

# Academy: 'Give us a chance, and we can show you what we can do for the community'

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code problems to meet Seaside School District's Aug. 15 deadline to gain an occupancy permit.

## Significant issues

The city-commissioned report done by Douglas Dick from On the Level Inspection Concepts Inc. found significant issues to address, including mold permeating the south wall, certain ramps and bathrooms that aren't ADA compliant and the lack of a fire alarm system. A cost estimate done by O'Brien & Co. Inc. totaled more than \$250,000, based on Dick's list of suggested renovations to make the school safe.

In his report, Dick attributed many of the code issues to the fact the building was built by volunteers in 1987.

Coaster Construction, which has been long-term partner of the academy, gave a drastically lower bid of \$75,000 after going on a walk-through with city staff and Moore later in June.

Barnes said the difference lies in the fact the city asked Dick to evaluate the property in a short amount of time and to consider all the "worst-case scenarios" that renovating the building could bring. Another factor that drives down cost is that much of the labor will be volunteered by the community, Kucera said.

Because of the tight deadline needs of the academy, the city wanted an assessment of the property earlier than the city's new building official Alton Butler could start work in mid-June, Barnes said.

"Since the city is acting as the landlord with this property, we asked for a worst-case scenario type estimate," Barnes said. "There will likely be a diversion from this report in Alton's correction letter (for the building permit)."

Some parts of Dick's report are smaller items that don't need to be addressed immediately for the school to open, or projects that could have negotiable cost and solutions, Dick said. Now that the academy has submitted official layout plans with the building permit application, Butler can assess whether or not the academy's plans to address these issues are safe and code compliant.

But some are non-

negotiable. In one part of the building, Dick reported the smell of mold so strong that he asked city officials touring with him to leave the room for safety concerns.

"The smell of mold was so dramatic," Dick said. "When you get that kind of smelling mold, your ducts could be full of mold. You could have environmental issues you are not even aware of yet."

Cannon Beach Academy Executive Director Amy Moore said she did a walk-through with Butler and Coaster Construction to evaluate the reality of these

**'The smell of mold was so dramatic.'**

**Douglas Dick**  
person who handled the city-commissioned report on the building

non-negotiable renovations, but said she found his report to be written in "very dramatic language."

Because of the history behind the building, we want to try to do all we can to preserve it and put it back into use for a good cause," Moore said.

## Nominal rent

One way the academy will save money for these renovations is in their rent check to the city. City councilors granted the academy's request to rent the space for \$1 the first year, to be renegotiated after one year.

Rent started at \$2,000, and then eventually was negotiated down to \$1,000 a year before Monday, Schermerhorn said. Academy board members argued \$1 rent was fair because the building was a gift to the city upon which it pays no property taxes, and necessary because it would allow the school to afford significant renovations that would in turn improve the value of the property.

While the agreement was passed unanimously, City Councilor Mike Benefield questioned the academy's request, and asked board members whether or not they felt they had the financial resources to operate the school successfully.

"We need to get on our feet," Cannon Beach Academy Board President Kellye Dewey said. "We've been hiring teachers and buying curriculum. We will continue to fundraise, but we don't want our director to be fundraising all day. We want her in the classrooms."

"Give us a chance, and we can show you what we can do for the community," Moore added.

# Help wanted: Lack of housing a problem

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— from restaurants to state parks — have struggled for months to find workers to fill job vacancies.

Employers point to the county's housing crisis, saying there are few affordable options, and almost none for seasonal workers. Also, the labor pool is small to begin with, they say. State economists echo this. Oregon's unemployment rate dropped to a record low this spring, inching down from 4 percent to 3.6 percent, the lowest it has been since 1975.

"Unemployment is just so low right now," said Shawna Sykes, workforce analyst for the Oregon Employment Department. "It's just really difficult to fill those jobs and especially when there's so many seasonal jobs."

With the coast's emphasis on tourism, leisure and hospitality, jobs abound.

"(These jobs) tend to be lower-wage jobs and have less benefits," Sykes said. "It's hard for people to live on those wages."

## Growth, pros and cons

It isn't a new situation. In 2015, Oregon recorded the highest job vacancy rates since 2008, with the bulk of the available jobs statewide considered "difficult to fill."

Last year, Oregon was ranked eighth-highest for job growth among the states, according to a report published in May by the Oregon Employment Department. But this growth meant people who needed jobs likely found them. Statewide last year, there were approximately 50,800 job vacancies.

In a survey, the Oregon Employment Department estimated communities in Northwest Oregon, a region that includes Clatsop County, had roughly 2,100 job vacancies during any given month in 2016. Leisure and hospitality businesses reported the most vacancies, followed closely by health care and social assistance. Clatsop County has more than 350 job listings currently with the department, and trouble filling many of them.

The survey also found that 7 out of 10 job vacancies required no education beyond high school. Only 7 percent required a bachelor's or advanced degree. Average hourly wages increased along with educational requirements for jobs. For a job seeker with only a high school diploma, hourly wages were typically under \$15 an hour. Climb up the educational ladder, and wages for jobs that required a bachelor's or advanced degree averaged just above \$25 an hour.

More than half of all vacancies in Northwest Oregon, however, paid less than \$15 an hour. More than half required previous experience.



Colin Murphey/The Daily Astorian

Multiple signs advertising for new positions can be seen in windows of businesses in Cannon Beach and other area communities.

## Housing crisis

Lack of housing — available within an employee's budget or available, period — makes recruitment for year-round and seasonal jobs extremely difficult, said employers across Clatsop County.

Ben Cox, Nehalem Bay State Park manager, and other area park managers did a "media blitz" to advertise jobs locally this year. They were looking for people already settled in the area.

The parks rely heavily on seasonal workers during the summer. Since they might only work at a given park for a few months, it can be difficult to find somewhere to live if they are not already established in the area. Last year, Cox was down by three seasonal rangers because no one he interviewed could find a place to live.

Pacific Coast Seafood has employees coming from Longview, Washington. At the Mariner Market in Cannon Beach, many of the employees commute, some from as far away as Beaverton. They may end up staying with friends or camping, said store manager Hector Velazquez.

Owner Paul Lee said he would prefer to hire year-round employees, but housing is a problem. "Many are temporary because their housing is not sustainable," he said.

Bob Scull, a regional manager for Mo's, said the chowder company had no trouble filling the approximately 90 positions at its new Astoria location, but said housing remains an issue. "We had several of our leadership team throughout the company who were interested in relocating to Astoria," he said. But, due to affordable housing issues, only one made the move.

Eric Jenkins, the executive chef at Astoria's Buoy Beer Co., says that every summer it has been a struggle to bulk up staff numbers in preparation for the busy tourist season. He agrees that businesses on the North Coast are pulling

from a small labor pool. In the last three years, lack of housing has made the situation worse, he said.

"I don't think a lot of potential hospitality employees are looking for a river view," he said. "They're looking for studio apartments that are affordable ... they just need the basics."

Martin Hospitality, which manages five businesses in Cannon Beach, has tried to address the problem itself. It recently had a housing project approved to build a three-unit apartment building on Gower Street in Cannon Beach. The company intends to rent it out as workforce housing. In Warrenton, developers, noting a pent-up demand for housing, have approximately 500 housing units at various locations in the works. Some of those developments could be several years out, though, said Skip Hauke, executive director of the Astoria Warrenton Area Chamber of Commerce.

"Everybody's doing what they can do, but it's going to take some time," he said. Until more housing comes on the market, the area will continue to struggle, he added. He's heard from multiple Warrenton and Astoria businesses, including Columbia Memorial Hospital, about the trouble lack of housing can create when it comes to recruiting for open positions.

## Perks

Employers have gotten creative in how they fill the gaps. They've tried to boost recruitment by offering perks: signing bonuses, commuting options, flexible hours, higher starting wages.

Kevin Leahy, executive director of Clatsop Economic Development Resources, said while recruitment is a county-wide issue, employers who invest more in their employees seem to see less turnover.

Sykes, of the Employment Department, said, "Even McDonald's has it posted in their restaurant windows that

they offer \$11 an hour to start.

"But we also have things like food-processing positions, which, it's not the most fun job in the world, filleting fish and processing things," she added. "So it's not just the wages that makes jobs unappealing, it's the working conditions and things like that."

Seafood processing jobs can be well-paid, especially as employees gain more skills. But even processing giants like Pacific Coast Seafood say they are running on skeleton crews in Clatsop County. On a commercial fisheries tour in May, managers at Pacific Coast and Da Yang Seafood both said it is difficult to recruit workers here.

"Every one of them said, 'We could hire 30 to 50 more people if they were available,'" Sykes said.

## Apprentices

At Buoy Beer, the kitchen has been taking apprentices from the Tongue Point Job Corps Culinary Program for the last three years. The students spend 12 weeks in the Buoy kitchen doing a variety of jobs. Jenkins has had 14 students so far, and ended up hiring five of them. The program doesn't cost the business anything, and the students don't have to worry about housing. They live on campus at Tongue Point.

In recent years, both Mo's and Martin Hospitality have turned to employing foreign exchange students on J-1 work study visas. The visa allows these students to come and work for the summer.

"They fill valuable roles in our community looking to have enough staff," said Tamara Roberts, who works in human resources for Martin Hospitality. "There are lots of cultural benefits."

Roberts was in Astoria recently so that the students could apply for visa numbers at the Social Security office. She asked employees there if they'd seen an increase in students this year. The answer was a definite "yes."

THE DAILY ASTORIAN



# TV LISTINGS

Evening listings  
TUESDAY

TUESDAY EVENING													JULY 11	
A	L	6 PM	6:30	7 PM	7:30	8 PM	8:30	9 PM	9:30	10 PM	10:30	11 PM	11:30	
2	KATU	(2) KATU News at 6 (N)		Jeopardy!	Wheel of Fortune	The Middle	Fresh Off the Boat	Black-ish	Black-ish	Amer. Housewife	The Middle	KATU News (N)	(35) Jimmy Kimmel	
3	KOMO	(4) KOMO 4 News		Jeopardy!	Wheel of Fortune	The Middle	Fresh Off the Boat	Black-ish	Black-ish	Amer. Housewife	The Middle	KOMO 4 News	(35) Jimmy Kimmel	
5	KING	(5) NBC Nightly News	KING 5 News	KING 5 News	Evening	America's Got Talent	Auditions Six	The golden buzzer is back for five acts. (N)	World of Dance	The Duels 3" (N)	KING 5 News	(35) Tonight Show		
6	KOIN	(6) KOIN Local 6 (N)	Evening News (N)	Extra	Ent. Tonight	NCIS "Being Bad"	Bull "The Fall"		NCIS: New Orleans	"Let It Ride"	KOIN 6 News (N)	(35) Colbert		
7	KIRO	(7) KIRO 7 News	Evening News (N)	The Insider	Ent. Tonight	NCIS "Being Bad"	Bull "The Fall"		NCIS: New Orleans	"Let It Ride"	KIRO News	(35) Colbert		
8	KGW	(8) KGW News at 6:00 p.m. (N)	Live at 7 (N)	Inside Edition	America's Got Talent	Auditions Six	The golden buzzer is back for five acts. (N)	World of Dance	The Duels 3" (N)	KGW News (N)	(35) Tonight Show			
9	KRCW	(9) Last Man Standing	Last Man Standing	Modern Family	Modern Family	The Flash "Killer Frost"	Whose Line Is It? Whose Line Is It?	News at 10 (N)	Two and a Half	Two and a Half	Met Your Mother			
10	KOPB	(10) Ask-Old House	Business (N)	PBS NewsHour (N)	Story of China "The Last Empire" (N)	Story of China "The Age of Revolution" (N)	Frontline "Terror in Europe"	Forgotten Ellis Island						
12	KPTV	(12) (5:00) MLB Baseball All-Star Game American League vs. National League (L)		FOX 12's News (N)	FOX 12's News (N)	Family Feud	Family Feud	10 O'Clock News (N)						
13	KPDx	(13) Mike & Molly	Mike & Molly	Big Bang Theory	Big Bang Theory	9 O'Clock News (N)	Family Guy	Family Guy	American Dad!	Cleveland Show				
14	KCPQ	(14) (5:00) MLB Baseball All-Star Game American League vs. National League (L)		Q13 News	Big Bang Theory	Big Bang Theory	Big Bang Theory	Big Bang Theory	Q13 News at 10 (N)	Q13 News (N)	The Simpsons			
20	TBS	(20) Seinfeld	Seinfeld	Seinfeld	Seinfeld	Big Bang Theory	Big Bang Theory	Big Bang Theory	Big Bang Theory	Wrecked (N)	Conan (N)			
22	KZJL	(22) Last Man Standing	Last Man Standing	Friends	Friends	Modern Family	Modern Family	Q13 News at 9 (N)	Big Bang Theory	Big Bang Theory	Two and a Half	Two and a Half		
29	ESPN	(29) (4:30) Poker World Series (L)		SportsCenter	SportsCenter	Drone Racing League "Boston" (N)	Sports Shorts (N)	Jalen & Jacoby (N)	MLB Baseball					
30	ESPN2	(30) (5:30) NBA Basketball Summer League G.S./Min. (L)		SportsCenter	E:60	Full House	Full House	Full House	Full House	Friends	Friends			
31	NICK	(31) Henry Danger	Henry Danger	The Thundermans	The Thundermans	Nicky/Ricky/Dicky	Game Shakers	Liv and Maddie	Liv and Maddie	K.C. Undercover	K.C. Undercover	Bunk'd	Jessie	
32	DISN	(32) Jessie	K.C. Undercover	Bunk'd	Bunk'd	The Bold Type "Pilot" (P) (N)	The Bold Type "Pilot" (P) (N)	The Bold Type "Oh Hell No" (N)	The Bold Type "Oh Hell No" (N)	The 700 Club				
34	FAM	(34) (5:00) Harry Potter and the Prisoner of Azkaban ('04) Daniel Radcliffe.	The Forsters "Resist" (SP) (N)	The Forsters "Resist" (SP) (N)	(45) FXM Presents	+++ The Bourne Legacy (2012, Action) Rachel Weisz, Edward Norton, Jeremy Renner.	(45) FXM Presents	+++ The Bourne Legacy (2012, Action) Rachel Weisz, Edward Norton, Jeremy Renner.	(45) FXM Presents					
35	FNC	(35) +++ The Bourne Legacy (2012, Action) Rachel Weisz, Edward Norton, Jeremy Renner.	(45) FXM Presents	+++ The Bourne Legacy (2012, Action) Rachel Weisz, Edward Norton, Jeremy Renner.	(45) FXM Presents	Little Women: LA	Little Women: LA - A Little Extra	Little Women: LA	Little Women: Atlanta	Little Women: LA				
36	LIFE	(36) Little Women: LA	Little Women: LA	Little Women: LA	Little Women: LA - A Little Extra	Little Women: LA	Undeniable Joe Buck "Kelly Slater" (N)	Undeniable Joe Buck "Kelly Slater" (N)	Bull Riding Championship					
38	ROOT	(38) Swing Clinic	In the Spotlight	Champions Tennis QQQ Challenge PowerShares Series	Speak for Yourself	Speak for Yourself	BIG3 Basketball							
39	FST	(39) (4:30) Soccer	Gold Cup	CONCACAF Soccer Gold Cup French Guiana vs. Honduras (L)	Ink Master "Crossing the Line"	Ink Master "Unnatural Disasters"	Ink Master "Lend Me Your Ear"	Ink Master "War and Ink" (N)	Ink Master (N)	Tattoo Night.				
43	SPKE	(43) Ink Master "Fire and Ice"		Ink Master "Crossing the Line"	Ink Master "Unnatural Disasters"	Ink Master "Lend Me Your Ear"	Ink Master "War and Ink" (N)	Ink Master (N)	Ink Master (N)	Tattoo Night.				
44	COM	(44) Futurama	Futurama	Futurama	South Park	South Park	Tosh.0	Tosh.0 (N)	Jim Jefferies (N)	The Daily Show (N) @midnight (N)				
45	HIST	(45) (5:00) The Men Who Built America	To Be Announced	Hoarders	Hoarders	Hoarders	Hoarders	Hoarders	Hoarders	Hoarders				
46	A&E	(46) Hoarders	Hoarders	Hoarders	Hoarders	Hoarders	Hoarders	Hoarders	Hoarders	Hoarders				
47	DISC	(47) Daughter "A Thanksgiving Miracle"	OutDaughtered "Countdown to the New Season" (N)	OutDaughtered (N)	OutDaughtered (N)	Rattled "Broken Water, Broken Hearts"	Canyon "Dead Men Get No Gold" (N)	Deadliest Catch	Deadliest Catch	Deadliest Catch				
48	TLC	(48) D. Catch "Back to the Killing Season"	Deadliest Catch "Hurricane Alley"	Deadliest Catch "Settling the Score" (N)	Deadliest Catch (N)	Deadliest Catch (N)	Port Protection "Hunter's Paradise"	Port Protection "Ocean's Bounty"	Port Protection "Backwoods Fix"	Port Protection "Backwoods Fix"				
49	NGEO	(49) Port Protection "Lean on Me"	Port Protection "Jack of All Trades"	Port Protection "Family Matters"	Port Protection "Family Matters"	Port Protection "Family Matters"	Port Protection "Hunter's Paradise"	Port Protection "Ocean's Bounty"	Port Protection "Backwoods Fix"	Port Protection "Backwoods Fix"				
60	TNT	(60) (15) +++ Man of Steel (2013, Action) Amy Adams, Michael Shannon, Henry Cavill.		Animal Kingdom "Cry Havoc" (N)	Animal Kingdom "Cry Havoc" (N)	Animal Kingdom "Cry Havoc" (N)	Animal Kingdom "Cry Havoc" (N)	Animal Kingdom "Cry Havoc" (N)	Animal Kingdom "Cry Havoc" (N)	Will "The Play's the Thing"				
61	AMT	(61) +++ Rambo (2008, Action) Julie Benz, Matthew Marsden, Sylvester Stallone.		+++ Clash of the Titans (2010, Action) Liam Neeson, Jason Flemyng, Sam Worthington.	+++ Avatar (2009, Fantasy) Sam Worthington, Zoe Saldana.	+++ Avatar (2009, Fantasy) Sam Worthington, Zoe Saldana.	Shooter "Point of Impact"	Shooter "Point of Impact"	Shooter "Point of Impact"	Shooter "Point of Impact"				
62	USA	(62) Modern Family	Modern Family	Modern Family	Modern Family	Modern Family	WWE Smackdown! WWE superstars do battle in long-running rivalries.	Chopped "Chocolate Obsession"	Chopped "Chocolate Obsession"	Chopped "Chocolate Obsession"				
63	FOOD	(63) Chopped "Good Chop, Bad Chop?"	Chopped "Branch Boxes"	Chopped "Branch Boxes"	Chopped "Branch Boxes"	Chopped "Branch Boxes"	Chopped "Fabulous Baker Boys"	Chopped "Fabulous Baker Boys"	Bones "Facelift for a Tiny Victorian" (N)	House Hunters				
64	HGTV	(64) Fixer Upper	Fixer Upper	Fixer Upper	Fixer Upper	Fixer Upper	Fixer Upper	Fixer Upper	Fixer Upper	House Hunters				
65	FX	(65) (5:00) +++ This Is 40 (2012, Comedy) Leslie Mann, Megan Fox, Paul Rudd.		+++ Just Go With It (2011, Comedy) Jennifer Aniston, Brooklyn Decker, Adam Sandler.	+++ Just Go With It (2011, Comedy) Jennifer Aniston, Brooklyn Decker, Adam Sandler.	+++ Just Go With It (2011, Comedy) Jennifer Aniston, Brooklyn Decker, Adam Sandler.	+++ Just Go With It (2011, Comedy) Jennifer Aniston, Brooklyn Decker, Adam Sandler.	+++ Just Go With It (2011, Comedy) Jennifer Aniston, Brooklyn Decker, Adam Sandler.	+++ Just Go With It (2011, Comedy) Jennifer Aniston, Brooklyn Decker, Adam Sandler.	+++ Just Go With It (2011, Comedy) Jennifer Aniston, Brooklyn Decker, Adam Sandler.				
66	CNN	(66) Anderson Cooper 360	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	CNN Tonight With Don Lemon	Anderson Cooper 360	Anderson Cooper 360	Anderson Cooper 360	CNN Tonight With Don Lemon				
68	FNC	(68) The Five	Hannity	Tucker Carlson Tonight	Hannity	Tucker Carlson Tonight	The Five	Hannity	Tucker Carlson Tonight	Tucker Carlson Tonight				
61	CNBC	(61) Shark Tank	The Profit "Bodhi Leaf Coffee Traders" (N)	Shark Tank	The Profit "Bodhi Leaf Coffee Traders" (N)	Shark Tank	The Profit "Bodhi Leaf Coffee Traders" (N)	Shark Tank	The Profit "Bodhi Leaf Coffee Traders" (N)	Paid Program				
63	BRVA	(63) Below "Mo' Onions, Mo' Problems"	Below Deck "Flirting With Danger"	Below Deck: Mediterranean	Below Deck: Mediterranean	Below Deck: Mediterranean	Below Deck: Mediterranean	Below Deck: Mediterranean	Below Deck: Mediterranean	WatchWhat (N)				
64	TRM	(64) (5:00) +++ West Side Story ('61) Natalie Wood.	(45) +++ Much Ado About Nothing (1993, Comedy) Kenneth Branagh, Keanu Reeves, Emma Thompson.	+++ Throne of Blood ('57, Drama) Isuzu Yamada, Takashi Shimura, Toshiro Mifune.	+++ The Faculty (1998, Sci-Fi) Elijah Wood, Josh Hartnett, Jordana Brewster.	+++ The Faculty (1998, Sci-Fi) Elijah Wood, Josh Hartnett, Jordana Brewster.	+++ The Faculty (1998, Sci-Fi) Elijah Wood, Josh Hartnett, Jordana Brewster.	+++ The Faculty (1998, Sci-Fi) Elijah Wood, Josh Hartnett, Jordana Brewster.	+++ The Faculty (1998, Sci-Fi) Elijah Wood, Josh Hartnett, Jordana Brewster.	+++ The Faculty (1998, Sci-Fi) Elijah Wood, Josh Hartnett, Jordana Brewster.				
65	SYFY	(65) Face Off "Pack Leaders"	Face Off "Hive Mind"	Face Off "Dream House"	Face Off "Dante's Demons" (N)	Face Off "Dante's Demons" (N)	Face Off "Dante's Demons" (N)	Face Off "Dante's Demons" (N)	Face Off "Dante's Demons" (N)	Face Off "Dante's Demons" (N)				
162	RFD	(162) (5:30) Cattlemen	Chasing-Madison	Downunder Horseman.	Chris Cox	Rural Eve. News	Ag PhD	Cattlemen to Cattlemen	Chasing-Madison	Product Showcase				