>
3.01 Mitigation for Residential Developments (Inclusionary Housing)	8
3.02 Mitigation for Commercial Developments (Commercial Mitigation)	8
3.03 Mixed Use Developments	9
3.04 Small Residential Developments	9
3.05 Residential Lots	9
<b>Chapter 4 – Acceptable Methods of Affordable Housing Mitigation</b>	<b>9</b>
4.01 Price Capped For Sale Housing	10
4.02 Affordable Rental Housing	10
4.03 Resident Occupied For Sale Housing	10
4.04 Land Donation	11
4.05 Off Site Development	11
4.06 Payment in Lieu	11
4.07 Affordable Housing Credits	11
4.08 Other Public Benefits	12
4.09 Price Gap Funding for Habitat For Humanity	12
4.10 Other Public Benefits	12
<b>Chapter 5 – Housing Plan</b>	<b>13</b>
<b>Chapter 6 – Miscellaneous Provisions</b>	<b>14</b>
6.01 Deed Restrictions	14
6.02 Unit Quality and Design	14
6.03 Affordable Housing Bedroom Mix and Size	14
6.04 Initial Sales and Marketing of Affordable Housing Units	14
6.05 Timing of Affordable Housing	14
6.06 Replacement Housing	14
6.07 Incentives for Exceeding the Guidelines	15





# Gunnison Valley Regional Housing Authority Intergovernmental Agreement

## INTERGOVERNMENTAL AGREEMENT ESTABLISHING THE GUNNISON VALLEY REGIONAL HOUSING AUTHORITY

**THIS INTERGOVERNMENTAL AGREEMENT** is entered into as of the Effective Date defined below by and among the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, whose address is 200 E. Virginia, Gunnison, CO 81230 ("Gunnison County"); the CITY OF GUNNISON, whose address is P.O. Box 239, Gunnison, CO 81230 ("Gunnison"); the TOWN OF CRESTED BUTTE, whose address is P.O. Box 39, Crested Butte, CO 81224; and the TOWN OF MT. CRESTED BUTTE, whose address is P.O. Box 5800, Mt. Crested Butte, CO 81225 ("Mt. Crested Butte"); (collectively, the "Parties").

### RECITALS

A. The provisions of Section 18 of Article XIV of the Colorado Constitution and C.R.S. § 29-1-203, allow Colorado local governments to cooperate or contract with one another to provide any function, service or facility lawfully authorized to each local government.

B. The provisions of C.R.S. § 29-1-204.5 allow Colorado local governments to contract with each other to establish a separate governmental entity to be known as a multijurisdictional housing authority.

C. A multijurisdictional housing authority established pursuant to C.R.S. § 29-1-204.5 may be used by the contracting local governments to effect the planning, financing, acquisition, construction, reconstruction or repair, maintenance, management, and operation of housing projects or programs pursuant to a multijurisdictional plan to provide: (a) dwelling accommodations at rental prices or purchase prices within the means of families of low or moderate income; and (b) affordable housing projects or programs for employees of employers located within the jurisdiction of the authority.

D. Gunnison County, Gunnison, Crested Butte and Mt. Crested Butte recognize the benefits and advantages obtained by working together to establish and create a multijurisdictional housing authority to provide affordable housing projects or programs for local low or moderate income families and for employees of local employers, and therefore desire to participate with one another in the establishment of a multijurisdictional housing authority serving the interests of residents of Gunnison County, Gunnison, Crested Butte and Mt. Crested Butte.

**NOW, THEREFORE**, for and in consideration of the mutual promises, covenants, and obligations herein set forth, the parties hereby mutually agree as follows:



## Clatsop Regional Housing Taskforce

# DRAFT

## Clatsop Regional Housing Authority Intergovernmental Agreement



## Clatsop Regional Housing Taskforce

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# Affordable & Workforce Housing Model Communities

Courtney McEleney, San Miguel Regional Housing Authority



 (970) 728-3034

 820 Black Bear Rd G-17 | PO Box 840  
Telluride, Colorado 81435

 8:30am – 4:30pm  
Monday - Thursday

[Home](#)[About SMRHA](#) ▾[Housing Programs](#) ▾[Resources](#) ▾[Property Listings](#) ▾[Contact](#)[Report A Concern](#)

## Deed Restricted Property Listings

[View All Properties](#)

# San Miguel Regional Housing Authority



## Clatsop Regional Housing Taskforce



# Telluride



There are 3 types of Deed Restricted properties located within the Town of Telluride: Affordable Housing Units, Employee Housing Units, and Town Constructed Units. All properties are governed by the Telluride Affordable Housing Guidelines to provide a comprehensive and consistent set of provisions that apply to housing created by the Town of Telluride and/or the Telluride Housing Authority.

To understand the process of applying and qualifying for a deed restricted property, **please click on the images below.**

To Rent



To Own



## Clatsop Regional Housing Taskforce

# San Miguel County



There are several deed restricted developments in San Miguel County including Aldasaro, Lawson Hill, Rio Vista, and Two Rivers. Each development differs in the requirements for qualifying for the deed restriction. Please contact our office to find out which application is needed for a particular property.

To understand the process of applying and qualifying for a deed restricted property, **please click on the images below.**

To Own

To Rent

[Applications](#)

[Guidelines & Procedures](#)

[Deed Restrictions / Covenants](#)



## Clatsop Regional Housing Taskforce



# Housing Voucher Program

## Serving Telluride, Ophir, Placerville, Naturita, Norwood, And Redvale.

San Miguel Regional Housing Authority, in partnership with the Department of Local Affairs (DOLA), Division of Housing, executes the Housing Voucher Program locally. The Housing Voucher Program provides housing opportunities for Coloradans who face challenges to accessing affordable, safe, and secure homes. **Learn more about the program here.**

### Public Notice

The Colorado Department of Local Affairs (DOLA), Division of Housing (DOH) in conjunction with San Miguel Regional Housing Authority has an open Housing Choice Voucher Program waiting list. The waiting list is only open to applicants who meet DOH's local preference(s) of: homelessness, disability, victim of domestic violence, non-elderly disabled families transitioning from nursing homes and other approved institutional settings into independent, community based living, and families that are current participants in a DOH housing program (SHV, CoC PSH, CATV, Section 811, Rapid Rehousing).

To request an application, contact Courtney McEleney at (970) 738-3034 x5 or email [courtney@smrha.org](mailto:courtney@smrha.org). Completed applications can be submitted in the following ways: Applications will be accepted in person from 9 AM – 4 PM, at San Miguel Regional Housing Authority office located at 820 Black Bear Road, Unit G-17. Completed applications can also be mailed to PO Box 840, Telluride, CO 81435. If you or someone in your household is a person with a disability and you require a reasonable accommodation to access the housing program, please contact Cecilia Curry.

For Participants

For Landlords



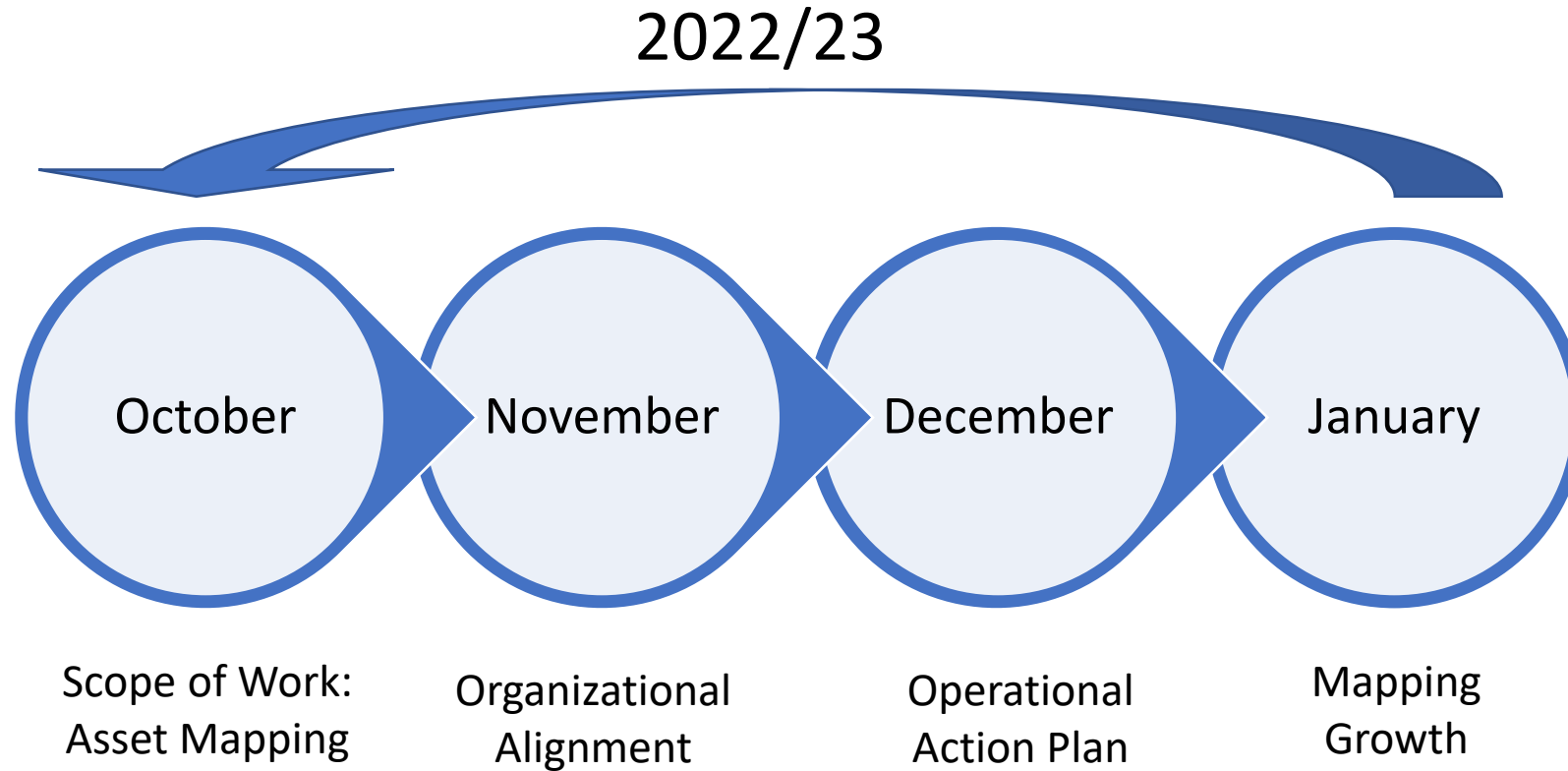
Clatsop Regional Housing Taskforce



# Taskforce Timeline



# Timeline



Clatsop Regional Housing Taskforce



# Next Steps





## 2022 North Coast Housing Summit

On behalf of Tillamook County Commissioner Erin Skaar, you're invited to the 2022 North Coast Housing Summit on December 6th, 2022!

**Learn from State Partners** — How much affordable housing, workforce housing and supported housing do we need to create in the region and in specific communities over the next 20 years? How can your community successfully access LIFT, LIHTC and other state housing funds?

**Get Inspired by Local North Coast Housing Success Stories** — Where, who and how are communities having success?

**Speed-Dating to Identify Problem Solvers** — Meet local problem solvers with solutions for your community.

**All are welcome (state and local Legislators, Developers, Commissioners and Health Programs, Housing and all who want to**

## 2022 North Coast Housing Summit

**December 6, 2022**

**Seaside Convention Center, 8:30 am – 3 pm**

Please **Save the Date** and [Register Here](#)

Thanks to our sponsors Tillamook County, Columbia Pacific CCO, Oregon Housing and Community Services (OHCS), and Oregon Department of Land Conservation and Development (DLCD), this event will be **free to attend**.

Questions: Please contact [Andy Smith](#), County Solutions, Association of Oregon Counties: 971-322-8512



# **Meeting Five:**

# **Organizational Alignment**





**Meeting Five:      Wednesday  
November 23 or 30<sup>th</sup>?  
1-3 PM**