

**THE HOUSING CRUNCH**



Danny Miller/The Daily Astorian

A new housing development in Warrenton at Southeast Willow Drive and Southeast Huckleberry Avenue. Clatsop County's fastest-growing community may look into establishing partnerships to provide more housing.

## Astoria moves to up home inventory

Homestay lodging will be restricted

By ERICK BENGEL  
The Daily Astorian

The Astoria Planning Commission on Tuesday voted to recommend development code changes that will allow property owners to build and rent out tiny homes and other accessory dwelling units on their land.

Drafted by Community Development Director Kevin Cronin, the amendments are meant to create more housing options by removing restrictions on development.

Astoria, like the rest of Clatsop County, has a housing shortage that experts have started labeling a crisis.

One of the City Council's goals last year was to promote housing that Astorians can afford. Cronin said that encouraging accessory dwelling units — which include attached and detached structures, such as garages and converted spaces, such as basements — is a modest step toward addressing the scarcity.

The code currently allows these units "in certain zones under strict conditions," Cronin wrote in a staff report. Since the units were added to the code in 2004, six permits have been sought, and only one unit has been built.

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## COUNTY'S FASTEST-GROWING COMMUNITY INVITES DEVELOPMENT MORE THAN REGIONAL NEIGHBORS

By ERICK BENGEL  
The Daily Astorian

**WARRENTON** — Warrenton is exploring ways to relieve the housing crunch that may involve tweaking the development code.

The city may be less of a tourist destination than Astoria, Seaside and Cannon Beach, but it is the county's fastest-growing community over the past decade and faces a housing shortage every bit as dire as the rest of Clatsop County.

On most rental advertisement websites, the available apartment options in Warrenton are few, and they almost disappear below the \$900-a-month threshold.

On the homebuyer side, Warrenton in late September had seven active listings for single-family residences priced between \$150,000 to \$250,000, according to clatsopmls.com, the countywide home-listing database.

Forty-five homes in this price range had sold in the previous 12 months. This shakes out to approximately two months' worth of inventory.

"That's not very much," said Pam Ackley, a city commissioner and broker at Windermere Stellar.

Most Warrenton-area home purchases in the last year occurred below \$350,000 list price, and the vast majority were resale homes. Above that price point, it becomes a buyer's market.

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Danny Miller/The Daily Astorian

A new housing development is located at Southeast Willow Drive and Southeast Huckleberry Avenue in Warrenton. The city doesn't have much land left ready to develop.

## HOUSING CRUNCH

PART THREE OF FIVE

### ABOUT THIS SERIES

The housing crunch is everywhere in Clatsop County and impacts all walks of life.

This week, The Daily Astorian examines the housing crunch through the eyes of elected officials, economic experts, real-estate professionals, developers, homeowners and renters.

The series will explore the forces driving the issue, along with what is — and is not — possible for the North Coast to achieve. And, the coverage does not end this week, as the Astorian tracks the challenges and solutions going forward.

### COMING THURSDAY

- **Shortage in Seaside** divides homeowners, labor force
- **In Gearhart**, vacation rentals and lack of infrastructure
- **Cannon Beach** prioritizes workforce housing

## For some younger people, living with parents an option

### A competition for rentals

By EDWARD STRATTON  
The Daily Astorian

Victoria Crist considers herself lucky to be back living with her parents in Seaside.

The 22-year-old said she has seen the city cater more and more to tourists to the detriment of locals seeking housing.

Since graduating from Seaside High School in 2012, Crist

has worked in the South Coast's service industry. She holds down jobs at a restaurant in Cannon Beach and a video store in Astoria.

When she first moved out more than two years ago, Crist said she was fortunate to find a one-bedroom apartment for \$800 a month that was OK with her Siberian husky, Kara. Now, she said, similar places in Seaside start at \$1,000 to \$1,200 a month.

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## Warrenton reaches out to feds on dam

City wants clarity on control of structure

By DERRICK DePLEDGE  
The Daily Astorian

**WARRENTON** — The city will ask the federal government to clarify or rescind a letter that gave control of the Eighth Street Dam to the Skipanon Water Control District.

The U.S. Department of Agriculture's Natural Resources Conservation Service wrote in February 2014 that the federal interest in the dam and two other flood-control structures on the Skipanon River was complete because the structures had reached the end of their useful lives of 50 years.

The federal government said the water district was free to operate, modify or decommission the dam as the owner.

"It was a hastily worded, inartful and misleading letter, which has caused all of this confusion," Akin Blitz, a Portland attorney representing Warrenton, said at a City Commission meeting Tuesday night.

Ron Smith, the state conservation engineer for the Natural Resources Conservation Service in Portland, told The Daily Astorian in September that the federal government viewed the water district as "the owner because they had to obtain those land rights to be able to install those structures and to

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## Warrenton woman creates KnukNFutz fun with friends

New card game is on sale online now

By EDWARD STRATTON  
The Daily Astorian

Ever thought about creating your own game?

Shelley Bruney, with her three girlfriends and fellow gamers, hatched an idea for a new card game, KnukNFutz, in May. Five months later, and with cards in hand, the four are now marketing their creation.

Bruney from Warrenton, attended Astoria High School with Linda Haines-Katzberg, now in La Pine. On a trip to a timeshare in Hawaii, Bruney said, she met Nancy Rosendahl from Newberg and Deanna Knox from

Dallas, Oregon. The four take annual trips to Hawaii and Sunriver, where Bruney said they play all types of board and card games.

On one such trip to Sunriver in May, a name was hatched.

"We were just playing card games, and one of the gals threw that word around," Bruney said. "I said 'We should just do some type of a game and call it that. The name alone would sell it.'"

Bruney said the friends looked at a lot of the games they liked and crafted an amalgam. KnukNFutz resembles Golf or Polish Poker, card games in which players try to achieve the lowest score possible from their cards.

Players in KnukNFutz start with nine flipped-over cards of undetermined value. Decks include cards

from a value of negative two through 12. Through luck and chance, players try to replace the flipped-over cards with the lowest number possible. When the last card is flipped, a player exclaims "KnukNFutz" and hope they have the lowest score when everyone else's hidden cards are revealed.

"It's a good family game," Bruney said. "Our age limit is 9 to 99."

### Crash course

Once friends had the idea for a game on paper, they started a crash course in turning an idea into a finished product.

First, they got a blank set of cards to test their concept. Bruney



Danny Miller/The Daily Astorian

Warrenton resident Shelley Bruney is one of the creators of the card game KnukNFutz.

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