

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.

The recent 2020 Census results show that the population of Cannon Beach (1,489) has started to contract and although there seems to be the general assumption that this is due to an increase in Short-Term Rental properties, the number of STR permits issued over the past ten years does not seem to make that case. The City’s STR program has remained around 200 units this timespan, while new housing stock continues to be added to the City’s inventory. The more plausible case is that the loss in population and additional vacant homes are due to the growing seasonal second-home market.

What might be most disconcerting from the Census numbers, is that only 705 of the 1,888 (37.3%) total housing units are now occupied, a loss of 7.1% in just ten years. At the same time, the number that might be the most illuminating, when we compare these population and housing numbers with our commuting workforce numbers, is that only 75 Cannon Beach workers, live and work in Cannon Beach, or just 5.5% of the total Cannon Beach workforce (1,366).

There are a number of Comprehensive Plan Policies that speak to maintaining that fine balance of being a tourism destination and residential community. This presentation and discussion will concentrate on where we stand in relation to these past planning efforts and where we might take some steps towards mitigating the loss of workforce housing in Cannon Beach and beyond.

This page will serve as the kiosk for the latest housing materials for a regional planning forum discussion.

Clatsop County Housing Strategy Matrix

Affordable Housing Archive

Affordable Housing

- [Read more about Affordable Housing](#)

On March 14, 2014, the City of Cannon Beach City Council sent a Cannon Beach Housing needs survey to businesses operating in Cannon Beach. The goal of the survey was to produce a report for the newly created Cannon Beach Affordable Housing Task Force. The mission of this Task Force is to analyze the housing needs in our community, to explore the range of actions the City could take to help meet those needs, and then to make recommendations to the Cannon Beach City Council.

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Documents & Guidelines

Neighborhood Defenders: Participatory Politics and America's Housing Crisis, Einstein et.al.
187.35 KB

Character-Compatible, Space-Efficient Housing Options for Single-Dwelling Neighborhoods, DLCD, ODOT & DEQ, 2016 10.65 MB

Who Participates in Local Government: Evidence from Meeting Minutes, Einstein, Palmer & Glick, 2018 419.07 KB

Mayoral Views on Housing Production: Do Planning Goals Match Reality?, Palmer and Einstein 430.62 KB

How Blue Cities Became so Outrageously Unaffordable, Ezra Klein, NYT Podcast Transcript, 2021 240.69 KB

How to Save a Ski Town, Outside Online, Gloria Liu 393.86 KB

Regional Planners Housing Matters Discussion, January 31, 2022 3.01 MB

Implementing a Regional Housing Needs Analysis Methodology in Oregon 23.72 MB

A Field Guide to Federal Funding for Affordable Housing Development, HUD (2023) 2.56 MB

Housing Choices Guide Book, ODOT & DLCD 11.41 MB

Landing Locals Program, Summit County, CO 69.73 KB

Eagle County, CO, Aid for ADUs Program Guidelines 251.59 KB

Silverado, CO, ADU Ordinance Story, from Summit Daily 147.34 KB

Home in Tacoma, WA, Project Overview 659.64 KB

Gunnison Valley, CO Housing Needs Assessment 2.96 MB

Vail, CO, Employee Housing Guidelines 99.42 KB

Vail, CO, InDeed Acquisition Program Summary 228.21 KB

Vail, CO, InDeed Program article in Valley Voices 16.16 KB

Aspen-Pitkin County, CO, Rental Guide 3.1 MB

Housing In Jackson, WY, Crisis, Article in Buckrail 468.38 KB

Tahoe, CA, Hiring Crisis, Article in SFGATE 362.3 KB

Rental Conversion Study, Vancouver, BC, Canada 169.9 KB

Vancouver, BC, Canada, Empty Homes Tax Annual Report 779.5 KB

Mountain Migration Report, Are COVID Impacts on Housing & Services Here to Stay? 2021
6.46 MB

Tools for the Trade, Missing Middle Housing Tools, Planning, APA 2.75 MB

Colorado mountain towns can now use tourism tax revenue to deal with visitor hordes,
housing shortage, Colorado Sun Article 397.15 KB

How Land Use Regulations Undermine Affordable Housing, Marcatus Research, 2015 215.14
KB

Affordable-Accessible Housing in a Dynamic City, Victoria Transport Policy Institute, 2020 2.67 MB

True Affordability, Victoria Transport Policy Institute, 2020 3.78 MB

Cost of Affordable Housing, Urban Institute, 2016 234.33 KB

Summit Combined Housing Authority, Building Housing, 2018 6.85 MB

Summit County Colorado Housing Plan 2022 986.76 KB

Sample Deed Restriction Guidelines 128.4 KB

No Place for Workers to Live, NPR, McNichols, et. al., 2022 4.2 MB

Whatever Happened to the Starter Home, NY Times, Badger, 2022 7.48 MB

A Loophole Allowed me to Flourish, StrongTowns, Petersmen, 2022 2.59 MB

Forestry Cluster Development Example 179.73 KB

Eagle County, CO, Good Deeds Program Guidelines 259.87 KB

STR Taxes in Colorado Sun 980.47 KB

Telluride, CO, Affordable Housing Guidelines 796.37 KB

Housing Underproduction in the U.S., Up for Growth (2022) 23.9 MB

Voters Approved More Money for Affordable Housing Across the Country, NPR News 237.58 KB

Agendas & Meeting Materials

February 23, 2023 North Coast Housing Development Funding Forum Invitation 149.19 KB

January 25, 2023 Clatsop Regional Housing Task Force Meeting #5 Agenda 223.88 KB

January 25, 2023 Clatsop Regional Housing Task Force Meeting #5 Presentation 1.91 MB

December 6, 2022 North Coast Housing Summit Agenda 213.39 KB

December 6, 2022 North Coast Housing Summit Presentation, Absher 1.49 MB

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December 6, 2022 North Coast Housing Summit Presentation, Bower 1.16 MB

December 6, 2022 North Coast Housing Summit Presentation, Colombo 529.98 KB

December 6, 2022 North Coast Housing Summit Presentation, Garver 2.74 MB

December 6, 2022 North Coast Housing Summit Presentation, Lincoln City Zoning Amendments 434.2 KB

December 6, 2022 North Coast Housing Summit Presentation, Robertson 3.16 MB

December 6, 2022 North Coast Housing Summit Presentation, Skaar 187.76 KB

December 6, 2022 North Coast Housing Summit Presentation, Stuckmayer 3.38 MB

December 6, 2022 North Coast Housing Summit Presentation, Travis 2.36 MB

October 26, 2022 Clatsop Regional Housing Task Force Meeting #4 Agenda 223.47 KB

October 26, 2022 Clatsop Regional Housing Task Force Meeting #4 Notes 156.26 KB

October 26, 2022 Clatsop Regional Housing Task Force Meeting #4 Presentation 12.05 MB

September 28, 2022 Clatsop Regional Housing Task Force Meeting #3 Agenda 223.9 KB

September 28, 2022 Clatsop Regional Housing Task Force Meeting #3 Notes 195.06 KB

September 28, 2022 Clatsop Regional Housing Task Force Meeting #3 Presentation 3.77 MB

September 28, 2022 Clatsop Regional Housing Task Force Meeting #3 Worksheet 186.11 KB

August 31, 2022 Clatsop Regional Housing Task Force Meeting #2 Agenda 224.63 KB

August 31, 2022 Clatsop Regional Housing Task Force Meeting #2 Notes 167.75 KB

August 31, 2022 Clatsop Regional Housing Task Force Meeting #2 Presentation 2.8 MB

August 31, 2022 Tillamook Housing Commission CRHTF Meeting #2 Presentation 1.76 MB

July 20, 2022 Clatsop Regional Housing Task Force Meeting #1 Notes 158.39 KB

July 20, 2022 Clatsop Regional Housing Task Force Meeting #1 Presentation 6.37 MB

July 20, 2022 Clatsop Regional Housing Task Force Meeting Agenda 199.4 KB

Housing Matters City Council Work Session, February 8, 2022 5.03 MB