

Housing: Joint projects with Seaside are a possibility

Continued from Page 1A

Johnson of Duane Johnson Real Estate; Todd Johnston, Northwest Oregon Housing Authority executive director; Ken McQuhae, retired engineer and resident; Dave Norstedt, Martin Hospitality vice president of operations; Brandon Ogilvie, a local contractor; Sheri Russell, Columbia Bank branch manager; City Manager Brant Kucera; and council liaison Melissa Cadwallader.

Members focused on rental housing on city-owned land for year-round, full-time employees. The task group prioritized “the missing middle,” said consultant Terri Silvis.

The majority of the local workforce has incomes too high to qualify for traditional public subsidies, the report stated. Households must make no more than 60 percent of area median income to qualify for publicly subsidized housing. About 45 percent of full-time employees in Cannon Beach earn more than 60 percent of area median income, according to 2014 data.

Clatsop County 2016 median incomes are \$39,500 for individuals, \$45,100 for two-person households, \$50,700 for three-person households and \$56,300 for four-person households.

Councilor George Vetter asked how the housing would remain affordable.

“Within fair housing law, you can create parameters of which the housing would serve, create regulatory agree-



Submitted Photo

The Cannon Beach affordable housing task force will recommend up to 10 manufactured “park model homes,” like the one shown above from Woodburn, to be placed in the city’s RV Park.

ments and make sure the housing serves the intended population,” Silvis said.

RV Park, children’s center

Recommendations included using up to 10 spots in the RV Park for manufactured park model homes that could be hooked into existing water and electrical systems. If successful, the program could expand.

The homes could be financed from the general fund or borrowed funds and would not lead to significant revenue

loss for the city, the report found.

An outside vendor like Northwest Oregon Housing Authority could screen potential tenants. Other communities’ screening criteria gave housing preferences to first responders, public employees and verified full-time local business employees, according to the report.

The park model homes would be a test, Mayor Sam Steidel said.

Vetter raised questions about losing potential revenue at the RV Park. The city would

collect rent from residences, thus creating revenue, Benefield said.

Next steps for the RV Park option would be addressing financial, management and regulatory questions, City Planner Mark Barnes said.

The task force also recommended developing the former children’s center in Tolovana into a small complex of nine two-bedroom units, which could be used by couples and small families.

Barnes said the children’s center property has “an extra layer of complexity” due to

design questions and recent testimony from the Cannon Beach Garden Club opposing development at the children’s center or Tolovana Hall.

“Change is difficult and it’s quite easy for issues to be somewhat framed in, ‘not in my backyard,’” Cadwallader said, adding that resident input should be weighed with the need for affordable housing and a community with diverse family numbers, incomes and ages.

Zoning code, transportation

Other recommendations included amending municipal code to encourage making accessory dwelling units long-term rentals and to limit short-term rental growth through caps, specified neighborhoods and more aggressive enforcement.

Vetter asked if the task force considered housing in conjunction with Seaside.

Joint projects with Seaside are a future possibility, Barnes said.

“We also found ourselves somewhat ahead or further down the path than the community of Seaside and the county,” Barnes said. “We felt the need to push forward rather than wait for them.”

With the Sunset Empire Transit District expanding its routes and stops, transportation could be one solution to short-term employee housing, the report stated. The South Wind city-owned property on the north side of the highway could eventually be developed

for workforce rentals.

Vetter said the affordable housing problem is not new to Cannon Beach.

“It’s not driven by the fact that we don’t have enough housing,” Vetter said. “It’s driven by the fact that most people who work here cannot afford the houses that are available because the demand is there, because of the proximity to the ocean. ... To me, to do anything within that desirable area is to go against the wind.”

Park model homes

Ben Roche from Palm Harbor Homes presented information about park model homes at the work session.

No more than 400 square feet, park model homes are transported on wheels as heavy haul and are anchored in place at the site. The homes are built to recreational code, not residential, and are blocked and leveled on piers or blocks.

The state-regulated homes can have customized floor plans and can fit in with local architecture, Roche said. Since the homes have no storage tanks or propane tanks, a permanent sewer is needed.

Palm Harbor Homes offers Recreational Vehicle Industry Association-approved park model homes in styles that include traditional cottage, modern, log and lofts.

Not including delivery or setup, cost per unit could be in the \$30,000 range for affordable, basic housing. Depending on amenities, the units can be up to \$70,000, Roche said.

Linkey: Local author plans signings and sales in Seaside

Continued from Page 1A

Saturday of Labor Day weekend, and went for about seven hours on Broadway, with the police fighting crowds of unruly youth. “As I understand it, the youngsters wanted a rock-and-roll band to appear on the beach,” she said.

When the band was canceled, crowds erupted. “They took the lifeguard tower down and rolled it down Broadway,” Linkey said. “They looted, vandalized and of course our police department — as efficient as they are — were no match for them because it was so small, so help from neighboring cities was called in.”

The unease continued through the weekend as more riots followed Sunday night. “To me, the Labor Day riot

of 1962 had the most devastating effect on the town, because the families just took off,” Linkey said. “They didn’t feel safe.”

A downtown revival followed, she said, with the participation of the City Council, Chamber of Commerce and other civic entities. In the 1980s, Quatat Park was established, the Prom was fixed up and Downing Street became a pedestrian walkway, she said. The construction of the Civic and Convention Center and the founding of the Sunset Empire Park and Recreation District played a part in the city’s revival.

The park and rec district was founded, she added, because without a natatorium along Broadway, residents sought a place to swim other than motels or private pools.

Return to the beach

Linkey raised her family in south Laguna Beach, California. After the death of her husband, she returned to Seaside, where she has lived since, working in the insurance business, and for a short period, with the Seaside Signal as an accountant. Her daughter, Victoria, lives in Mesa, Arizona, and daughter Darci lives in Diamond Bar, California. Linkey’s sister, Patricia, is also a Seaside High School grad and lives in California.

Linkey was 83 when she began her career as a published author, publishing “Native American Women: Three Who Changed History.” The book tells the tales of Sacagawea, Watkuese and Marie Dorion and their roles in the exploration and settlement of the

Pacific Northwest.

To conduct research for her Seaside chronicle, Linkey relied on her own memory and newspaper archives.

Looking to the future, Linkey said Seaside’s tsunami threat is not a question of if, but when. Although from her

home east of the highway, she anticipates “I would probably only get my toes wet,” she keeps a go-bag ready for emergency evacuation.

Her new book is “a labor of love,” she said. She plans signings and sales at Beach Books and the Seaside Public Library.

“When I graduated from high school I had one year of college at Oregon State University, I had one thought: get out of Seaside. There was nothing here for young people. It’s amazing that we’ve all got out — and we’ve all come back.”

— R.J. Marx

What the heck just happened?!

An Analysis of the 2016 Election

NOVEMBER 15



John Horvick
John Horvick, Political Director at DHM Research, will review the 2016 election in Oregon and nationally. He'll share his thoughts about what the election outcomes say about our state and country. Horvick has conducted hundreds of surveys and focus groups with Oregonians across the state, and he'll discuss some of the research findings that help explain why we voted the way we did, including the values and issues that were most influential this election.

TO ATTEND:
For Members: Dinner & Lecture: \$25 each; Lecture only: no charge
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Appetizers will be available at 6 p.m. • Dinner will be served at 6:30 p.m.
The speaker will begin after the dinner service is complete and non-dinner members and guests of the audience take their seats.
Forum to be held at the CMH Community Center at 2021 Exchange St., Astoria.

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