



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.

Affordable & Workforce Housing in Model Communities

Staff spoke with Rob Murphy, from Summit County, Colorado's Combined Housing Authority on their transition from siloed housing approach to a regional combined housing authority approach. Rob spoke of the role regional collaboration plays in providing long-term solutions

Mission, Vision, Plan Summary

Discussion of a Vision where the Task Force is not needed when weighed against the realities experienced by the mountain town communities, where their housing organizations have been working for nearly fifty years at developing long-term solutions to workforce housing.

HomeWork: Scenario One: Single Residential Occupancy (SRO) development project by Guerrilla Development, called [Jolene's First Cousin](#), at 2828 SE Gladstone St., in Portland, OR.

1. Could the conversion of these two existing structures into a multi-use Single Residency Occupancy (SRO) development happen in your community?
2. Do your current zoning regulations support such types of development?
3. Would you require additional parking or would they be required to seek a variance?
4. What, or shall I say who, would keep them affordable?
5. What if instead they demolished the structures and rebuilt, would the ordinances allow?
6. Would the neighbors?
7. Or, in other words, where in your community would this be allowed?
8. And, again, how would you keep them affordable?

Staff spoke of the poor results from the HomeWork surveys, where only a few participated and also mentioned the email notice concerns that some have mentioned. We will work on correcting these by the next meeting.

Capacity Building

In building towards regional capacity we must begin with shared Terms of Use: Affordable Housing and Oregon Housing Statutes, 60% AMI for 30 years, and land use regulations, Oregon's case law on Clear and Objective standards regarding Needed Housing, which equates to all Housing. To build capacity we will call on both Organizational Capacity and Operational Capacity. Whether we are speaking of the planning or housing organizations, from our local governments to regional non-profits, we will need to build capacity that can operate the many programs that we will develop, maintain and develop our workforce housing projects.

Providing the pipeline for housing supply through a Sankey Diagram, from the example of the federal budget of revenue to expenditures (USAFACTS.org) and the San Miguel Housing Authority's Housing Needs Assessment Study, from 2018, we can see how we might track our own housing streams as we begin to develop 'workforce' housing for the region.

In the next three months we will focus on developing three Foundational Documents, beginning with this month's Regional Housing Deed Restriction Sample Guidelines, sampled from Summit County, CO, which provides the parameters for a regional 'workforce' housing program. What are the terms that are required? Whether we are discussing who qualifies for the program, how long a deed restricted unit is held at a protected rate, the occupancy requirements and other aspects towards such agreements for a regional housing program.

HomeWork: Scenario Two: Proposed Seaside 'Workforce' Housing project and Cannon Beach's SeaLark 'Workforce' Housing project (2018)

1. Are the units proposed in Seaside truly 'workforce'?
2. Are those in Cannon Beach 'workforce'?
3. Who or what guarantees the Seaside units are 'workforce'?
4. What guarantees the units in Cannon Beach are 'workforce'?
5. But for how long?

6. How could we guarantee future units are truly ‘workforce’ housing units?

Other than the SeaLark units created in 2018 in Cannon Beach there seems to be no other deed restricted units, or secondary market units, that have been created in Clatsop County. These Development Agreements are central to providing ‘workforce’ housing units for the region moving forward. Jay Blake, spoke on a model for providing long-term rental units in a leased facility.

We must also consider when to bring the development community, the housing advocate community, What would incentivize the development community to become partners in affordable housing projects? There is the general consensus that the CRHTF must engage them in the coming meetings and welcome contacts that have been proven leaders in this area.

North Coast Housing Solutions, Chet Moritz, spoke about a possible Surplus Lands project as part of a new South County project to launch the new non-profit. They’ve spoken with the previous property owners, examined the ODOT approach to the property, the fire district, the rebuild center in Portland, water district and County. Exploring funding and organizational structure for the non-profit. Community Development Corporation might be the perfect model for its future role. Jolene’s First Cousin and Astoria Coop were in large part funded through crowdfunding.

Taskforce Timeline



Next Steps

Staff will provide another series of HomeWork assignments developed around the Housing Scenarios and will send email blasts through two services in attempt to resolve the notice issues.

Next Meeting is scheduled for Wednesday, October 26, 2022, 1-3 PM

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