



MEMORANDUM

project: Cannon Beach Affordable Housing Study **date:** 05.11.16
to: Terri Silvis
Cascade Management **cc:**

from: Brian Carleton

After conducting a review of the Cannon Beach Zoning Code, I offer the following assessment. The assessment was conducted from the perspective of affordable housing development, and I was specifically looking for provisions of the code that either facilitate or impede cost effective development of affordable housing.

Beneficial Provisions

- The code allows a range of housing types, including single family (both traditional construction and manufactured), duplex, triplex, and multi-family structures. The code also allows for mixed-use developments that include both commercial and residential uses.
- The development of triplex and multi-family structures promotes the development of housing available for long-term rental tenancy, and discourages the conversion of long-term rental housing into short term vacation rental.
- Allowance of housing development in certain zones through the conditional use process allows the City to maintain and control community design standards and the look and feel of Cannon Beach, while making opportunities for higher density development possible. The effectiveness of this strategy is dependent on the make-up of the design review board and planning commission at any point in time.

Potential Impediments

- In even the highest density zone (R3), FAR restrictions make it difficult to develop more cost-efficient multi-family structures. An FAR allowance of 1:1 would allow a two-story structure and still limit lot coverage to 50%, achieving the City's open air goals.
- Height limits in the C1 zone make it difficult to achieve a mixed use project.

Availability of Developable Land

Most Land zoned R3 is either already developed or is left-over land between Hemlock and Hwy 101. There are few opportunities to develop multi-family housing within the stock of available, properly zoned land. This would suggest two potential approaches (not mutually exclusive)

- Consider up-zoning a portion of the available R2-zoned land to allow for more intensive development
- Encourage more development of duplexes, triplexes and ADUs that could serve as long-term rental housing. This could be done through financial incentives, and could also be supported through prototype development and "concepting" services.